

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: Invesco Australia Limited

Building / Premises name: 0

Building Address: 839 Collins Street, Docklands VIC 3008, Docklands, VIC 3008

Corresponding NABERS Energy Rating number OF31785

This building has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 20/5/2024 to 19/5/2025.

Total emissions offset	1153 tCO2-e
Offsets bought	49.96% ACCUs, 50.04% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	27.42% of electricity is from renewable sources

Emissions Reduction Strategy

839 Collins Street, Docklands VIC 3008 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 19th of May 2025

Reporting Year Period

The rating period / reporting year 1/03/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
29/02/2024



1. Carbon Neutral Information

1A Introduction:

Invesco Real Estate and Challenger are the co-owners of 839 Collins Street.

At both Invesco and Challenger, we both understand that climate change has far-reaching implications for the global economy, society, and our lives. As this issue is critical to our clients, employees, shareholders, and communities, it is a key focus for both organizations. In 2021, Invesco joined the Net Zero Asset Managers Initiative, committing to achieve net-zero GHG emissions by 2050 or sooner. Invesco also participates in Climate Action 100+ and publishes an annual climate change report in line with TCFD recommendations. Invesco Real Estate is committed to achieving net-zero emissions across its directly managed real estate portfolio by 2050, as part of its ESG+R framework. Challenger, as a UN PRI signatory, supports the transition to a low-carbon economy by working with stakeholders to mitigate climate-related risks. We manage climate-related risks and opportunities through a diversified asset portfolio and responsible investment policies. At 839 Collins Street, Melbourne, our joint venture prioritises decarbonisation, sustainability initiatives, and continuous environmental performance improvements.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" type="checkbox"/>
The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
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2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	229.2
Scope 1: Diesel	0.2
Scope 2: Electricity	788.9
Scope 3: Natural gas	17.8
Scope 3: Diesel	0.1
Scope 3: Electricity	86.5
Scope 3: Waste	11.0
Scope 3: Water and Wastewater	18.7
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	1,153

*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO ₂ –e) (total quantity retired) ***			
Oriners and Sefton Savanna Burning Project	ACCU	ANREU	5/09/2024	8370684335 - 8370684910 See screenshot in Appendix B	2022-23	576	576	0	576	50.0%
Floresta Verde REDD+ Project	VCU	Verra	5/09/2024	9166-72261997-72262573-VCS-VCU-1531-VER-BR-14-1953-01012017-31122017-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=250580	2017	577	577	0	577	50.0%
TOTAL Eligible Quantity used for this reporting period claim									1,153	
TOTAL Eligible Quantity banked for future reporting periods								0		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	0
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* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report								0			

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

Market-based method

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach		
Total renewables (onsite and offsite) (cell D45)	332,208	kWh
Mandatory * (RET) (cell D32)	201,447	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	130,761	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	879,277	kWh
Percentage renewable electricity – (cell D46)	27.42%	
Market Based Approach Emissions Footprint (cell M44)	875,387	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	994,266	kgCO₂-e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 0.95% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID AU35785
Current Status Completed (4)
Status Date 05/09/2024 15:22:14 (AEST)
 05/09/2024 05:22:14 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment 576 ACCUs (Oriners and Sefton Savanna Burning Project) retired on behalf of Challenger Life Nominees PTY LTD c/- Jones Lang LaSalle (VIC) Pty Ltd (839 Collins St, Melbourne) for their FY24 Climate Active certification.

Transferring Account
Account Number AU-2321
Account Name Carbon Financial Services Pty. Ltd.
Account Holder Carbon Financial Services Pty. Ltd.

Acquiring Account
Account Number AU-1068
Account Name Australia Voluntary Cancellation Account
Account Holder Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100929					2022-23		8,370,684,335 - 8,370,684,910	576

Transaction Status History

Status Date	Status Code
05/09/2024 15:22:14 (AEST)	Completed (4)
05/09/2024 05:22:14 (GMT)	Proposed (1)
05/09/2024 15:22:14 (AEST)	Account Holder Approved (97)
05/09/2024 05:22:14 (GMT)	Awaiting Account Holder Approval (95)
05/09/2024 15:19:48 (AEST)	
05/09/2024 05:19:48 (GMT)	

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RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2017	31/12/2017	9166-72261997-72262573-VCS-VCU-1531-VER-BR-14-1953-01012017-31122017-1	577	VCU	1953	Floresta Verde REDD+ Project	Agriculture Forestry and Other Land Use	CCB-Climate Gold		Para	Brazil (BR)	Fangolin Associates Pty Ltd	NCOS Programme	INVESCO AUSTRALIA LIMITED	Voluntarily retired on behalf of the 839 Collins Street Docklands VIC 3008, to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period – 01/03/2023 to 29/02/2024	05/09/2024

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