

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: Investa Property Group & Commonwealth Superannuation Corporation

Building / Premises name: QV1

Building Address: 250 St Georges Tce, Perth, WA 6000

Corresponding NABERS Energy Rating number OFEN31609

This building QV1 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 09/4/2024 to 08/4/2025.

Total emissions offset	334 tCO ₂ -e
Offsets bought	0.00% ACCUs, 12.3% VCU, 87.7% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

QV1 has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 8th of April 2025

Reporting Year Period

The rating period / reporting year 1/12/2022
 12 consecutive months of data used to calculate the NABERS Star rating. to
30/11/2023



1. Carbon Neutral Information

1A Introduction:

The QV1 Management Team oversees the day-to-day management, maintenance, security and upkeep of the QV1 precinct – a 65,000sqm office building and retail plaza. The team is also responsible for delivering sustainable outcomes and ensuring a workplace that creates value for owners, tenants, visitors and the community – both now and for future generations. As demand for real estate becomes more sophisticated, the team have demonstrated a strong commitment to ‘futureproofing’ QV1 with a combination of features that primarily centre on wellness, sustainability and community. By making improvements in green building features, QV1 is able to meet occupiers’ requirements for a healthier work environment for their staff.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input 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	6.0
Scope 1: Natural gas	80.8
Scope 1: Diesel	26.2
Scope 2: Electricity	0.0
Scope 3: Natural gas	6.4
Scope 3: Diesel	6.4
Scope 3: Electricity	0.0
Scope 3: Waste	155.9
Scope 3: Water and Wastewater	52.2
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	334

*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 (%)
							(tCO2-e) (total quantity retired) ***			
Shangyi Wanshigou 49.5MW Wind Farm Project, China	CER	CER	18/12/2023	1,137,484,414 - 1,137,484,580	CP2 (2015-2019)	167	167	0	167	50.0%
Theparak Wind Project Thailand	VCU	Verra	28/06/2024	8144-460965163-460965203-VCU-1491-VER-TH-1-2002-01012019-31102019-1	01/01/2029 - 31/10/2019	41	41	0	41	12.3%
Hebei Chengde Weichang Yudaokou Ruiyhe Wind Power Project, China	CER	CER	20/12/2022	1,117,311,013 - 1117312290	CP2 (2016-2019)	1278	1278	0	63	18.9%
Wind Power Project by Ushdev International Limited in Tamil Nadu, India	CER	CER	20/12/2022	275,135,868 - 275137145	CP2 (2013-2019)	1278	1278	0	63	18.9%
TOTAL Eligible Quantity used for this reporting period claim									334	
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.

Offset surrender note:

Claimable offsets from the last rating period, using the apportionment spreadsheet = 293 t CO2e.

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)	2,343,917	kWh
Mandatory * (RET) (cell D32)	436,906	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	1,907,011	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	0	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M47)	0	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,289,155	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 46.68% 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 1.78% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	5.95
Method 2	Method 2 not applied
Total	5.95

Appendix D: Screenshots of offsets purchased

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Transaction Details

Transaction details appear below.

Transaction ID	AU25484
Current Status	Completed (4)
Status Date	20/12/2022 15:52:13 (AEDT) 20/12/2022 04:52:13 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Wilson, Raymond Glen
Transaction Approver	Rogers, Georgiana S A
Comment	QV1 NABERS Base Building Rating for N#65043 for rating period 1/07/2021 to 30/06/2022.

Transferring Account

Account Number	AU-2545
Account Name	Carbon Neutral Pty Ltd
Account Holder	Carbon Neutral Pty Ltd

Acquiring Account

Account Number	AU-2764
Account Name	Voluntary Cancellation – CP2
Account Holder	Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
IN	CER	Kyoto Voluntary Cancellation	2	2					IN-6121			275.135.868 - 275.137.145	1.278

Status Date	Status Code
20/12/2022 15:52:13 (AEDT)	Completed (4)
20/12/2022 04:52:13 (GMT)	

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Transaction ID	AU25483
Current Status	Completed (4)
Status Date	20/12/2022 15:35:51 (AEDT) 20/12/2022 04:35:51 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Wilson, Raymond Glen
Transaction Approver	Rogers, Georgiana S A
Comment	QV1 NABERS Base Building Rating for N#65043 for rating period 1/07/2021 to 30/06/2022.

Transferring Account

Account Number	AU-2545
Account Name	Carbon Neutral Pty Ltd
Account Holder	Carbon Neutral Pty Ltd

Acquiring Account

Account Number	AU-2764
Account Name	Voluntary Cancellation – CP2
Account Holder	Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
CN	CER	Kyoto Voluntary Cancellation	2	2					CN-7624			1.117.311.013 - 1.117.312.290	1.278

Status Date	Status Code
20/12/2022 15:35:51 (AEDT)	Completed (4)
20/12/2022 04:35:51 (GMT)	



20/12/2022 15:35:51 (AEDT)
20/12/2022 04:35:51 (GMT)

Completed (4)



Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID	AU31419
Current Status	Completed (4)
Status Date	18/12/2023 19:37:39 (AEDT) 18/12/2023 08:37:39 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Wilson, Raymond Glen
Transaction Approver	Rogers, Georgiana S A
Comment	Retired on behalf of QV1 - 250 St Georges Terrace Climate Active (Base Building) for rating period 1st May 2022 to 30th April 2023.


Transferring Account		Acquiring Account	
Account Number	AU-2545	Account Number	AU-2764
Account Name	Carbon Neutral Pty Ltd	Account Name	Voluntary Cancellation - CP2
Account Holder	Carbon Neutral Pty Ltd	Account Holder	Commonwealth of Australia

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
CN	CER	Kyoto Voluntary Cancellation	2	2					CN-8071			1,137,484,414 - 1,137,484,580	167

Status Date	Status Code
18/12/2023 19:37:39 (AEDT)	Completed (4)
18/12/2023 08:37:39 (GMT)	

https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=250171

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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
01/01/2019	31/10/2019	8144-460965163-460965203-VCU-1491-VCES-1141-2002-01012018-31102019-1	41	VCU	2002	THEPARK WIND IN THAILAND	Energy industries (renewable/non-renewable sources)	CORSIA - Pilot Phase, 2021-2023		Nakhon Ratchasima	Thailand (TH)	Carbon Neutral Pty Ltd	NCCOS Programme	The Trustee for PSS/CSS A Property Trust & Investa Nominees (2) Pty Ltd	Retired on behalf of QV1 - 250 St Georges Terrace Climate Active (Base Building - N95563) for rating period 1/12/2022 to 30/11/2023	28/06/2024

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—Report end—

