

Australian Government

Climate Active

Public Disclosure Statement:

Commercial Building Portfolio



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity: Colliers

Commercial Portfolio Project Name: Real I.S. Portfolio

Commercial Portfolio Owner: Real I.S.

Commercial Portfolio Overview:

Real I.S. Australia manages a portfolio of 1.4 bn A\$ with more than 200,000 square meters. Real I.S. assumes all management and control tasks in all the phases of a property's life cycle, from management right through to sale, with our fundamental approach of a long holding period. With the ability to react flexibly to trends in the market in mind, we conduct analyses on an ongoing basis, evaluate opportunities and risks. In line with the growing appetite for ESG in real estate asset management decisions, Real I.S. are pursuing carbon neutral Climate Active certification across all NABERS rated assets within the Portfolio in 2021. Real I.S. are utilising the Green Star Performance pathway to achieve their carbon neutral goals with an aim to increase efficiency as it relates to the carbon footprint of assets under management.

Total emissions offset	8924 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	93%

	B1	B2	B3	B4	B5	B6	B7
Building Address	100 Waymouth St, Adelaide, 5000, SA	40 Macquarie St, Barton, 2600, ACT	101 Jerrabomberra Ave, Symonston, 2609, ACT	47 Kings Avenue, Barton, 2600, ACT	21 Genge St, Canberra, 2601, ACT	661 Bourke St, Melbourne, 3000, VIC	400 King William St, Adelaide, 5000, SA
Short description of building project	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building
Certified carbon neutral for whole or base building	Base Building	Base Building	Whole Building	Base Building	Base Building	Base Building	Base Building



	B1	B2	B3	B4	B5	B6	B7
Carbon Neutral Certification Period Certified by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period:	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023	11/03/2022 To 10/03/2023
Reporting Year Period The building's nominated Green Star – Performance period constitutes 12 consecutive months from which data will be drawn for the purposes of the portfolio's Green Star – Performance assessment:	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020	1/01/2020 To 31/12/2020

Emissions Reduction Strategy	B1	B2	B3	B4	B5	B6	B7
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department's website)							
A 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification:							

1. Carbon Neutral Information

Please refer to tables in the previous and subsequent sections for an overview of the portfolio's carbon neutral information.

Table 1. Emissions Boundary	B1	B2	B3	B4	B5	B6	B7
Base / Whole Building	Base building	Base building	Whole building	Base building	Base building	Base building	Base building
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, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the whole building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.
Shared Services Are shared services present within the project boundary which enable the building to fulfil its function? Y / N	N	N	N	N	N	N	N
Shared Services – Emissions If shared services are present, demonstrate how emissions from these services were apportioned for carbon neutral building certification	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2. Emissions Summary

(Delete whichever Table 2 is not applicable to the portfolio)

Table 2. Emissions Source – Summary (only for projects using the 15A NABERS pathway)	t CO2 –e B1	B2	B3	B4	B5	B6	B7
Scope 1: Refrigerants	56.4	19.9	69.4	288.6	154.7	91.9	56.7
Scope 1 (combustion of fuel), Scope 2 (electricity,) & Scope 3 (fuel & electricity) ¹	160	83	768	605	308	881	477
Scope 3: Water	5.77	5.44	38.03	52.18	51.96	4.27	14.94
Scope 3: Wastewater	0	0	0	0	0	0	0
Scope 3: Waste (includes transport)	58.09	8.98	377.15	96.99	2478.82	1634.38	76.77
Total Emissions	280.26	117.32	1252.58	1042.77	2993.48	2611.55	625.41

¹ Note: Total Gross emissions cannot be reported for buildings taking the NABERS pathway because only net electricity emissions are reported on the NABERS certificate.

3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year		t CO2 –e
Year 1:	N/A	N/A
Year 2:	N/A	N/A
Add additional rows where required.		

4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO2e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim
Vishnupraya Hydro-electric Project (VHEP) by Jaiprakash Power Ventures Ltd.(JPVL) in India	VCU	VER RA	31/08/2021	10789-248605031-248605429-VCS-VCU-259-VER-IN-1-173-01012014-31122014-0	1/1/2014-31/12/2020	399	399	0	119	280
As above	VCU	VER RA	31/08/2021	10789-248604332-248605030-VCS-VCU-259-VER-IN-1-173-	1/1/2014-31/12/2020	699	699	0	74	625

				01012014-31122014-0						
As above	VCU	VER RA	31/08/ 2021	10789-248608450-248613197-VCS-VCU-259-VER-IN-1-173-01012014-31122014-0	1/1/2 014-31/12/2014	4748	4748	0	1754	2994
As above	VCU	VER RA	31/08/ 2021	10789-248613578-248616512-VCS-VCU-259-VER-IN-1-173-01012014-31122014-0	1/1/2 014-31/12/2014	2935	2935	0	323	2612
As above	VCU	VER RA	31/08/ 2021	10789-248605430-248608449-VCS-VCU-259-VER-IN-1-173-01012014-31122014-0	1/1/2 014-31/12/2014	3020	3020	0	1977	1043

Table 6. Offsets retired

				01012014-31122014-0						
	VCU	VER RA	31/08/ 2021	10789-248598350-248604331- VCS-VCU-259-VER-IN-1-173- 01012014-31122014-0	1/1/2 014-31/1 2/20 14	5982	5982	0	4729	1253
As above										
	VCU	VER RA	31/08/ 2021	10789-248613198-248613577- VCS-VCU-259-VER-IN-1-173- 01012014-31122014-0	1/1/2 014-31/1 2/20 14	380	380	0	263	117
As above										
Total offsets retired this report and used in this report									8924	
Total offsets banked for use future years: (if any)									9239	

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

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	8924	100%

Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

5. Renewable Energy Certificate (REC) summary

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

0

0

Table 8. REC Information

Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total LGCs surrendered this report and used in this report							N/A		

Appendix A: Electricity Summary

Electricity emissions are calculated using a location-based approach for some assets (B1 and B7) and a market-based approach for others (B2 to B6).

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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 Summary*

	B1	B2	B3	B4	B5	B6	B7
Total renewables (grid and non-grid)	N/A	175,206 kWh	5,127,874 kWh	1,999,061 kWh	1,792,756 kWh	760,651 kWh	N/A
Mandatory *	N/A	175,206 kWh	5,127,874 kWh	1,999,061 kWh	1,792,756 kWh	141,025 kWh	N/A
Voluntary *		0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	
- LGCs voluntarily surrendered	N/A						N/A
- GreenPower purchases							
Behind the meter consumed	N/A	175,206 kWh	5,127,874 kWh	1,999,061 kWh	1,792,756 kWh	760,651 kWh	N/A

Marked Based Approach - Total Renewables Summary*

	B1	B2	B3	B4	B5	B6	B7
Behind the meter exported	N/A	0 kWh	0kWh	0 kWh	0 kWh	0 kWh	N/A
Total residual electricity	N/A	0 kWh	0kWh	0 kWh	0 kWh	0 kWh	N/A
Percentage renewable electricity	N/A	100%	100%	100%	100%	18.5%	N/A
Residual Electricity Emission Footprint	N/A	0 t CO2-e	0 t CO2-e	0 t CO2-e	0 t CO2-e	669 t CO2-e	N/A
Market Based Approach Emissions Footprint (including all scopes)	N/A	0 t CO2-e	0 t CO2-e	0 t CO2-e	0 t CO2-e	881 t CO2-e	N/A

Location Based Approach Summary

	B1	B2	B3	B4	B5	B6	B7
Location Based Approach Emissions Footprint (including all scopes)	160 t CO2-e	N/A	N/A	N/A	N/A	N/A	477 t CO2-e

Note

The categories can include:

* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

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

— **Report end**