

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Impact Investment Group
Building / Premises:	25 King St Bowen Hills Qld 4006
Building owner: <i>(delete if the same as applicable responsible entity)</i>	The Trustee for IIG K5 Property Trust 11 Princes St St Kilda VIC 3182
Project Address:	25 King St Bowen Hills Qld 4006
This building / project 25 King St Bowen Hills Qld 4006 has been Certified by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 1/05/2022 to 30/04/2023.	

Emissions Reduction Strategy

25 King St has achieved a NABERS Energy rating of 6.0 Stars

Expires 30/04/2023

Reporting Year Period

The rating period / reporting year
12 consecutive months of data used to calculate the NABERS Star rating.

01/01/2021
to
31/12/2021



1. Carbon Neutral Information

1A Introduction:

The Impact Investment Group (IIG) is a private property funds management business and an officially certified B Corporation. Their investments in properties and renewable energy infrastructure generate social, environmental and commercial returns. They identify investment opportunities that offer commercial returns while creating a positive social and environmental impact.

Impact Investment Group carbon neutral journey

Impact Investment Group is a leading Australian impact investment funds manager. We want to prove that finance can be a force for good. That finance can be great for people and great for the planet. We believe that aiming for systemic change is our path to meaningful environmental and social impact. We therefore work in the context of broader impact themes.

Sustainable Cities

We're working to make buildings, towns and cities sustainable, inclusive and beautiful. We've invested in green buildings and run ambitious rejuvenation projects.

Clean Energy

We see a future where energy is 100% renewable, affordable and universally accessible. We've helped fund wind and solar farms across Australia.

Empowered People

We believe it is important to harness business and investment to support and empower people. Through our start-up and real estate investments we are supporting and co-designing positive outcomes for people and a range of communities.

Regenerated Land, Water and Air

We know we are interdependent with, and intrinsically connected to, our natural environment. We're investing in agriculture, renewable energy and start-ups that help restore the vitality of our ecological systems, including how we regenerate the our soil and land, value water as a natural resource, and contribute to cleaner air.

As impact investors, we aim for financial returns alongside measurable, intentional environment and/or social benefits. We help individuals, family offices, foundations and superannuation funds invest in line with their values, and support them to move further towards impact.

25 King Street boasts innovative design and state-of-the-art technology, with extensive use of engineered timber. The developer, Lendlease, has delivered an office tower of the highest quality with leading sustainability features.

25 King Street is the Queensland headquarters of Aurecon, a global engineering and environmental consultancy firm, who has committed to occupy the building as its anchor tenant for 10 years.

Ensuring 25 King St as Climate Active Carbon Neutral is a natural extension of our ethos.

Pleasingly in 2021 the building was recognized by the Council of Tall Buildings & Urban Habitat (CTBUH) as the best new building in the world under 100m. The CTBUH Annual Awards program recognizes projects and individuals that have made extraordinary contributions to the advancement of tall buildings and the urban environment, and that achieve sustainability at the highest and broadest level.

1B Emission sources within certification boundary



Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	Base Building
	Whole Building.	<input type="checkbox"/>

Table 2. Exclusions	
The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions. <i>(Delete this row if not applicable)</i>	Transport and waste transport emissions
Reasons each excluded emission source has been excluded	Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods, inclusion is not practical or technically feasible at this time.

2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	18,533
Scope 1: Natural gas	1,093
Scope 1: Diesel	3,509
Scope 2: Electricity	341,437
Scope 3: Natural gas, diesel and electricity	39,264
Scope 3: Water and Wastewater	10,922
Scope 3: Waste	9,329
Scope 3: Carbon Neutral Certified Products and services – See Table 7 below for itemised products and services. <i>(Delete this row if not applicable)</i>	
Scope 3: Transport – See Table 7 below for itemised transport. <i>(Delete this row if not applicable)</i>	
Scope 3: Other Products and services – See Table 7 below for itemised Other Products and services. <i>(Delete this row if not applicable)</i>	
Scope 1, 2 & 3: Other – See Table 7 below for itemised Other scope 3. <i>(Delete this row if not applicable)</i>	
<i>(add rows if needed)</i>	
Total Net Emissions	424

3. Carbon Offsets Summary

Table 4. Offsets retired

Offset project, unit type & registry (include link to offsets)	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO ₂ –e)
Reduced Emissions from Deforestation and Degradation in Keo Seima Wildlife Sanctuary, VCUs, VERRA Registry	1/01/2015 – 31/12/2015	10/05/2022	9864-149740796-149741162-VCS-VCU-263-VER-KH-14-1650-01012015-31122015-1	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=159021	367
Reduced Emissions from Deforestation and Degradation in Keo Seima Wildlife Sanctuary, VCUs, VERRA Registry	01/01/2015 – 31/12/2015	10/05/2022	9864-150024363-150024425-VCS-VCU-263-VER-KH-14-1650-01012015-31122015-1	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=160259	63
<i>(add rows if needed)</i>					
Total Offset Units cancelled					430
Net emissions after offsetting					424
Total offsets banked for use in future years					6

— Report end —