Climate Active Carbon Neutral certification

Public Disclosure Statement





An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:

Building / Premises name:

Building owner: (delete if the same as applicable responsible entity) Building Address: The Trustee for IAV Australia Sub Trust 1

Insert Building / Premises name here

Insert Building owner name here

222 Exhibition Street Melbourne VIC 3000

This building / project 222 Exhibition Street Melbourne VIC 3000 has been Certified Carbon Neutral Office (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 12/10/2022 to 12/10/2023.

Total emissions offset	1,059 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	18.6% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary)

Emissions Reduction Strategy

222 Exhibition Street Melbourne VIC 3000 has achieved a NABERS Energy rating of 5.0 stars without GreenPower.

Expires 12 October 2023

Reporting Year Period

	01/08/2021
The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	to
a consecutive months of alla used to calculate the full solution star fulling.	31/07/2022

1. Carbon Neutral Information

1A Introduction:

LaSalle's primary objective in all of our activities to deliver superior investment results for clients. LaSalle believe the environmental, social and governance best practices (ESG) will enhance the performance of our clients' investments.

The Australian real estate industry continues to lead the world in ESG performance for the tenth straight year in 2020, according to the GRESB global ranking. The mandated National Australian Built Environment Rating System (NABERS) for scoring buildings' energy and water efficiency has been in place for many years. It has driven noticeable ESG improvements in the overall Australian real estate market. The industry also encourages the use of low carbon building materials in construction.

The pandemic has driven attention to the indoor environment to support the well-being of occupants. As consumers, investors, and regulators place increasing pressure on businesses to reduce their carbon footprint, the Australian real estate industry will likely continue to embrace green buildings.

Therefore, LaSalle with the help of our likeminded Property Management team Knight Frank at 222 Exhibition Street is committed to implementing strategies to decarbonise in line with Australian commitment to the zero-emission in future. We are also committed to quantifying our emission impact and putting in place meaningful targets that will assist us in Carbon Neutral.

Table 1. Emissions Boundary		
The Building has achieved Carbon	Base Building; or	
	Whole 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: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

1B Emission sources within certification boundary

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	6.264
Scope 1: Natural gas	66.705
Scope 1: Diesel	1.006
Scope 2: Electricity	792.784
Scope 3: Natural gas, diesel and electricity	92.110
Scope 3: Water and Wastewater	11.176
Scope 3: Waste	89.015
Total Emissions	1059

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

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Bundled Wind Power Project by Mytrah Group	VCU	VERRA	16/11/2 2	6918- 358608733- 358609696- VCU-034-APX- IN-1-1728- 01012017- 24112017-0	2017	964	964	0	964	100
Bundled Wind Power Project by Mytrah Group	VCU	VERRA	16/11/ 22	6918- 358604407- 358604501- VCU-034- APX-IN-1- 1728- 01012017- 24112017-0	2017	95	95	0	95	100

TOTAL Eligible Quantity used for this reporting period claim	1059	
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.

Appendix A: Electricity Summary

Electricity emissions are calculated using a location / market-based approach (*Delete the one you are not using*)

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 (onsite and offsite) (cell D45)	202,431	kWh
Mandatory * (RET) (cell D32)	202,431	kWh
Voluntary *		
- IGCs voluntarily surrendered (cell D36+D37)	0	kWh
- GreenPower purchases (cell D34)		
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	883,574	kWh
Percentage renewable electricity – (cell D46)	19	%
Market Based Approach Emissions Footprint (cell M47)	879,664	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,151,166	kgCO ₂ -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.

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