

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	The Trustee for Harris Property Trust
Building / Premises:	19 Harris Street, Pyrmont, NSW 2009
Building owner: <i>(delete if the same as applicable responsible entity)</i>	The Trustee for Harris Property Trust
Project Address:	19 Harris Street, Pyrmont, NSW 2009

This building / project 19 Harris Street, Pyrmont, NSW 2009 has been Certified Carbon Neutral (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 25/08/2022 to 24/08/2023.

Total emissions offset	759 tCO ₂ -e
Offsets bought	100% VCU's
Renewable electricity	24% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary)

Emissions Reduction Strategy

19 Harris Street, Pyrmont, NSW 2009 has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 24/08/2023

Reporting Year Period

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

01/06/2021
to
31/05/2022



1. Carbon Neutral Information

1A Introduction:

Elanor Commercial Property Fund are an ASX listed real estate investment fund investing in Australian commercial properties with a key asset management focus on ESG by enhancing energy efficiency and working towards a net zero carbon portfolio, making a positive impact to the communities in which we operate, and ensuring best practice governance for all stakeholders.

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.



2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	60.175
Scope 1: Natural gas	16.759
Scope 1: Diesel	2.173
Scope 2: Electricity	566.163
Scope 3: Natural gas, diesel and electricity	63.193
Scope 3: Water and Wastewater	7.517
Scope 3: Waste	42.890
Total Emissions	759

*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 (tCO ₂ –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Rimba Raya Biodiversity Reserve Project Project	VCUs	Verra Registry	11/11/2022	6112-279914129-279914887-VCU-016-MER-ID-14-674-01012014-30062014-1 https://registry.verra.org/myModule/rpt/myppt.asp?r=206&h=140418	2014	759		759	0	759	100%
TOTAL Eligible Quantity used for this reporting period claim										759	
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)*	
2. Other RECs	

* 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	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report									



Appendix A: Electricity Summary

Electricity emissions are calculated using a 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 Summary		
Total renewables (onsite and offsite) (cell D45)	184,219	kWh
Mandatory * (RET) (cell D32)	137,055	kWh
Voluntary *		
- LGCs voluntarily surrendered (cell D36+D37)	0	kWh
- GreenPower purchases (cell D34)		
Onsite renewable energy consumed (cell D40+D43)	47,164	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	598,221	kWh
Percentage renewable electricity – (cell D46)	24%	%
Market Based Approach Emissions Footprint (cell M47)	624,985	tCO 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.

—Report end—

