

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	The Trustee for LAV Australia Sub Trust 1
Building / Premises name:	222 Exhibition Street
Building owner:	The Trustee for LAV Australia Sub Trust 1
<i>(delete if the same as applicable responsible entity)</i>	
Building Address:	222 Exhibition Street, Melbourne VIC 3000
Corresponding NABERS Energy Rating number	OF29041

This building 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 26/09/2023 to 27/09/2024.

Total emissions offset	1196 tCO2-e
Offsets bought	E.g. 50% ACCUs, 25% VERs, 10% VCU, 15% CERs
Renewable electricity	19% 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 27 September 2024



Reporting Year Period

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

01/06/2022
to
31/05/2023

1. Carbon Neutral Information

1A Introduction:

“Embark on a sustainable journey with 222 Exhibition Street, where LaSalle's dedication to superior investment results converges with a profound commitment to ESG principles. Teaming up with like-minded partners, Knight Frank, we're not only achieving remarkable NABERS ratings but also driving decarbonization aligned with Australia's zero-emission goals. As part of this mission, we are steadfastly quantifying our emissions impact and establishing tangible targets, a crucial step towards our Carbon Neutral aspirations. Witness the future of responsible investing unfold at 222 Exhibition Street, where sustainability and performance intertwine seamlessly.”

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	0
Scope 1: Natural gas	110.8
Scope 1: Diesel	0.667
Scope 2: Electricity	872.9
Scope 3: Natural gas, diesel and electricity	104.2
Scope 3: Water and Wastewater	16.48
Scope 3: Waste	90.95
Total Emissions	1196

*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 (%)
CDM RENEWABLES KR-222 Gangwon Wind Park Project	CER	ANREU	16/10/2023	122,150,300 - 122,151,495	2016	1196	1196	0	1196	100
TOTAL Eligible Quantity used for this reporting period claim									1196	
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)*	0
2. Other RECs	0

* 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
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									



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)	222,893	kWh
Mandatory * (RET) (cell D32)	222,893	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	972,883	kWh
Percentage renewable electricity – (cell D46)	19	%
Market Based Approach Emissions Footprint (cell M47)	968,578	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,267,522	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.



Appendix B: Screenshots of offsets purchased

OFFICIAL



Australian Government
Clean Energy Regulator



17 October 2023

VC202223-00315

To whom it may concern,

Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, WeAct Pty Ltd (account number AU-1032).

The details of the cancellation are as follows:

Date of transaction	16 October 2023
Transaction ID	AU30221
Type of units	CER
Total Number of units	1,196
Serial number range	122,150,300 - 122,151,495
Kyoto Project	KR-222
Transaction comment	Retired on behalf of The Trustee for LAV Australia Sub Trust 1, ABN 85 793 344 938 for 222 Exhibition Street, Melbourne VIC 3000 to meet its carbon neutral claim for the Climate Active Carbon Neutral Standard in 2023, for the period – 01/06/22 to 31/05/23

Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator's website, <http://www.cleanenergyregulator.gov.au/OSR/ANREU/Data-and-information>.

If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely,

David O'Toole
ANREU and International
NGER and Safeguard Branch
Scheme Operations Division
Clean Energy Regulator
CER-RegistryContact@cer.gov.au
www.cleanenergyregulator.gov.au

—Report end—