

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** INVESCO AUSTRALIA LIMITED

**Building / Premises name:** 839 Collins Street

**Building owner:** FF NewCo1 Pty Ltd as investment manager on behalf of Challenger Life Nominees Pty Ltd ACN 091 336 979 AS TRUSTEE of the 839 Collins Trust (Landlord) and The Trust Company (Australia) Limited as Trustee of the ARE Collins Trust ACN 000 000 993 (“Owner”)

**Building Address:** 839 Collins Street, Docklands VIC 3008

**Corresponding NABERS Energy Rating number** N66975

This building 839 Collins Street has been Certified 5.5 Stars NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 20/05/2023 to 19/05/2024.

Total emissions offset	1204 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	26% of electricity is from renewable sources



## Emissions Reduction Strategy

839 Collins Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 19/05/2024

## Reporting Year Period

The rating period / reporting year

12 consecutive months of data used to calculate the NABERS Star rating.

18/03/2022

to

17/03/2023

## 1. Carbon Neutral Information

### 1A Introduction:

*At Invesco we recognise the implications of climate change are far-reaching. They will have a transformational impact on the global economy, society and many other aspects of our lives. As an issue that matters greatly to our clients, employees, shareholders and communities, this is a vital focus for Invesco. In 2021, demonstrating our commitment to being a leading ESG (Environment, Social, Governance) investment manager, Invesco has joined the Net Zero Asset Managers Initiative (NZAM), supporting the goal of achieving net-zero greenhouse gas (GHG) emissions by 2050 or sooner. In addition, Invesco has been a key player of Climate Action 100+ and various other initiatives that collaborate with the industry in a transition to a low carbon economy. Since 2020, Invesco has published an annual climate change report in line with the recommendations of the Task Force on Climate[1]Related Financial Disclosures (TCFD) Within Invesco Real Estate—in line with recommendations of the Paris Climate Agreement—we are seeking to curb emissions, improve governance and strengthen climate-related financial disclosures, we have committed to net zero emissions across our directly managed real estate portfolio by 2050 as part of our ESG+R (Environment, Social, Governance, Resilience) framework. As asset managers of 839 Collins Street, Melbourne, decarbonisation of our asset-level carbon footprint is one step we take in achieving our goal, on the journey to net zero. In implementing our ESG+R framework, we continually strive to position 839 Collins Street as best in class with respect to sustainability initiatives. We achieve this through tracking building energy, water, and waste data while continually reviewing and considering capital improvements, and new technologies to improve the environmental performance of the asset on an annual basis.*



1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	Yes
	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 <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	251.900
Scope 1: Diesel	0.623
Scope 2: Electricity	790.256
Scope 3: Natural gas, diesel and electricity	106.157
Scope 3: Water and Wastewater	16.814
Scope 3: Waste	37.314
<b>Total Emissions</b>	<b>1204</b>

### 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 <sub>2</sub> –e) (total quantity retired)	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Floresta Verde REDD+ Project	VCUs	Verra	18/09/2023	9166-72238194-72239397-VCS-VCU-1531-VER-BR-14-1953-01012017-31122017-1 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=138679">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=138679</a>	31/12/2017	1204	1204	0	1204	100%
TOTAL Eligible Quantity used for this reporting period claim									1204	
TOTAL Eligible Quantity banked for future reporting periods								0		



## 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
Total LGCs surrendered this report and used in this report							0		



## 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	306,726	kWh
Mandatory * (RET) (cell D32)	204,365	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	102,360	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	892,015	kWh
<b>Percentage renewable electricity – (cell D46)</b>	26	%
Market Based Approach Emissions Footprint (cell M47)	876,859	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,162,163	kgCO <sub>2</sub> -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—

