Climate Active Carbon Neutral certification

Public Disclosure Statement





An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	VIA III HARRIS PROPERTY T PTY LTD
Building / Premises name:	19 Harris St, Pyrmont, NSW 2009
Building owner:	Trustee for the Harris Property Trust
Building Address:	19 Harris St, Pyrmont, NSW 2009
NABERS Rating Number:	OF2915

This building 19 Harris St, Pyrmont, NSW 2009 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 03/10/2023 to 02/10/2024.

Total emissions offset	788 tCO2-e
Offsets bought	15% ACCUs, 85% VCUs
Renewable electricity	25% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary)

Emissions Reduction Strategy

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

Expires 02 October 2024

Reporting Year Period 01/07/2022 The rating period / reporting year to 12 consecutive months of data used to calculate the NABERS Star rating. 30/06/2023

1. Carbon Neutral Information

1A Introduction:

Elanor Investors Group is a publicly listed Australian real estate funds management business, managing real estate investments across Australia and New Zealand, including the commercial building at 19 Harris St, Pyrmont. Their mission is to grow as a leading real estate funds management business known for delivering exceptional investment returns and making positive and impactful social and environmental contributions to the communities in which they operate. As part of this, they are focusing on the continual operational efficiency of their assets and working towards a net zero carbon portfolio.

1B Emission sources within certification boundary

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.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	60.2
Scope 1: Natural gas	16.6
Scope 1: Diesel	0.2
Scope 2: Electricity	561.2
Scope 3: Natural gas, diesel and electricity	65.8
Scope 3: Water and Wastewater	10.1
Scope 3: Waste	73.2
Total Emissions	788

*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 fo future reporting periods	or	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Qianbei Afforestatio n Project, China	VCUs	Verra Registry	15/12/ 2023	12149-391307692- 391308359-VCS-VCU-1310- VER-CN-14-2082-01012020- 31122020-1 <u>https://registry.verra.org/m</u> <u>yModule/rpt/myrpt.asp?r=2</u> <u>06&h=227847</u>	2020	668	668	0		668	85%
Lynwood Human- Induced Regeneratio n Project	ACCUs	ANREU	13/12/ 2023	8,356,141,544 - 8,356,141,663	2022	120	120	0		120	15%
TOTAL Eligible Quantity used for this reporting period claim 788											
				TOTAL Eligible Quanti	ty banked for	future repor	ting 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)*	N/A
2. Other RECs	N/A

* 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 (onsite and offsite) (cell D45)	210,976	kWh					
Mandatory * (RET) (cell D32)	145,122	kWh					
Voluntary * LGCs voluntarily surrendered (cell D36+D37) GreenPower purchases (cell D34) 	0	kWh					
Onsite renewable energy consumed (cell D40+D43)	65,854	kWh					
Onsite renewable energy exported (cell D41)	0	kWh					
Total residual electricity (cell D38)	633,429	kWh					
Percentage renewable electricity – (cell D46)	25%	%					
Market Based Approach Emissions Footprint (cell M47)	622,667	kgCO ₂ -e					
Location Based Approach							
Location Based Approach Emissions Footprint (L38)	615,055	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 : Offset Screenshots

Australian Government Clean Energy Regulator	Australian National Registry of Emissions Units	Change Password Contact Us Log Out Help					
ANREU Home Account Holders Accounts Unit Position Summary	Transaction Details Transaction details appear below.		Logged in as: Daniela Gomez Pimpolio Mejia / Industry User				
Projects Transaction Log CER Notifications Public Reports My Profile	Transaction ID Current Status Status Date Transaction Type Transaction Initiator	AU31280 Completed (4) 13/12/2023 11:34-22 (AEDT) 13/12/2023 00:34-22 (GMT) Cancellation (4) Gomer Pimolo Maiia Daniala					
	Transaction Approver Comment	Zhou, Tom Yi Shang Zhou, Tom Yi Shang Credits retired on behalf of 19 Harris Street, Pyrmont for the purpose of Climate Active Carbon Neutral Building cert	tification for FY23				
	Transferring Account Account AU-2977 Number Account Name South Pole Australia Financial Services Pty Ltd Account Holder South Pole Australia Financial Services Pty Ltd		Account AU-1068 Number Account Name Australia Voluntary Cancellation Account Holder Commonwealth of Australia				
	Party Iype Transaction Type AU KACCU Voluntary ACCU Cancellation	Original CP Current CP ERF Project ID NGER Facility ID NGER Fac EBF101280	Safeguard Kyoto Project # Yintage Expiry Date Serial Bange Quantity 2022-23 2022-23 8,355,141,564 - 8,355,141,663 120				

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