

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Holt & Hart - Owners corporation SP84165

Building / Premises name: 50 Holt Street

Building Address: 50 Holt Street, Surry Hills, NSW 2010

Corresponding NABERS Energy Rating number OF31786

This building 50 Holt Street has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 01/1/2024 to 31/12/2024.

Total emissions offset	686 tCO ₂ -e
Offsets bought	0.00% ACCUs, 100.0% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	18.6% of electricity is from renewable sources

Emissions Reduction Strategy

50 Holt Street has achieved a NABERS Energy rating of 4 stars without GreenPower.

Expires 31st of December 2024

Reporting Year Period

The rating period / reporting year 1/01/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
31/12/2023

1. Carbon Neutral Information

1A Introduction:

In partnership with Australian family offices, including SMSF's and high-net-worth individuals, April Group have been managing, buying, and adding value to property since 1998. During this time, April Group have been committed to undertaking various sustainability initiatives including, but not limited to the following;

- Undertaking and optimising environmental ratings
- Green Energy procurement including 100% GreenPower
- Waste Recycling within our buildings to try to minimise our landfill impact
- We have partnered with Keep It Cool, an Australian company that shares our commitment to sustainability and the environment. We are now a proud member of the Plant a Tree Program, and promise to plant a tree for every square meter of office space we lease

Further to the above initiatives and as part of our ongoing sustainability commitment, we see the next critical step as committing to measure, monitor and offset the carbon emissions from our buildings to be carbon neutral. Measuring and monitoring our current emissions will help guide our future sustainability strategies

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input type="checkbox"/> <input checked="" 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	0.0
Scope 1: Natural gas	7.6
Scope 1: Diesel	0.0
Scope 2: Electricity	462.4
Scope 3: Natural gas	1.9
Scope 3: Diesel	0.0
Scope 3: Electricity	38.0
Scope 3: Waste	160.7
Scope 3: Water and Wastewater	14.4
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	686

*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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO ₂ -e) (total quantity retired) ***			
REDD+ Project Resguardo Indígena Unificado Selva de Matawen (RIU SM)	VCU	VERRA	6/06/2024	10575-229780960-229781645-VCS-VCU-394-VER-CO-14-1566-01012016-31122017-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=141598	01/01/2016-31/12/2017	686	686	0	686	100.0%
TOTAL Eligible Quantity used for this reporting period claim									686	
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
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* 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	Certificate serial number	Accreditation code (LGS)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
								0			
Total LGCs surrendered this report and used in this report											

Appendix A: Electricity Summary

Electricity emissions are calculated using location-based approach

Location-based method

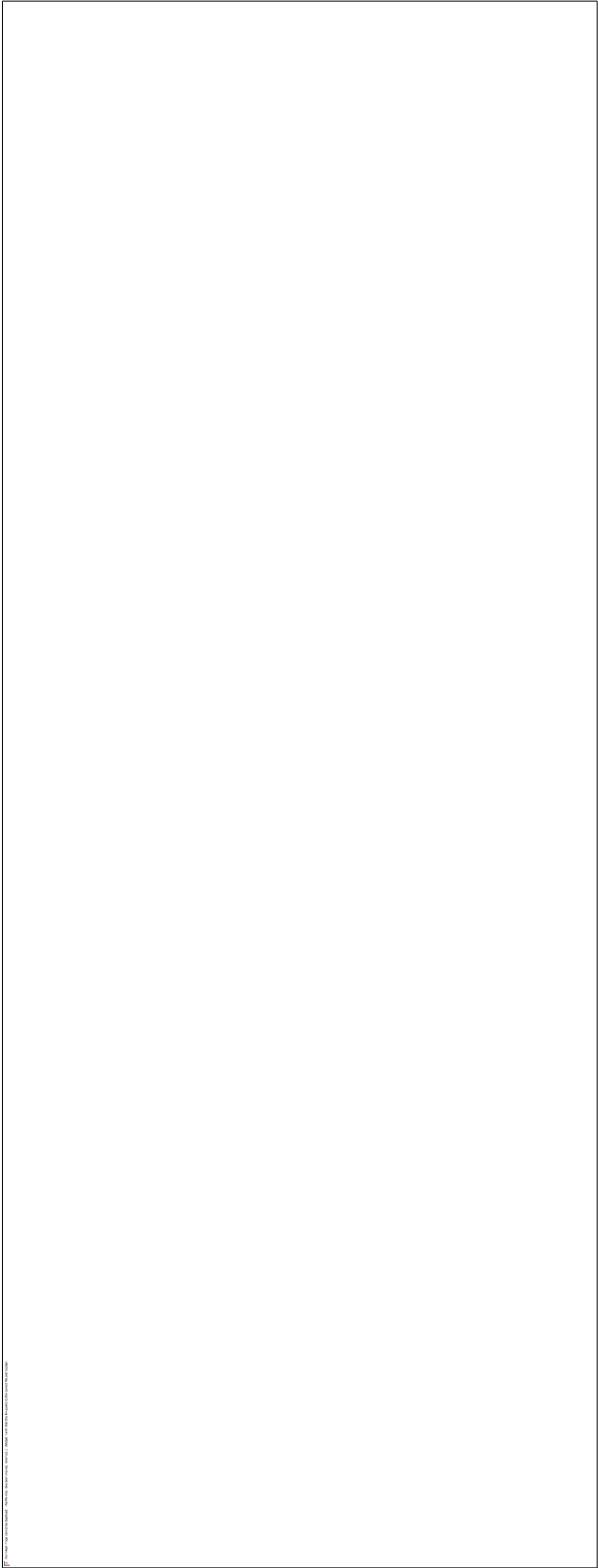
The location-based method provides a picture of a business's electricity emissions in the context of its location and the emissions intensity of the grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Marked Based Approach		
Total renewables (onsite and offsite) (cell D45)	118,072	kWh
Mandatory * (RET) (cell D32)	118,072	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)	515,361	kWh
Percentage renewable electricity – (cell D46)	18.64%	
Market Based Approach Emissions Footprint (cell M47)	513,080	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell M47)	500,412	kgCO₂-e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Screenshots of offsets purchased



—Report end —