Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

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Responsible entity name:	PS Financing SPV Pty Ltd
Building / Premises name:	313 Adelaide Street Brisbane
Building Address:	313 Adelaide Street, Brisbane, QLD 4000
Corresponding NABERS Energy Rating number	OF31428

This building 313 Adelaide Street Brisbane 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 30/4/2024 to 29/4/2025.

Total emissions offset	877 tCO2-e
Offsets bought	100.00% ACCUs, 0.0% VCUs, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	18.64% of electricity is from renewable sources

Emissions Reduction Strategy

313 Adelaide Street Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 29th of April 2025

Reporting Year Period

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

1. Carbon Neutral Information

1A Introduction:

Recognizing the profound impact of Commercial Properties on global energy consumption, PS Financing SPV holds steadfast to its commitment to the environment prompting the journey towards carbon neutrality for our commercial asset at 313 Adelaide Street, Brisbane. Every decision is guided by our sense of responsibility, driving us to implement sustainable practices and innovate for a brighter, greener future. Our pursuit of carbon-neutral certification underscores our pledge to be catalysts for positive change in the world.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	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.

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Staff travel	Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
Waste transport	Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	97.7
Scope 1: Natural gas	5.6
Scope 1: Diesel	0.0
Scope 2: Electricity	602.7
Scope 3: Natural gas	1.0
Scope 3: Diesel	0.0
Scope 3: Electricity	66.1
Scope 3: Waste	84.3
Scope 3: Water and Wastewater	19.4
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**877**

*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 (tCO2 –e) (total quantity retired) *** **	**Eligible Quantity banked for future reporting periods**	**Eligible Quantity used for this reporting period claim**	**Percentage of total (%)**
Ti Tree Energy Generation Project	ACCU	ANREU	12/06/2024	8,349,096,207 - 8,349,097,085 See screenshot in Appendix D	2022-23	879	879	2	877	100.0%
TOTAL Eligible Quantity used for this reporting period claim									877	
TOTAL Eligible Quantity banked for future reporting periods								2		

* 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.

Offset surrender note:
879 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 Janaury 2023 to 31 December 2023

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

* 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 (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
						Total LGCs surrendered this report and used in this report		0			

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)	**153,904**	**kWh**
Mandatory * (RET) (cell D32)	153,904	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)	**671,762**	kWh
Percentage renewable electricity – (cell D46)	**18.64%**	
Market Based Approach Emissions Footprint (cell M47)	**668,789**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	**726,586**	**kgCO_2-e**

Note

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

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERSpathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 9614930.44% of this claim’s total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building’s airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 11.14% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	97.72
Method 2	Method 2 not applied
Total	**97.72**

Appendix D: Screenshots of offsets purchased

Transaction ID	AU34201
Current Status	Completed (4)
Status Date	12/06/2024 15:35:01 (AEST) 12/06/2024 05:35:01 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nguyen, Lan
Transaction Approver	Tan, Dexter Jopons Palma
Comment	879 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2023 to 31 December 2023

Transferring Account

Account Number	AU-2239
Account Name	Green Energy Trading Pty Ltd
Account Holder	Green Energy Trading Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF101356					2022-23		8,349,096,207 - 8,349,097,085	879

Transaction Status History

Status Date	Status Code
12/06/2024 15:35:01 (AEST) 12/06/2024 05:35:01 (GMT)	Completed (4)
12/06/2024 15:35:01 (AEST) 12/06/2024 05:35:01 (GMT)	Proposed (1)
12/06/2024 15:35:01 (AEST) 12/06/2024 05:35:01 (GMT)	Account Holder Approved (97)
12/06/2024 15:05:46 (AEST) 12/06/2024 05:05:46 (GMT)	Awaiting Account Holder Approval (95)

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