PUBLIC DISCLOSURE STATEMENT

STORAGE INVESTMENTS AUSTRALIA PTY LTD (TRADING AS STORAGE INVESTMENTS AUSTRALIA)

ORGANISATION CERTIFICATION

FY2022–23

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	Storage Investments Australia Pty Ltd (Trading as Storage Investments Australia)
REPORTING PERIOD	1 July 2022 – 30 June 2023 Arrears report
DECLARATION	*To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.* 
	Kevin McGuinness Director 12 November 2024

Australian Government
Department of Climate Change, Energy, the Environment and Water

Version August 2023.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	109 tCO_2-e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	N/A - location-based method
CARBON ACCOUNT	Prepared by: In house by SIA with support from D Squared Consulting Pty Ltd
TECHNICAL ASSESSMENT	Small organisation – Technical assessment not required
THIRD PARTY VALIDATION	Type 1 20/06/24 Czanik Consulting

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2. CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the business operations of Storage Investments Australia Pty Ltd, ABN 92 612 184 899, including the subsidiaries listed in the table below.

SIA provides management services to Roomia Pty Ltd, a number of investment funds, and fund trustees which are separate entities to SIA and are excluded from the Organisation certification. Storage King and Roomia operate out of a number of SIA managed properties but are separate entities to SIA and are excluded from the Organisation certification.

This Public Disclosure Statement includes information for the FY2022/23 reporting period.

Organisation description

Storage Investments Australia Pty Ltd, ABN 92 612 184 899 trading as Storage Investments Australia, is a fund and asset management company that provides development, construction, and investment management services – specialising in the Self-Storage industry. SIA is engaged by asset owners to provide investment, construction, development, and asset management services.

SIA has a total of 11 full time staff and no part time or casual staff and is wholly based at its Head Office located at 265/267 Halifax St, Adelaide SA 5000.

An operational control approach has been used for the organisation boundary.

The following subsidiaries are also included within this certification:

Legal entity name	ABN	ACN
n/a		

The following entities are excluded from this certification:

Legal entity name	ABN	ACN
Roomia Pty Ltd	89 663 208 795	663 208 795
SIA No 1 Pty Ltd	-	615 951 249
SIA Fund No 1	87 905 261 751	-

4.EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation emissions boundary.

Inside the emissions boundary

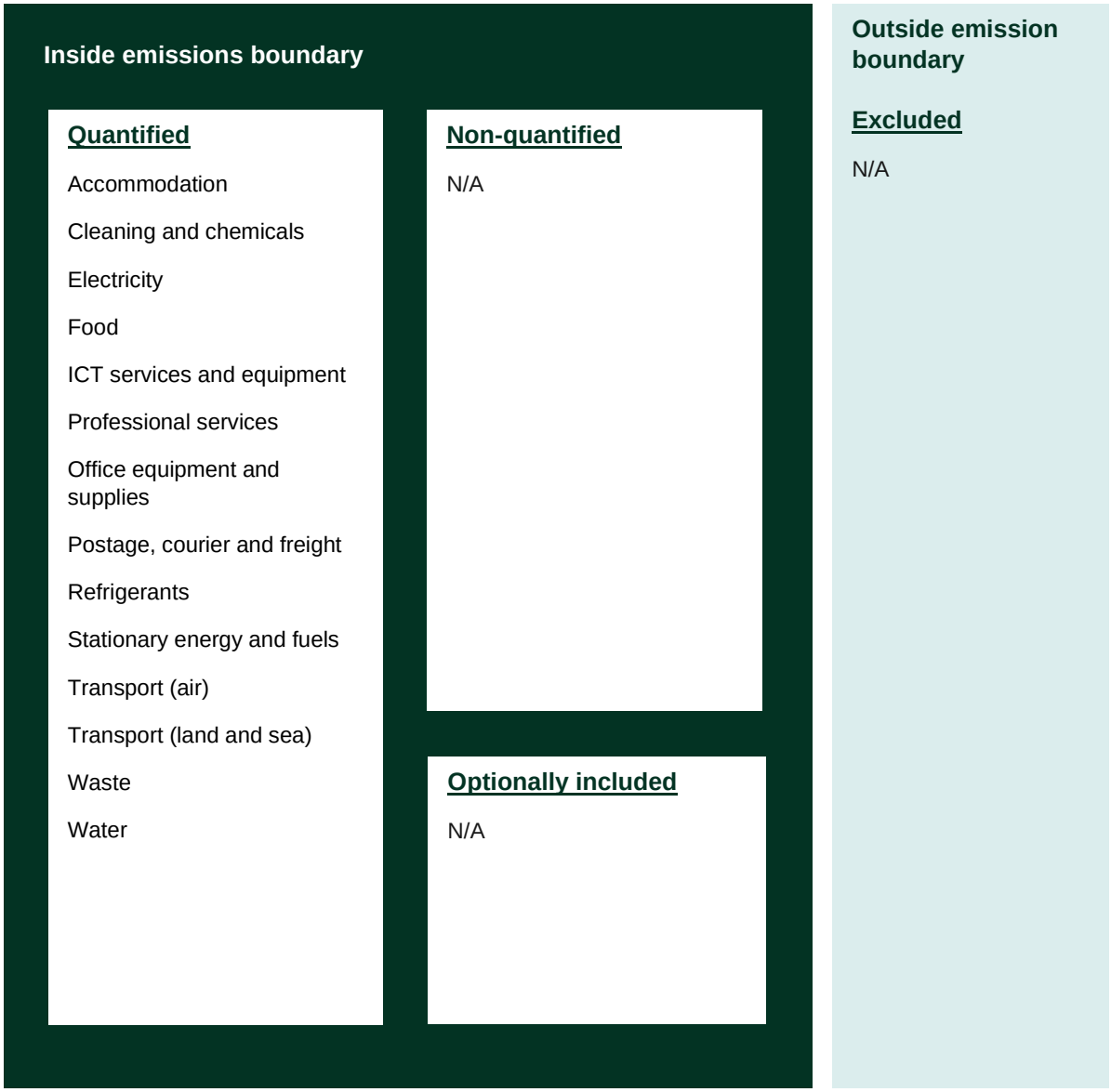
All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.


Inside emissions boundary
Quantified
Accommodation
Cleaning and chemicals
Electricity
Food
ICT services and equipment
Professional services
Office equipment and supplies
Postage, courier and freight
Refrigerants
Stationary energy and fuels
Transport (air)
Transport (land and sea)
Waste
Water
Non-quantified
N/A
Optionally included
N/A
Outside emission boundary
Excluded
N/A

5.EMISSIONS REDUCTIONS

Emissions reduction strategy

Storage Investments Australia (SIA) is committed to reducing its greenhouse gas (GHG) emissions and working towards net zero emissions in line with Australia's 43% emissions reduction target, and South Australia's 50% emissions reduction target by 2030. As part of this commitment, SIA has installed solar PV at SIA's head office at Hallifax St to reduce electricity consumption, emissions, and costs.

Storage Investments Australia's emissions reduction strategy includes:

- Reviewing and optimising travel frequency including fights and accommodation, and utilising video conferencing where possible. However, as an asset manager, flights and accommodation will continue to be a major source of emissions which are unavoidable as part of SIA's operations and will be dependent on the wider industry reducing emissions.

- Transitioning to 100% renewable energy for electricity by 2030, either via the purchase of 100% Green Power or as a result of South Australia's grid reaching 100% net renewables by 2027 in line with the South Australian Government's goal. This is estimated to reduce emissions by 7-8 tCO_2-e which equates to approximately 7-8% of total emissions.

- Implementing a sustainable procurement process to transition to and preference Climate Active Carbon Neutral products and suppliers, aiming to reduce the Office Equipment and Supplies and ICT Services and Equipment categories by 20% by 2030. This is estimated to reduce emissions by 1.4 tCO2-e which equates to approximately 1.3% of total emissions.

- Implementing improved waste reporting to more accurately track waste diversion rates and waste to landfill and an organic waste service by 2025 to divert food waste and compostable packing from landfill. The combined improved waste tracking and organics servicing is aiming to reduce landfill emissions by 20% from 2025.This is estimated to reduce emissions by 0.5 tCO_2-e per year.

- Investigating opportunities to support staff on commuting to work using more sustainable and active forms of transport such as cycling and public transport. This includes investigating options for improved end of trip facilities (bicycle storage and showers / lockers) and lower emission vehicle options as part of salary sacrificing arrangements. A target has not been set for staff commute as this will be dependent on engagement with staff to be undertaken over 2024/25.

Based on the above initiatives, emissions are estimated to reduce by 10%, or approximately 10t CO_2-e, by 2030/31 compared to the baseline year of 2022/23. However, it is expected that SIA operations will continue to grow which will result in increased FTE and operational emissions. As a result, a per FTE target has been set as follows:

- Current emissions per FTE total 9.5 tCO2-e per annum. SIA is committed to reducing emissions by 10% per FTE by 2030, reducing emissions to 8.6 tCO_2-e per FTE.

6. EMISSIONS SUMMARY

Use of Climate Active carbon neutral products, services, buildings or precincts

Certified brand name	Product/Service/Building/Precinct used
n/a	n/a

Emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a location -based approach.

Emission category	Scope 1 emissions (tCO_2-e)	Scope 2 emissions (tCO_2-e)	Scope 3 emissions (tCO_2-e)	Total emissions (t CO_2-e)
Accommodation and facilities	0.00	0.00	1.60	1.60
Cleaning and chemicals	0.00	0.00	0.88	0.88
Electricity	0.00	6.14	1.96	8.10
Food	0.00	0.00	4.60	4.60
ICT services and equipment	0.00	0.00	4.99	4.99
Machinery and vehicles	0.00	0.00	1.51	1.51
Postage, courier and freight	0.00	0.00	0.00	0.00
Professional services	0.00	0.00	10.14	10.14
Refrigerants	0.89	0.00	0.00	0.89
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	50.68	50.68
Transport (land and sea)	0.00	0.00	15.76	15.76
Waste	0.00	0.00	2.18	2.18
Water	0.00	0.00	0.39	0.39
Office equipment and supplies	0.00	0.00	2.01	2.01
Total emissions (tCO_2-e)	**0.89**	**6.14**	**96.71**	**103.74**

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions that cannot be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

A 5% uplift has been applied to the emissions total in line with the Small Organisation certification pathway.

Reason for uplift factor	**tCO_2-e**
Mandatory 5% uplift for small organisations	5.19
Total of all uplift factors (tCO_2-e)	5.19
Total emissions footprint to offset (tCO_2-e) *(total emissions from summary table + total of all uplift factors)*	**108.93**

7.CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Australian Carbon Credit Units (ACCUs)	109	100%

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Stapled quantity	Eligible quantity retired (tCO_2-e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Evercreech Plantation Forestry Project	ACCU	ANREU	6 May 2024	8,327,402,257 - 8,327,402,311	2020-21	0	55	0	0	55	50%
Biodiverse Carbon Conservation	ACCU	ANREU	6 May 2024	8,336,093,423 - 8,336,093,477	2021-22	0	55	0	1	54	50%
									Total eligible offsets retired and used for this report	**109**	
									Total eligible offsets retired this report and banked for use in future reports	1	

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

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 electricity 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.

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.

For this certification, electricity emissions have been set by using the **location-based approach**.

Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions (kg CO_2-e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	**0**	**0**	**0%**
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	4,614	0	19%
Residual Electricity	19,927	19,030	0%
Total renewable electricity (grid + non grid)	**4,614**	**0**	**19%**
Total grid electricity	**24,540**	**19,030**	**19%**
Total electricity (grid + non grid)	**24,540**	**19,030**	**19%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**19,927**	**19,030**	
Scope 2	17,598	16,806	
Scope 3 (includes T&D emissions from consumption under operational control)	2,329	2,224	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	

Total renewables (grid and non-grid)	**18.80%**
Mandatory	**18.80%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**16.81**
Residual scope 3 emissions (t CO_2-e)	**2.22**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**16.81**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**2.22**
Total emissions liability (t CO_2-e)	**19.03**

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location-based approach summary

Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	**100%**	**(kWh)**	**Scope 2 Emissions ($kgCO_2$-e)**	**Scope 3 Emissions ($kgCO_2$-e)**	**(kWh)**	**Scope 3 Emissions ($kgCO_2$-e)**
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	24,540	24,540	6,135	1,963	0	0
VIC	0	0	0	0	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	**24,540**	**24,540**	**6,135**	**1,963**	**0**	**0**
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	**0**	**0**	**0**	**0**		
Total electricity (grid + non grid)	**24,540**					

Residual scope 2 emissions (t CO_2-e)	**6.14**
Residual scope 3 emissions (t CO_2-e)	**1.96**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**6.14**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.96**
Total emissions liability	**8.10**

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO_2-e)
n/a	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market-based summary table.

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO_2-e)
n/a	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market-based summary table.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant non-quantified emission sources	Justification reason
n/a	n/a

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan. Improved data for ICT Services and Equipment has been identified to improve future reporting periods with detailed cost data to be captured.

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.

2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.

3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.

4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.

5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
n/a	n/a	n/a	n/a	n/a	n/a	n/a

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