



# **PUBLIC DISCLOSURE STATEMENT**

**INVESTA MANAGEMENT HOLDINGS PTY LTD**

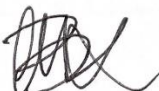
**ORGANISATION CERTIFICATION**

**FY2023–24**

Australian Government

# Climate Active Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Investa Management Holdings Pty Ltd
REPORTING PERIOD	1 July 2023 – 30 June 2024 Arrears Report
DECLARATION	<p><i>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.</i></p>  <p>Name of signatory: Margot Black Position of signatory: General Manager, Corporate Sustainability Date: 11.02.2025</p>



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

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Version 9.

# 1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	4,934 tCO <sub>2</sub> -e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	99.57%
CARBON ACCOUNT	Prepared by: Pangolin Associates Pty Ltd
TECHNICAL ASSESSMENT	Date: 20/08/2024 Organisation: Pangolin Associates Pty Ltd Next technical assessment due: FY 2027
THIRD PARTY VALIDATION	Type 1 Date: 31 October 2024 Organisation: BDO Audit Pty Ltd

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## 2.CERTIFICATION INFORMATION

### Description of organisation certification

This Climate Active certification is for the business operations of Investa Management Holdings Pty Limited (Investa), ABN 62 126 219 903, for the financial year 2023-2024 (FY24) reporting period which is also the base year for Climate Active certification. The inventory also covers the emissions associated with base buildings operated by Investa, and entities under Investa Management Holdings Pty Ltd for the FY24 period.

The organisational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007.

This certification includes the emissions associated with:

- The business operations of the Investa corporate management platform
- The base building operations in Investa managed buildings, within the portfolio of Investa core managed funds (Investa Commercial Property Fund, ICPF, and Investa Gateway Office, IGO), and 179 Turbot Street, Brisbane, where Investa has operational control.
- The core managed funds (ICPF and IGO) are managed by Investa on behalf of institutional and wholesale investors and this certification includes the building assets reflected in Appendix A. The legal entities and their details are outlined in the table under ‘Organisation Description’ below.
- The base building operations in externally managed buildings, within the portfolio of Investa core managed funds (ICPF and IGO)

**Refer Appendix A for a comprehensive list of all buildings whose base building operations are included in this certification.**

The methods used for collating data, performing calculations, and presenting the carbon account are in accordance with the following standards:

- The Climate Active Carbon Neutral Standard for Organisations (Organisation Standard)
- The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008

## Organisation description

Investa is one of Australia's leading, diversified real estate platforms with \$13.3 billion in buildings under management as at 30 June 2024. We collaborate with partners to drive investment performance, offering funds management, development and property management services across the entire real estate spectrum. Our expertise in asset creation ensures the generation of high-quality, value-driven properties that meet the diverse needs of our stakeholders. Our purpose is to create a legacy of positive impact by enriching the lives of our customers, delivering outstanding, sustainable performance for our partners and exceptional opportunities for our people.

### Our approach

For more than two decades, we've challenged ourselves to support positive change in Australia's workplaces. And, as our business diversifies into the Living Sector, we are applying the same approach across our residential portfolio. Transforming real estate through ESG guides our decision-making and provides the framework for us to consider how we fund investments, how we design and develop our projects, how we operate our buildings and how we treat our people.

We are proud of our environmental achievements including supporting the Taskforce for Climate-related Financial Disclosure (TCFD) in 2018 and publishing our net zero Science-Based Target Initiative (SBTi) in 2019. In January 2024, our managed buildings across Australia are powered by 100% renewable electricity. Our renewable electricity procurement is a significant step in our net zero pathway.

The following entities are included in this certification:

Legal entity name	ABN	ACN
ICPF Holdings Limited <sup>1</sup>	20 610 989 805	610 989 805
The Trustee for Australia Office Fund Investment I Trust <sup>2</sup>	36 360 783 944	
Investa Asset Management (QLD) Pty Ltd	35 098 527 167	098 527 167
Investa Asset Management Pty Ltd	16 089 301 922	089 301 922

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<sup>1</sup> Investa Commercial Property Fund (ICPF)

<sup>2</sup> Investa Gateway Offices (IGO)

## 3.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 and facilities  
Electricity  
Food  
ICT services and equipment  
Postage, courier and freight  
Stationary energy (gaseous fuels)  
Stationary energy (liquid fuels)  
Transport (air)  
Transport (land and sea)  
Waste  
Water  
Working from home  
Office equipment and supplies

### Non-quantified

N/A

### Optionally included

N/A

## Outside emission boundary

### Excluded

Advertising & Marketing  
Cleaning and Chemicals  
Building Repairs and Maintenance  
Professional Services

## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Investa's energy and emissions performance and targets are disclosed in our ESG corporate reporting suite. At Investa, we understand the importance of achieving net zero carbon emissions. In 2018, we set a target to be net zero in operations in scope 1 and 2 emissions for buildings under management by 2040. For scope 3, we set a target of 42% reduction in tenant electricity emissions. In 2022 we amended our targets to net zero in operations in scope 1 and 2 emissions by 2025 and expanded our scope 3 ambitions to include 42% reduction in tenant electricity emissions and included reductions in embodied carbon for Investa managed developments and capital works. In FY22, we also:

- Became signatories to the United Nations Race to Zero Commitment
- Became signatories to the World Green Building Council net zero carbon building commitment

### Scope 1 and 2 emissions

Investa commits to achieving net zero scope 1 and 2 emissions across corporate operations and Investa managed buildings by 2025 from a 2015 baseline<sup>3</sup>. To meet this target, we are implementing the following actions:

1. **Energy efficiency:** All the buildings we manage that are eligible for a NABERS rating, have a NABERS improvement plan which identifies future projects to enhance their energy efficiency and NABERS Energy rating.
2. **Renewable electricity:** From 1 January 2024, 100% of Investa managed buildings are under a renewable electricity contract (base buildings operations). We have also purchased and surrendered Large Scale Generation Certificates (LGCs) for the period 1<sup>st</sup> July 2023 to 30<sup>th</sup> June 2024 for those buildings that were not already on a renewable electricity contract.
3. **Electrification:** Electrification of our managed buildings is a key step in addressing our scope 1 emissions. To operate fully electric buildings, Investa progressed electrification planning across 100% of our managed buildings for base building equipment, in 2024. This planning involves switching out natural gas driven technologies with electrically driven technologies, primarily including space heating and domestic hot water systems. We have taken the remaining expected life of current plant and equipment into consideration and are completing separate reviews into standby diesel generation systems and natural gas for tenant commercial cooking systems.

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<sup>3</sup> Refer to the Investa FY24 ESG Report <https://www.investa.com.au/hubfs/Investa%20ESG%20Report%202024.pdf>, page 11



- 4. Offset residual carbon:** The last step of the net zero pathway is the procurement of nature-based carbon offsets, in accordance with the Investa carbon offset procurement process which considers various factors to determine the types of offsets we intend to purchase. This final step addresses the residual emissions from base building operations and will reduce overtime as the Investa managed buildings decarbonise.

Investa managed funds, ICPF and IGO, have adopted the Investa platform net zero in scope 1 and 2 pathway which applies across their financed buildings, including Investa managed and externally managed buildings.

### Scope 3 emissions

Scope 3 operational emissions are mainly attributed to water and waste across the building portfolio and corporate operations, specifically business, travel, employee commute and ICT services. Investa will continue to focus programs and initiatives to reduce emissions from business travel, employee commuting, waste and water.

Investa is currently in the process of establishing emissions reduction targets for these scope 3 activities which includes;

- a 2040 target to divert 100% of waste from landfill, reducing waste related emissions by 80% from a FY2024 baseline<sup>4</sup>.
- a strategy to achieve water neutrality by 2040<sup>1</sup>.
- the development of a behaviour management plan to reduce emissions related to employee commute and business travel from an FY2024 baseline with targets to be established during FY2025 .

Investa has also undertaken a materiality assessment of its broader scope 3 emissions<sup>5</sup>. This assessment showed that for our managed investments the most material scope 3 emissions were emissions associated with tenant electricity, building construction, and capital works. While operational emissions from our corporate operations were assessed as relatively immaterial to the broader footprint of Investa managed buildings, we will remain focussed on reducing emissions from business travel, and employee commuting.

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<sup>4</sup> Please refer to the Investa FY24 ESG Report <https://www.investa.com.au/hubfs/Investa%20ESG%20Report%202024.pdf>, page 15, 17, 29, 30 & 35, for details .

<sup>5</sup> Please refer to the Investa FY24 ESG Report <https://www.investa.com.au/hubfs/Investa%20ESG%20Report%202024.pdf>, page 16 and the FY24 Investa Climate and Nature Disclosure Statement [https://www.investa.com.au/hubfs/Investa%20Climate%20%26%20Nature%20Disclosure%20Statement%202024\\_v6.pdf](https://www.investa.com.au/hubfs/Investa%20Climate%20%26%20Nature%20Disclosure%20Statement%202024_v6.pdf), pages 11-14

## 5.EMISSIONS SUMMARY

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

Certified brand name	Product/Service/Building/Precinct used
QV1 – 250 St Georges Terrace, Perth	Building

### Emissions summary

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

Emission category	Scope 1 emissions (tCO <sub>2</sub> -e)	Scope 2 emissions (tCO <sub>2</sub> -e)	Scope 3 emissions (tCO <sub>2</sub> -e)	Total emissions (tCO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	11.11	11.11
Cleaning and chemicals	0.00	0.00	0.00	0.00
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	103.06	12.72	115.78
Food	0.00	0.00	39.52	39.52
ICT services and equipment	0.00	0.00	333.61	333.61
Office equipment and supplies	0.00	0.00	7.67	7.67
Postage, courier and freight	0.00	0.00	22.16	22.16
Refrigerants	67.41	0.00	0.00	67.41
Stationary energy (gaseous fuels)	1,905.10	0.00	372.90	2,277.99
Stationary energy (liquid fuels)	75.87	0.00	18.70	94.57
Transport (air)	0.00	0.00	348.48	348.48
Transport (land and sea)	0.00	0.00	186.45	186.45
Waste	0.00	0.00	940.56	940.56
Water	0.00	0.00	477.08	477.08
Working from home	0.00	0.00	11.33	11.33
<b>Total emissions (tCO<sub>2</sub>-e)</b>	<b>2,048.38</b>	<b>103.06</b>	<b>2,782.26</b>	<b>4,933.70</b>

### Uplift factors

N/A.

## 6.CARBON OFFSETS

### Eligible offsets retirement summary

#### Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Australian Carbon Credit Units (ACCU)	4,934	100%


Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	25/10/2024	8330214624 - 8330217427	2022	2,804	0	0	2,804	56.8%
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	23/10/2024	8330213221 - 8330213659	2022	439	0	0	439	8.9%
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	25/10/2024	8330217428 - 8330217598	2022	171	0	0	171	3.5%
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	25/10/2024	8330217599 - 8330218674	2022	1,076	0	0	1,076	21.8%
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	30/10/2024	8330219196 – 8330219285	2022	90	0	0	90	1.8%
New Leaf Carbon Project (EOP101164)	ACCU	ANREU	30/10/2024	8999217714 - 8999218083	2024	370	0	16	354	7.2%

## Co-benefits

The New Leaf Carbon Projects comprises of 12,000 hectares of native forest across Tasmania. This land had previously been approved for timber harvesting, prior to its registration as a carbon project, with carbon financing supporting its conservation ambitions. Stopping logging in these areas safeguards critical habitats, enhances biodiversity, and preserves carbon sequestration processes.

The project not only maintains intact ecosystems, but also plays a crucial role in conserving Tasmania’s iconic and irreplaceable landscapes. It supports the protection of numerous threatened species, including the endangered Tasmanian devil and the wedge-tailed eagle.

The project will sequester approximately 380,875 tonnes of carbon dioxide over the 25 years of the project’s life and is protected via legally binding and government monitored Conservation Covenants. Income generated from the project continues to be reinvested back into conservation efforts managed by the Tasmania Land Conservancy, an independent non-for-profit.



Australian National Registry of Emissions Units

Transaction Details

Transaction details appear below:

Transaction ID

AU36734

Current Status

Completed (4)

Status Date

25/10/2024 16:16:42 (AEDT)  
25/10/2024 05:16:42 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kristie

Transaction Approver

Gurney, Annabelle

Comment

Retired for Investa FY24 Climate Active certification which includes 1 Market St, 126 Phillip St, 135 King St, 151 Clarence St, 201 Kent St, 347 Kent St, 420 George St (Sydney) 40 Mount St (N Sydney) 120 Collins St, 522 Flinders Ln, 567 Collins St (Melb).

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia 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			<a href="#">EOP101168</a>					2021-22		8,330,214,624 - 8,330,217,427	2,804



Australian National Registry of Emissions Units

Transaction Details

Transaction details appear below:

Transaction ID

AU36736

Current Status

Completed (4)

Status Date

25/10/2024 16:17:47 (AEDT)  
25/10/2024 05:17:47 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kristie

Transaction Approver

Gurney, Annabelle

Comment

Retired for Investa FY24 Climate Active certification for corporate emissions.

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia Pty Ltd

Acquiring Account

Account Number

AU-1968

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			<a href="#">EOP101164</a>					2021-22		8,330,217,599 - 8,330,218,674	1,076



Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID

AU36735

Current Status

Completed (4)

Status Date

25/10/2024 16:17:21 (AEDT)

25/10/2024 05:17:21 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kirstie

Transaction Approver

Gurney, Annabelle

Comment

Retired for Investa FY24 Climate Active certification which includes 179 Turbot St, 259 Queen St (Brisbane).

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia Pty Ltd

Acquiring Account

Account Number

AU-1066

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			EXP101164					2021-22		8,330,217,428 - 8,330,217,598	179



Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID

AU36667

Current Status

Completed (4)

Status Date

23/10/2024 15:18:26 (AEDT)

23/10/2024 05:18:26 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kirstie

Transaction Approver

Gurney, Annabelle

Comment

Retired for Investa FY24 Climate Active certification which includes 220 London Circuit (Canberra) and 58% of 368 George St (Sydney)

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia 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			EXP101165					2021-22		8,330,213,221 - 8,330,213,650	429



Australian National Registry of Emissions Units

Change Password

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Unit Position Summary

Projects

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Transaction Details

Transaction details appear below.

Transaction ID

AU36791

Current Status

Completed (4)

Status Date

25/10/2024 12:05:59 (AEDT)

25/10/2024 01:05:59 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kirstie

Transaction Approver

Gurney, Annabelle

Comment

Retired for Investa FY24 Climate Active certification which includes 60 Martin Place (Sydney).

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia 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			EXP101166					2021-22		8,330,219,196 - 8,330,219,285	90
AU	KACCU	Voluntary ACCU Cancellation			EXP101167					2023-24		8,999,217,714 - 8,999,218,083	370

## 7. 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.

<b>1. Large-scale Generation certificates (LGCs)*</b>	<b>7,390</b>
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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 LRET, GreenPower, and jurisdictional renewables.

Project supported by LGC purchase	Project location	Eligible unit type	Registry	Surrender date	Accreditation code	Certificate serial number	Generation year	Fuel source	Quantity (MWh)
Woolnorth Wind Farm	TAS	LGC	REC Registry	05 July 2024	WD00TA02	177063-179135	2022	Wind	2,073
Bald Hills Wind	VIC	LGC	REC Registry	05 July 2024	WD00VC20	274930-275917	2022	Wind	988
LGWF-Wind-SA	SA	LGC	REC Registry	12 July 2024	WD00SA22	9915-10831	2024	Wind	917
Sunraysia Solar Farm	NSW	LGC	REC Registry	19 July 2024	SRPVNSL8	159994-165312	2022	Solar	620 <sup>6</sup>
Hamilton Solar Farm	QLD	LGC	REC Registry	20/09/2024	SRPVQL85	35265-36766	2024	Solar	1,502
Hamilton Solar Farm	QLD	LGC	REC Registry	20/09/2024	SRPVQL85	36767-39038	2024	Solar	2,272
<b>Total LGCs surrendered this report and used in this report.</b>									<b>7,390<sup>7</sup></b>

<sup>6</sup> 5,319 LGC's from the Sunraysia Solar Farm were retired in bulk for a number of Brookfield owned properties of which 388 George Street, Sydney is included in this certification.

<sup>7</sup> 7,390 of the surrendered 8,372 LGCs have been used for the FY2023-24 reporting period.

## APPENDIX A: ADDITIONAL INFORMATION

The following Investa managed buildings, owned by Investa core managed funds (ICPF and IGO), and 179 Turbot Street, where Investa has operational control, are covered under this Climate Active certification:

Building	State
1 Market Street, Sydney	NSW
120 Collins Street, Melbourne	VIC
126 Phillip Street, Sydney	NSW
135 King Street, Sydney	NSW
179 Turbot Street, Brisbane	QLD
151 Clarence Street, Sydney	NSW
201 Kent Street, Sydney	NSW
259 Queen Street, Brisbane	QLD
347 Kent Street, Sydney	NSW
40 Mount Street, North Sydney	NSW
420 George Street, Sydney	NSW
522 Flinders Lane, Melbourne	VIC
567 Collins Street, Melbourne	VIC
60 Martin Place, Sydney	NSW

The following externally managed buildings, within the portfolio of Investa core managed funds (ICPF and IGO), are also covered under this Climate Active Certification.

Building	State	Equity share included in certification
220 London Circuit, Canberra	ACT	100%
QV1, 250 St Georges Terrace, Perth	WA	100%
388 George Street, Sydney	NSW	50% <sup>8</sup>

The following Investa managed buildings have been excluded from this certification, as they are strategic sites or not in an Investa core managed funds (ICPF and IGO):

- 123 and 131 Clarence Street, Sydney, NSW, suites
- 105 Miller Street, North Sydney, NSW
- 6 O'Connell Street, Sydney, NSW

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<sup>8</sup> 388 George Street is 50% owned by IGO, which is an Investa managed fund, and 50% owned by an external party.



## 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 **market-based approach**.

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Market-based approach summary			
Market-based approach	Activity Data (kWh)	Emissions (kg CO <sub>2</sub> -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
<b>Total non-grid electricity</b>	<b>0</b>	<b>0</b>	<b>0%</b>
LGC Purchased and retired (kWh) (including PPAs)	7,389,876	0	25%
GreenPower	13,875,020	0	47%
Climate Active precinct/building (voluntary renewables)	1,941,556	0	7%
Precinct/Building (LRET)	454,244	0	2%
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)	795,934	0	3%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	203,574	0	1%
Large Scale Renewable Energy Target (applied to grid electricity only)	4,987,514	0	17%
Residual Electricity	127,235	115,784	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>29,647,717</b>	<b>0</b>	<b>100%</b>
<b>Total grid electricity</b>	<b>29,774,952</b>	<b>115,784</b>	<b>100%</b>
<b>Total electricity (grid + non grid)</b>	<b>29,774,952</b>	<b>115,784</b>	<b>100%</b>
Percentage of residual electricity consumption under operational control	100%		
<b>Residual electricity consumption under operational control</b>	<b>127,235</b>	<b>115,784</b>	
Scope 2	113,253	103,060	
Scope 3 (includes T&D emissions from consumption under operational control)	13,982	12,724	
<b>Residual electricity consumption not under operational control</b>	<b>0</b>	<b>0</b>	
Scope 3	0	0	

<b>Total renewables (grid and non-grid)</b>	<b>99.57%</b>
<b>Mandatory</b>	<b>18.96%</b>
<b>Voluntary</b>	<b>80.61%</b>
<b>Behind the meter</b>	<b>0.00%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>103.06</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>12.72</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>103.06</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>12.72</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>115.78</b>

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 (kg CO <sub>2</sub> -e)	Scope 3 Emissions (kg CO <sub>2</sub> -e)	(kWh)	Scope 3 Emissions (kg CO <sub>2</sub> -e)
ACT	1,073,700	1,073,700	730,116	53,685	0	0
NSW	18,386,366	18,386,366	12,502,729	919,318	0	0
VIC	5,262,443	5,262,443	4,157,330	368,371	0	0
QLD	2,656,643	2,656,643	1,939,349	398,496	0	0
WA	2,395,800	2,395,800	1,269,774	95,832	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>29,774,952</b>	<b>29,774,952</b>	<b>20,599,298</b>	<b>1,835,703</b>	<b>0</b>	<b>0</b>
ACT	0	0	0	0		
NSW	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
WA	0	0	0	0		
<b>Non-grid electricity (behind the meter)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total electricity (grid + non grid)</b>	<b>29,774,952</b>					

Residual scope 2 emissions (t CO <sub>2</sub> -e)	20,599.30
Residual scope 3 emissions (t CO <sub>2</sub> -e)	1,835.70
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	19,329.52
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	1,739.87
<b>Total emissions liability</b>	<b>21,069.40</b>

#### 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 <sub>2</sub> -e)
<b>QV1 – 250 St Georges Terrace, Perth</b>	2,395,800	0
<i>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.</i>		

#### Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO <sub>2</sub> -e)
N/A	0	0
<i>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.</i>		

## 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.

## 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
Advertising	N	N	N	N	N	<p><b>Size:</b> Emissions from this activity are small compared to emissions from electricity, stationary energy and fuel emissions.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p><b>Risk:</b> The risks from emissions associated with this activity are low for Investa.</p> <p><b>Stakeholders:</b> Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p><b>Outsourcing:</b> We have not previously undertaken this activity within our emissions boundary</p>
Cleaning & chemicals	N	N	N	N	N	<p><b>Size:</b> Emissions from this activity are not large compared to emissions from electricity, stationary energy and fuel emissions.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p><b>Risk:</b> The risks from emissions associated with this activity are low for Investa.</p> <p><b>Stakeholders:</b> Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p><b>Outsourcing:</b> We have not previously undertaken this activity within our emissions boundary.</p>
Construction and Repairs	N	N	N	N	N	<p><b>Size:</b> Emissions from this activity are small compared to emissions from electricity, stationary energy and fuel emissions.</p> <p><b>Influence:</b> Due to the nature of construction and repairs within our tenancies, we do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p><b>Risk:</b> The risks from emissions associated with this activity are low for Investa.</p> <p><b>Stakeholders:</b> Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p><b>Outsourcing:</b> We have not previously undertaken this activity within our emissions boundary Comparable organisations do not typically undertake this activity within their boundary</p>
Professional Services	N	N	N	N	N	<p><b>Size:</b> Emissions from this activity are small compared to emissions from electricity, stationary energy and fuel emissions.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p><b>Risk:</b> The risks from emissions associated with this activity are low for Investa.</p> <p><b>Stakeholders:</b> Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p><b>Outsourcing:</b> There is an immaterial portion of this activity that we previously undertook internally. Comparable organisations do not typically undertake this activity within their boundary.</p>



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