



# **PUBLIC DISCLOSURE STATEMENT**

**HESPERIA PROPERTY PTY LTD**

**ORGANISATION CERTIFICATION**

**FY2023–24**


Australian Government  
**Climate Active**  
**Public Disclosure Statement**

**HESPERIA**



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Hesperia Property Pty Ltd
REPORTING PERIOD	Financial year 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>Ben Lisle Managing Director Date 16.12.2024</p>



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

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Version 9.

# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	491 tCO <sub>2</sub> -e
CARBON OFFSETS USED	23% CERs and 77% VCUs
RENEWABLE ELECTRICITY	64%
CARBON ACCOUNT	Prepared by: Perspektiv Australia Pty Ltd
TECHNICAL ASSESSMENT	31/03/2022 Perspektiv Australia Pty Ltd Next technical assessment due: FY25 report

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## 2. CERTIFICATION INFORMATION

### Description of organisation certification

This organisation certification is for the business operations of Hesperia Property Pty Ltd, ABN 74 641 894 340, encompassing applicable emissions sources under its operational control. This Public Disclosure Statement includes information for FY2023-24 reporting period.

In cases where Hesperia exercises operational control over a tenancy, the company accounts for 100% of the energy, water, waste, and related emissions attributed to that specific tenancy. Additionally, a proportion of base building operations is reported based on the area occupied. Relevant emissions from other sources are reported as deemed applicable.

This disclosure statement also encompasses emissions associated with the operational activities of Empowered Pty Ltd (ABN: 15 658 649 837). Empowered, established by Hesperia in April 2022, functions as a renewable energy service provider. Empowered's team is co-located in the Hesperia office.

Hesperia's office is also used by consultants and other suppliers providing services to Hesperia and associated entities. Emissions associated with these activities are also captured in this disclosure statement.

Hesperia's head office is all electric – no gas in use on the property. Hesperia's tenancy electricity supply is 100% renewable energy supplied partially from a rooftop solar system, which also exports excess generation to the grid, and the balance from certified Greenpower. The common services portion of Hesperia's electricity consumption (36% of the total this reporting period) is from a Climate Active certified Carbon Neutral supply.

It is important to acknowledge that the properties within Hesperia's project and asset portfolios—spanning residential, retail, commercial, and industrial sectors—are not encompassed in this report. The management of these portfolios is conducted separately, either due to temporary ownership or their affiliation with separate organisational entities. As a result, they are considered distinct and autonomous ventures and are not covered in this report. Hesperia has strategies in place to transparently address greenhouse gas emissions in project delivery and asset operation, separate from this disclosure.

### Organisation description

The certified entity, Hesperia Property Pty Ltd ABN: 74 641 894 340, is a Western Australia-based property group. Part of the organisation's purpose is to lead the sector in reducing environmental impacts and achieving better outcomes across the broad scope of sustainability in the built environment.

The organisation's boundary approach is based on operational control. All the organisation's activities are located at the main headquarters, situated at Level 3, 338 Barker Rd, Subiaco, Western Australia 6008. The organisation does not own or operate any other core assets. There are no company vehicles, and all owned equipment is office equipment used at the head office.

The development projects linked with Hesperia exist as distinct corporate entities known as Special Purpose Vehicles (SPVs). This disclosure statement does not encompass the assessment of these SPVs. Hesperia is developing these projects as Net Zero and will account for them separately.

Details regarding Hesperia's public Net Zero 2030 commitment can be found on the World Building Council website - [World Green Building Council](#).

There are several dormant related companies and Special Purpose Vehicles (SPVs) that exist for a range of corporate purposes, however all activities and reportable quantities related to Hesperia's corporate operations are captured through a single set of financial reports, and through this single disclosure statement.

Note a change of ABN: during FY21 – the group operated through Hesperia Projects Pty Ltd as trustee for Hesperia Trust (ABN 82 498 897 267) for the entire financial year. This reporting year (FY23), the company operated through Hesperia Property Pty Ltd (Hesperia) (ABN: 74 641 894 340), no changes occurred.

The following subsidiaries are also included within this certification:

Legal entity name	ABN	ACN
Empowered Pty Ltd	15 658 649 837	658 649 837

## 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  
Cleaning and chemicals  
Climate Active carbon neutral products and services  
Construction materials and services  
Electricity  
Food  
ICT services and equipment  
Office equipment and supplies  
Postage, courier and freight  
Professional services  
Refrigerants  
Transport (air)  
Transport (land and sea)  
Waste  
Water  
Working from home

### Non-quantified

### Optionally included

## Outside emission boundary

### Excluded

Downstream leased assets  
Investments  
Capital goods  
Fuel and energy related activities  
Upstream transportation and distribution  
Downstream transportation and distribution  
Processing of sold products  
Use of sold products  
End-of-life treatment of sold products  
Franchises

## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Establishing a consistent process for measuring and documenting Hesperia's greenhouse gas emissions source quantities and carbon emissions each year will hold Hesperia accountable and allow the organisation to achieve emission reduction targets.

To support this process, Hesperia publishes an annual Sustainability Performance Report. This report outlines Hesperia's dedicated efforts, accomplishments and future focused activities. The report is published on the company website. See: [Sustainability Performance Report FY24](#).

The table below details the carbon emission reduction initiatives being delivered across Hesperia's operations. Metrics are presented on a 'per capita' basis according to the average Full-time-equivalent (FTE) staff count during each reporting period, being:

- FY20/21: 32 employees
- FY21/22: 60 employees
- FY22/23: 74 employees
- FY23/24: 88 employees

Emission Source	Emission Reduction Target	Initiatives	Progress to date	Target year
Energy Electricity	100% reduction (absolute)	<p>Corporate office to be powered by 100% by renewables, through:</p> <ul style="list-style-type: none"> <li>• Onsite solar PV generation</li> <li>• Green Power purchased</li> </ul> <p>The Base Building of Hesperia's office tenancy is supplied with 100% certified Carbon Neutral electricity.</p>	<p>No natural gas consumed.</p> <p>Optimisation of the 2021 installed solar PV systems of 15kVA/20kW behind the tenancy meter, plus 15kVA/20kW behind the base build meter.</p> <p>100% Natural Power (Greenpower from retailer Synergy) purchased for the tenancy since late 2021.</p> <p>100% Climate Active Carbon Neutral electricity purchased for the base build since June 2022.</p>	<p>Complete</p> <p>FY22</p>
Waste to landfill and recycling	10% reduction (relative to staff numbers)	<p>Monitoring in place by base build waste contractors.</p> <p>Introduce categorical bins to improve recycling efficiency, including segregation of soft plastics from containers. Introduce a compost bin to reduce waste to landfill.</p>	<p>Baseline set FY20/21: 90kgs waste landfilled per employee.</p> <p>FY21/22: 76kgs waste landfilled per employee. 16% decrease from baseline.</p> <p>Note: Separate soft plastic and container bins added. Waste management training sessions held. Bins labelled with detailed instructions.</p>	<p>Complete</p> <p>FY23/24</p>



Emission Source	Emission Reduction Target	Initiatives	Progress to date	Target year
		Office Waste Management Plan developed to identify further opportunities for improvement.	<p>FY22/23: 86kg waste landfilled per employee. 5% decrease from baseline but increase from previous year. This increase is attributed to more than 90% of the staff returning to full-time work week in the office post covid.</p> <p>FY23/24: 51kg waste landfilled per employee. 43% decrease from baseline. We conduct an annual waste audit and have implemented the recommendations from the report. We also provided education to staff on 'waste reduction strategies'.</p>	
Transport (Land and Sea) - Employee Commuting	20% reduction (relative to staff numbers)	<p>Support staff to switch to electric vehicles and increase active transport options.</p> <p>Encourage carpooling, biking, or the use of public transportation for employees.</p> <p>Installation of four charge points at the head office to further reduce emissions of electric vehicles.</p> <p>Hesperia will expand the End-of-Trip provisions by 20% in collaboration with the base building owner.</p>	<p>Baseline set FY21/22: 1.176 tCO<sub>2</sub>e /FTE Note: Commuting survey accounting for electric vehicles, fuel types and car class (small/medium/large) conducted.</p> <p>FY22/23: 0.959 tCO<sub>2</sub>e /FTE kgCO<sub>2</sub>e/employee. (18% reduction). Note: Implementation of EV carpooling trial, promotion of alternative transportation methods to staff, such as carpooling and public transport, and through remote work arrangements.</p> <p>FY23/24: 0.90 tCO<sub>2</sub>e/FTE (24% reduction on the baseline). Note: Continued improvement of data collection using staff commuting survey.</p>	Complete FY23/24
Transport (Air)	50% reduction (relative to staff numbers)	<p>Promote virtual meetings in lieu of air travel to in person meetings where possible.</p> <p>Purchase Climate Active certified carbon neutral air tickets where unavoidable.</p>	<p>FY20/21 (base year): 0.178 tCO<sub>2</sub>e/FTE.</p> <p>FY21/22: 0.609 tCO<sub>2</sub>e/FTE (243% increase on baseline).</p> <p>FY22/23: 1.071 tCO<sub>2</sub>e/FTE (503% increase on baseline). Note: post covid increase in interstate and international conferences and business meetings.</p> <p>FY23/24: 0.53 tCO<sub>2</sub>e/FTE (201% increase of on baseline). Note: 50% decrease year-on-year.</p> <p>This target was set unrealistically; Hesperia will continue with the strategy of supporting online meetings and reducing unnecessary travel.</p>	Cancelled.

Emission Source	Emission Reduction Target	Initiatives	Progress to date	Target year
Professional Services	20% reduction (relative to FY22/23)	Develop a list of preferred suppliers and products that are carbon neutral, with the goal of reducing emissions in our key material categories.	Initial baseline set FY22/23: 1.721 tCO <sub>2</sub> e/FTE  FY23/24: 1.98 tCO <sub>2</sub> e/FTE (15% increase)  Primarily driven by an increase in spending on external consultants to support the implementation of development projects.	In Progress  FY23/24
ICT services and equipment	30% reduction (relative to baseline FY20/21)	Procure carbon-neutral certified products and services where viable.  Procure products and services from organisations that offer a Climate Active certified Carbon Neutral Service.  Prefer low carbon or locally prepared goods and services.	Initial baseline set FY20/21: 1.305 tCO <sub>2</sub> e / FTE  FY22/23: 2.242 tCO <sub>2</sub> e / FTE (72% increase on baseline) Note: driven by the expansion of the project portfolio and the complexity of these projects necessitated a greater level of ICT support.  FY23/24: 1.0 tCO <sub>2</sub> e / FTE (23% decrease on baseline)  Note: In future reporting periods, we will continue to assess suppliers' credentials and aim to work with companies that hold carbon-neutral certifications as our preferred suppliers.	In Progress  FY24/25
Accommodation and facilities	20% reduction (relative to baseline FY23/24)	Continue efforts to reduce interstate and international travel by prioritising virtual meetings.	Initial baseline set FY23/24: 0.43 tCO <sub>2</sub> e / FTE	FY25/26
Cleaning and Chemicals	20% reduction (relative to baseline FY23/24)	Formally adopt the drafted Sustainable Purchasing Policy, incorporating financial weightings. Set specific targets to reduce cleaning and chemical purchases.	Initial baseline set FY23/24: 0.103 tCO <sub>2</sub> e / FTE.	FY25/26

## Emissions reduction actions

Over the past year, Hesperia has experienced significant growth, including an increase in average employee numbers of 19% during the last year, and 175% since the FY21 baseline. Despite this growth, which has been a positive sign of business growth, Hesperia has been able to reduce per-capita emissions:

- Hesperia's per-capita emissions footprint has fallen by 19.62% from its FY21 baseline (The per-capita emissions footprint is 5.6 tCO<sub>2</sub>e in FY24 compared with 6.7 tCO<sub>2</sub>e/employee in FY21).

Managing greenhouse gas emissions remains a priority for Hesperia. A range of strategies have been implemented, including:

- A program to reduce waste and contamination of our recycling and organic waste streams. This has included professional waste audits, regular internal communications, new signage, and staff education sessions.
- Actively seeking suppliers that offer carbon neutral products and services.
- Continue to optimise office space to make the best use of existing resources.

## 5. EMISSIONS SUMMARY

### Emissions over time

Emissions since base year			
		Total tCO <sub>2</sub> -e (without uplift)	Total tCO <sub>2</sub> -e (with uplift)
Base year:	2020-21	196.850	213.583
Year 1:	2021-22	365.398	383.668
Year 2:	2022-23	557.44	557.44
Year 3:	2023-24	490.86	490.86

### Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO <sub>2</sub> -e)	Current year emissions (t CO <sub>2</sub> -e)	Reason for change
ICT services and equipment	165.9	88.3	Due to a decrease in expenditure of \$354,000, emissions have been reduced by 77.6 t CO <sub>2</sub> -e, resulting in a year-on-year reduction of 47%.

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

Certified brand name	Product/Service/Building/Precinct used
AGL Energy Limited	Perth Energy, Carbon neutral electricity product (Base Building)
Perspektiv	Strategic Sustainability Consultants

## Emissions summary

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

	Sum of Scope 1 emissions (tCO <sub>2</sub> -e)	Sum of Scope 2 emissions (tCO <sub>2</sub> -e)	Sum of Scope 3 emissions (tCO <sub>2</sub> -e)	Sum of Total emissions (t CO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	37.97	37.97
Cleaning and chemicals	0.00	0.00	9.12	9.12
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction materials and services	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00
Food	0.00	0.00	7.95	7.95
Horticulture and agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	88.33	88.33
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment and supplies	0.00	0.00	29.99	29.99
Postage, courier and freight	0.00	0.00	0.88	0.88
Products	0.00	0.00	0.00	0.00
Professional services	0.00	0.00	174.11	174.11
Refrigerants	5.73	0.00	0.00	5.73
Roads and landscape	0.00	0.00	0.00	0.00
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Stationary energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary energy (solid fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	47.07	47.07
Transport (land and sea)	0.00	0.00	78.85	78.85
Waste	0.00	0.00	9.16	9.16
Water	0.00	0.00	0.75	0.75
Working from home	0.00	0.00	0.95	0.95
<b>Grand Total</b>	<b>5.73</b>	<b>0.00</b>	<b>485.13</b>	<b>490.86</b>

## Uplift factors

Reason for uplift factor	tCO <sub>2</sub> -e
N/A	
Total of all uplift factors (tCO <sub>2</sub> -e)	0
<b>Total emissions footprint to offset (tCO<sub>2</sub>-e)</b> <i>(total emissions from summary table + total of all uplift factors)</i>	<b>491.0</b>

## 6. CARBON OFFSETS

### Eligible offsets retirement summary

This certification has taken an in-arrears offsetting approach. The total emission to offset is 414 t CO<sub>2</sub>-e. The total number of eligible offsets used in this report is 414 units. Of the total eligible offsets used, zero were previously banked. Zero are remaining to be banked for future use.

#### Offsets retired for Climate Active certification:

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Certified Emissions Reductions (CERs)	112	22.81%
Verified Carbon Units (VCUs)	379	77.19%






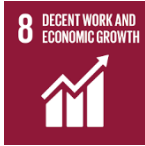



Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Biodiverse Reforestation Carbon Offsets Yarra Yarra Biodiversity Corridor project, Australia	CER	ANREU	10/09/2024	12PWA470422B - 12PWA470533B	CP2	112	0	0	112	22.81%
STAPLED TO				1,117,443,393 - 1,117,443,504						
CN-7624 Hebei Chengde Weichang Yudaokou Ruyihe Wind Power Project, China										

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
Wind Grouped project by Hero Future Energies Private Limited (EKIESL-VCS-Aug-16-03)	VCU	Verra	11/09/2024	12701-425085207-425085508-VCS-VCU-262-VER-ID-1-487-01012017-30092017-0	2016	302	0	0	302	61.51%
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra	13/12/2024	13609-517821847-517821923-VCS-VCU-262-VER-ID-1-487-01012017-30092017-0	2016	77	0	0	77	15.68%

## Co-benefits

Biodiversity Reforestation Carbon Offsets (BRCO) - Australian Yarra Yarra Biodiversity Project – Co-Benefits

The Yarra Yarra Biodiversity Corridor is a native reforestation project located in Southwest Australia. The table indicates the co-benefits of this project and how this project contributes to meeting the United Nation SDGs.

Co-benefits category	Core co-benefit	Co-benefit description/nature of potential co-benefit	UN Sustainable Development Goals
Environment	Biodiversity / ecosystem services	The Yarra Yarra project reconnects and restores fragmented and declining (remnant) woodland and shrubland which provides habitat for threatened flora and fauna.	Goal 15: Life on land 
	Water Quality	Water quality is assumed to improve due to reduced surface runoff and reduction in sediment and nutrient loads in water catchments. Groundwater levels and salt concentrations are also expected to reduce over time.	Goal 6: Clean Water and Sanitation 
	Soil Quality	Soil quality of the Yarra Yarra project area is expected to improve over time with soil organic matter increasing and salt concentrations declining.	Goal 15: Life on land 
Economic	Local Employment and Skills	The establishment of plantations and conservation areas creates employment opportunities and skills development during the preparation, planting, management of the Yarra Yarra project.	Goal 3: Good Health and Well-being 
			Goal 4: Quality Education 
			Goal 8: Decent Work and Economic Growth 
			Goal 17: Partnerships for the goals 
Social	Indigenous cultural heritage	The Yarra Yarra project recognises and continues to protect significant cultural heritage sites that are located in the project area. This is assumed to strengthen cultural heritage and support spiritual re-connection to country which potentially has positive impacts on mental health and wellbeing of indigenous communities.	Goal 3: Good Health and Well-being  Goal 17: Partnerships for the goals 



## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

N/A

# APPENDIX A: ADDITIONAL INFORMATION



This is to certify that

## Hesperia Property

has permanently surrendered

### 112

**Biodiverse Reforestation Carbon Offsets -**  
*Yarra Yarra Biodiversity Corridor, Australia*  
 to support its Carbon Neutral Organisation claim for 2023 - 2024 against the Climate Active Carbon Neutral Standard.

Thank you for making a difference to our planet and future generations by combating climate change.



Dr Phil Ireland | Chief Executive Officer

**Issue Date:** 10 September 2024 | **Emissions Period:** 2023 - 2024

**Serial numbers (Inclusive):** 12PWA470422B - 12PWA470533B

Carbon Neutral retires an equal number of verified carbon credits from an international project for all Biodiverse Carbon Offsets to satisfy claims of carbon offsetting (and carbon neutrality where applicable).



**carbonneutral**  
 Turn Emissions into Trees®  
 Encouraging positive social, environmental and economic change with solutions that help overcome the effects of the climate crisis.

Carbon Neutral Pty Ltd is regulated by the Australian Securities and Investments Commission and holds Australian financial services licence number 640024

**Australian National Registry of Emissions Units**

Transaction Details

Transaction ID: AL2069

Current Status: Proposed (1)

Status Date: 13/09/2024 05:16:49 (AEST)

Transaction Type: Calculation (6)

Transaction Initiator: Wilson, Raymond Glen

Transaction Approver: Dignak, Georgios S.A

Comment: Biodiverse (Biodiverse Carbon Offsets - Yarra Yarra Biodiversity Corridor, Australia) to support its Carbon Neutral Organisation claim for 2023 - 2024 against the Climate Active Carbon Neutral Standard

Party	Type	Transaction Type	Original CF	Canceled CF	EMF Project ID	NBSB Facility ID	NBSB Facility Name	Subproject	Climate Project #	Volume	Expiry Date	Serial Range	Quantity
CF	CF	Hydro Electricity Generation	2	2					CF-494			12PWA47011-12PWA47034	112

**Transaction Status History**

Serial Range	Status Code
12PWA47011-12PWA47034	Proposed (1)
12PWA47035-12PWA47036	Settling (3)
12PWA47037-12PWA47038	Retired (3)
12PWA47039-12PWA47040	Retired (3)
12PWA47041-12PWA47042	Retired (3)
12PWA47043-12PWA47044	Retired (3)
12PWA47045-12PWA47046	Retired (3)
12PWA47047-12PWA47048	Retired (3)
12PWA47049-12PWA47050	Retired (3)
12PWA47051-12PWA47052	Retired (3)
12PWA47053-12PWA47054	Retired (3)
12PWA47055-12PWA47056	Retired (3)
12PWA47057-12PWA47058	Retired (3)
12PWA47059-12PWA47060	Retired (3)
12PWA47061-12PWA47062	Retired (3)
12PWA47063-12PWA47064	Retired (3)
12PWA47065-12PWA47066	Retired (3)
12PWA47067-12PWA47068	Retired (3)
12PWA47069-12PWA47070	Retired (3)
12PWA47071-12PWA47072	Retired (3)
12PWA47073-12PWA47074	Retired (3)
12PWA47075-12PWA47076	Retired (3)
12PWA47077-12PWA47078	Retired (3)
12PWA47079-12PWA47080	Retired (3)
12PWA47081-12PWA47082	Retired (3)
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12PWA47185-12PWA47186	Retired (3)
12PWA47187-12PWA47188	Retired (3)
12PWA47189-12PWA47190	Retired (3)
12PWA47191-12PWA47192	Retired (3)
12PWA47193-12PWA47194	Retired (3)
12PWA47195-12PWA47196	Retired (3)
12PWA47197-12PWA47198	Retired (3)
12PWA47199-12PWA47200	Retired (3)
12PWA47201-12PWA47202	Retired (3)
12PWA47203-12PWA47204	Retired (3)
12PWA47205-12PWA47206	Retired (3)
12PWA47207-12PWA47208	Retired (3)
12PWA47209-12PWA47210	Retired (3)
12PWA47211-12PWA47212	Retired (3)
12PWA47213-12PWA47214	Retired (3)
12PWA47215-12PWA47216	Retired (3)
12PWA47217-12PWA47218	Retired (3)
12PWA47219-12PWA47220	Retired (3)
12PWA47221-12PWA47222	Retired (3)
12PWA47223-12PWA47224	Retired (3)
12PWA47225-12PWA47226	Retired (3)
12PWA47227-12PWA47228	Retired (3)
12PWA47229-12PWA47230	Retired (3)
12PWA47231-12PWA47232	Retired (3)
12PWA47233-12PWA47234	Retired (3)
12PWA47235-12PWA47236	Retired (3)
12PWA47237-12PWA47238	Retired (3)
12PWA47239-12PWA47240	Retired (3)
12PWA47241-12PWA47242	Retired (3)
12PWA47243-12PWA47244	Retired (3)
12PWA47245-12PWA47246	Retired (3)
12PWA47247-12PWA47248	Retired (3)
12PWA47249-12PWA47250	Retired (3)
12PWA47251-12PWA47252	Retired (3)
12PWA47253-12PWA47254	Retired (3)
12PWA47255-12PWA47256	Retired (3)
12PWA47257-12PWA47258	Retired (3)
12PWA47259-12PWA47260	Retired (3)
12PWA47261-12PWA47262	Retired (3)
12PWA47263-12PWA47264	Retired (3)
12PWA47265-12PWA47266	Retired (3)
12PWA47267-12PWA47268	Retired (3)
12PWA47269-12PWA47270	Retired (3)
12PWA47271-12PWA47272	Retired (3)
12PWA47273-12PWA47274	Retired (3)
12PWA47275-12PWA47276	Retired (3)
12PWA47277-12PWA47278	Retired (3)
12PWA47279-12PWA47280	Retired (3)
12PWA47281-12PWA47282	Retired (3)
12PWA47283-12PWA47284	Retired (3)
12PWA47285-12PWA47286	Retired (3)
12PWA47287-12PWA47288	Retired (3)
12PWA47289-12PWA47290	Retired (3)
12PWA47291-12PWA47292	Retired (3)
12PWA47293-12PWA47294	Retired (3)
12PWA47295-12PWA47296	Retired (3)
12PWA47297-12PWA47298	Retired (3)
12PWA47299-12PWA47300	Retired (3)



## Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 11 Sep 2024, 302 Verified Carbon Units (VCUs) were retired on behalf of:

Hesperia Property Pty Ltd

**Project Name**  
 210 MW Musil Hydro Power Plant, Bengkulu

**VCU Serial Number**  
 12701-425085207-425085508-VCS-VCU-262-VER-ID-1-487-01012017-30092017-0

**Additional Certifications**

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## Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 13 Dec 2024, 77 Verified Carbon Units (VCUs) were retired on behalf of:

Montario Quarter Pty Ltd (Victoria House)

**Project Name**

210 MW Musi Hydro Power Plant, Bengkulu

**VCU Serial Number**

13609-517821847-517821923-VCS-VCU-262-VER-ID-1-487-01012017-30092017-0

**Additional Certifications**

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## 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**.

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	22,938	0	23%
<b>Total non-grid electricity</b>	<b>22,938</b>	<b>0</b>	<b>23%</b>
LGC purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	34,470	0	35%
Climate Active certified - Precinct/Building (voluntary renewables)	0	0	0%
Climate Active certified - Precinct/Building (LRET)	0	0	0%
Climate Active certified - Precinct/Building jurisdictional renewables (LGCs surrendered)	0	0	0%
Climate Active certified - Electricity products (voluntary renewables)	0	0	0%
Climate Active certified - Electricity products (LRET)	0	0	0%
Climate Active certified - 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)	6,453	0	6%
Residual electricity	36,031	32,789	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>63,861</b>	<b>0</b>	<b>64%</b>
<b>Total grid electricity</b>	<b>76,954</b>	<b>32,789</b>	<b>41%</b>
<b>Total electricity (grid + non grid)</b>	<b>99,892</b>	<b>32,789</b>	<b>64%</b>
Percentage of residual electricity consumption under operational control	0%		
<b>Residual electricity consumption under operational control</b>	<b>0</b>	<b>0</b>	
Scope 2	0	0	
Scope 3 (includes T&D emissions from consumption under operational control)	0	0	
<b>Residual electricity consumption not under operational control</b>	<b>36,031</b>	<b>32,789</b>	
Scope 3	36,031	32,789	

<b>Total renewables (grid and non-grid)</b>	<b>63.93%</b>
Mandatory	6.46%
Voluntary	34.51%
Behind the meter	22.96%
Residual scope 2 emissions (t CO <sub>2</sub> -e)	0.00
Residual scope 3 emissions (t CO <sub>2</sub> -e)	32.79
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	0.00
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	0.00
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>0.00</b>
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	

Location Based Approach Summary						
Location Based Approach	Activity Data (kWh) total	Under operational control			Not under operational control	
		(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)
Percentage of grid electricity consumption under operational control	45%					
WA	76,954	34,470	18,269	1,379	42,484	24,216
Grid electricity (scope 2 and 3)	76,954	34,470	18,269	1,379	42,484	24,216
WA	22,938	22,938	0	0		
Non-grid electricity (behind the meter)	22,938	22,938	0	0		
<b>Total electricity (grid + non grid)</b>	<b>99,892</b>					

Residual scope 2 emissions (t CO <sub>2</sub> -e)	18.27
Residual scope 3 emissions (t CO <sub>2</sub> -e)	25.59
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	8.18
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	11.46
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>19.65</b>

### 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)
Perth Energy via AGL - 338 Barker Road Subiaco (Base Building- Common Services) - Hesperia occupies 36.98% of the building (737.7m <sup>2</sup> of 1995m <sup>2</sup> ). Total base building consumption has therefore been multiplied by 36.98%. Common areas have been carbon neutral since May 2021.	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
Downstream leased assets	N	N	N	N	N	<p><b>Size:</b> The emissions source is 0 as Hesperia does not lease products as part of the business model.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Investments	N	Y	N	N	N	<p><b>Size:</b> The emissions source is 0 as Hesperia does not hold investments under its operational control.</p> <p><b>Influence:</b> We have the opportunity to choose investment partners based on their environmental, social, and governance (ESG) oversight and emissions strategies.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Capital goods	N	Y	N	N	N	<p><b>Size:</b> The emissions source is minimal as Hesperia does not have the manufacture of a product or machinery, buildings, facilities, or vehicles as part of the business model.</p> <p><b>Influence:</b> We do have the potential to influence the emissions of our suppliers from this source.</p>

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
						<p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Fuel and energy related activities	N	N	N	N	N	<p><b>Size:</b> The organisation does not purchase or acquire fuels and energy beyond the grid electricity which is disclosed in our inventory and which already includes Scope 3 T&amp;D losses.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT</p>
Upstream transportation and distribution	N	Y	N	N	N	<p><b>Size:</b> Direct transportation and distribution activities have already been included in our scope 1 and scope 3 reporting.</p> <p><b>Influence:</b> We may have opportunity to select suppliers based on carbon -emission strategies.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
Downstream transportation and distribution	N	N	N	N	N	<p><b>Size:</b> The emissions source is minimal as Hesperia does not have transportation and distribution of products as part of the business model and postage and freight services have already been included in emissions data.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions of our suppliers from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Processing of sold products	N	N	N	N	N	<p><b>Size:</b> The emissions source is 0 as Hesperia does not have processing of products as part of the business model.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Use of sold products	N	N	N	N	N	<p><b>Size:</b> The emissions source is likely to be 0 as Hesperia does not have end of use of goods and services sold by company as part of the business model.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders are unlikely to consider this a relevant source of emissions for our business.</p>

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
						<p><b>Outsourcing:</b> We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
End-of-life treatment of sold products	N	N	N	N	N	<p><b>Size:</b> The emissions source is 0 as Hesperia does not have products that are sold by the company as part of the business model.</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source.</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>
Franchises	N	N	N	N	N	<p><b>Size:</b> The emissions source is 0 as Hesperia does not have franchising as part the business model.</p> <p><b>Influence:</b> Hesperia does not have the potential to influence the emissions from this source</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source for our company.</p> <p><b>Stakeholders:</b> Our key stakeholders 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 and comparable organisations do not typically undertake this activity within their boundary.</p> <p><b>Conclusion:</b> NOT RELEVANT.</p>



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