Climate Active Carbon Neutral certification

Public Disclosure Statement







THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Elanor

Building / Premises name: ATO

Building Address: 55 Elizabeth Street, Brisbane, QLD 4000

Corresponding NABERS Energy

Rating number

N69185

This building ATO has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 30/9/2024 to 29/9/2025.

Total emissions offset	273 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

ATO has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 29th of September 2025

Reporting Year Period	
The rating period / reporting year	1/07/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/06/2024

1. Carbon Neutral Information

1A Introduction:

Elanor Investors Group is a publicly listed Australian real estate funds management business, managing real estate investments across Australia and New Zealand, including the commercial building at 55 Elizabeth Street, Brisbane. Their mission is to grow as a leading real estate funds management business known for delivering exceptional investment returns and making positive and impactful social and environmental contributions to the communities in which they operate. As part of this, they are focusing on the continual operational efficiency of their assets and working towards a net zero carbon portfolio

1B Emission sources within certification boundary

Table 1. Emissions Boundary					
The Building has achieved Carbon	Base Building; or				
Neutral Certification for the	Whole Building.				
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission source:		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.			

Table 2. Declaration of excluded emissions

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

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
Office tenancy light and power	Office tenancy lighting, power and supplementary air conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air conditioning are excluded on the basis these are outside the operational control of the building owner
Retail Tenant managed waste streams	Retail Tenant managed waste streams are excluded on the basis these are outside the operational control of the building owner

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	114.4
Scope 1: Natural gas	0.0
Scope 1: Diesel	5.2
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	1.3
Scope 3: Electricity	0.0
Scope 3: Waste	121.3
Scope 3: Water and Wastewater	30.6
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	273

^{*}The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

https://www.climateactive.org.au/buy-climate-active/certified-brands

3. Carbon Offsets Summary

	Table 4. Offsets retired											
				Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity	Eligible Quantity used	Percentage of		
Project Description	Type of offset units Registry	Registry	Date retired				(tCO2 -e) (total quantity	banked for future reporting periods	for this reporting period claim	total (%)		
ERF105045 - Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	I 1/10/2024	3,773,006,505-3,773,0006,777 See screenshot in Appendix B	2018-2019	273	273	0	273	100.0%		
TOTAL Eligible Quantity used for this reporting period clain									273			
	TOTAL Eligible Quantity banked for future reporting period											

^{*} If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

^{**} Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible under Climate Ac

^{***} Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates	0
(LGCs)*	U

* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

able 6. REC information												
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location		
			rendered this report and used in this report		0							

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

Market-based method

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach				
Total renewables (onsite and offsite) (cell D45)	993,913	kWh		
Mandatory * (RET) (cell D32)	167,598	kWh		
LGCs voluntarily surrendered (cell D36+D37)	0	kWh		
GreenPower voluntarily purchased (cell D34)	739,489	kWh		
Onsite renewable energy consumed (cell D41+D43)	86,826	kWh		
Onsite renewable energy exported (cell D40)	0	kWh		
Total residual electricity (cell D44)	-23,130	kWh		
Percentage renewable electricity – (cell D46)	100.00%			
Market Based Approach Emissions Footprint (cell M44)	-21,048	kgCO ₂ -e		
Location Based Approach				
Location Based Approach Emissions Footprint (cell L47)	777,883	kgCO₂-e		

Note

N*

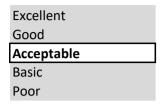
^{*} Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

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

Emissions from waste make up 44.45% of this claim's total emissions

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



Appendix C: Refrigerant assessment details

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

Method 1 – Estimation based on a default annual leakage rate

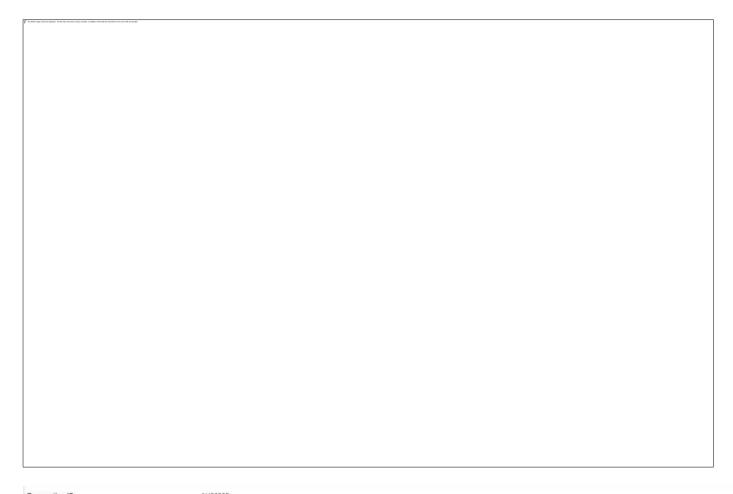
Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 41.90% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	114.40
Total	114.40

Appendix D: Screenshots of offsets purchased



Transaction ID AU36309 **Current Status** Completed (4) Status Date 01/10/2024 23:42:27 (AEST) 01/10/2024 13:42:27 (GMT) Transaction Type Cancellation (4) Transaction Initiator Stuart, Benjamin Mathew Clarke Rockliff, Nathan Stephen Transaction Approver 273 ACCUs (Tiwi Islands Savanna Burning for Greenhouse Gas Abatement) retired on behalf of Elanor Funds Management Limited C/- Jones Lang LaSalle Qld Pty Ltd (55 Elizabeth St, Brisbane) for their FY24 Climate Active certification

Transferring Account

AU-2321 Account

Number

Acquiring Account

AU-1068 Account Number



Account Name	Carbon Financial Services Pty. Ltd.	Account Name	Australia Voluntary Cancellation Account
Account Holder	Carbon Financial Services Pty. Ltd.	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			ERF105045					2018-19		3,773,006,505 - 3,773,006,777	273

Transaction Status History

Status Date	Status Code
01/10/2024 23:42:27 (AEST) 01/10/2024 13:42:27 (GMT)	Completed (4)
01/10/2024 23:42:27 (AEST) 01/10/2024 13:42:27 (GMT)	Proposed (1)
01/10/2024 23:42:27 (AEST) 01/10/2024 13:42:27 (GMT)	Account Holder Approved (97)
01/10/2024 15:32:14 (AEST) 01/10/2024 05:32:14 (GMT)	Awaiting Account Holder Approval (95)

___Report end ___