

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The Trustee for IIG K5 Property Trust

Building / Premises name: 25 King St

Building Address: 25 King St, Bowen Hills, QLD 4006

Corresponding NABERS Energy Rating number OF32974

This building 25 King St has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 01/1/2024 to 31/12/2024. The carbon neutral certification is valid until 29/4/2026.

Total emissions offset	29 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

25 King St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 29th of April 2026

Reporting Year Period

The rating period / reporting year 1/01/2024 to 31/12/2024
12 consecutive months of data used to calculate the NABERS Star rating.



1. Carbon Neutral Information

1A Introduction:

Impact Investment Group is a leading Australian impact investment funds manager. We want to prove that finance can be a force for good. That finance can be great for people and great for the planet. We believe that aiming for systemic change is our path to meaningful environmental and social impact. We therefore work in the context of broader impact themes.

Sustainable Cities

We're working to make buildings, towns and cities sustainable, inclusive and beautiful. We've invested in green buildings and run ambitious rejuvenation projects.

Clean Energy

We see a future where energy is 100% renewable, affordable and universally accessible. We've helped fund wind and solar farms across Australia.

Empowered People

1B Emission sources within certification boundary

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

Table 2. Declaration of excluded emissions
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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
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2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		1.7
Scope 1: Diesel		0.1
Scope 2: Electricity		0.0
Scope 3: Natural gas		0.3
Scope 3: Diesel		0.0
Scope 3: Electricity		0.0
Scope 3: Waste		12.0
Scope 3: Water and Wastewater		14.0
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		29

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

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

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 -e) (total quantity retired) ***			
Linshu Biogas Recovery and Power Generation Project	VCU	Verra	12/05/2025	13459-504946180-504946189-VCS-VCU-997-VER-CN-13-2402-01012020-31122020-1	01/01/2020 - 31/12/2020	10	10	0	10	34.5%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=287373						
Ningxia Xiangshan Wind Farm Project	VCU	Verra	12/05/2025	17631-846653766-846653775-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0	01/01/2024 - 31/08/2024	10	9	1	9	31.0%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=287373						
UNITOR REDD+ PROJECT	VCU	Verra	12/05/2025	13111-471972612-471972621-VCS-VCU-262-VER-BR-14-2508-01012020-31122020-0	01/01/2020 - 31/12/2020	10	10	0	10	34.5%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=285299						
TOTAL Eligible Quantity used for this reporting period claim									29	
TOTAL Eligible Quantity banked for future reporting periods								1		

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

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

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

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

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

1. Large-scale Generation certificates (LGCs)*	0
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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 Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

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

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -

0

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO2e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement

0 kWh

Evidence of purchase of this renewable electricity -

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)	922,092	kWh
Mandatory * (RET) (cell D32)	127,614	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	671,754	kWh
Onsite renewable energy consumed (cell D41+D43)	122,724	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-126,297	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-114,930	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	592,303	kgCO ₂ -e

Note

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

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, 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 41.39% of this claim's total emissions

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

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

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

Method 1 – Estimation based on a default annual leakage rate

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

Refrigerant emissions make up 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	0.00
Method 2	0.00
Total	0.00

Appendix D: Screenshots of offsets purchased

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2020	31/12/2020	13459-504946180-504946189-VCS-VCU-997-VER-CN-13-2402-01012020-31122020-1	10	VCU	2402	Linshu Biogas Recovery and Power Generation Project	Waste handling and disposal	CORSIA – Pilot Phase, 2021-2023 Eligible		Shandong Province	China (CN)	NettZero	NCOS Programme	The Trustee for IIG K5 Property Trust	VCUs retired for 25 King St, Bowen Hills QLD Carbon Neutral NABERS rating on behalf of The Trustee for IIG K5 Property Trust. Rating Period: 01/01/2024 - 31/12/2024	12/05/2025
1 - 1 : 1																
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From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2020	31/12/2020	13111-471972612-471972621-VCS-VCU-262-VER-BR-14-2508-01012020-31122020-0	10	VCU	2508	UNITOR REDD+ PROJECT	Agriculture Forestry and Other Land Use			Amazonas	Brazil (BR)	NettZero	NCOS Programme	The Trustee for IIG K5 Property Trust	VCUs retired for 25 King St, Bowen Hills QLD Carbon Neutral NABERS rating on behalf of The Trustee for IIG K5 Property Trust. Rating Period: 01/01/2024 - 31/12/2024	12/05/2025
1 - 1 : 1																
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