Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	LIF Pty Ltd
Building / Premises name:	2-4 Lyonpark Road
Building Address:	2-4 Lyonpark Road, Macquarie Park, NSW 2113
Corresponding NABERS Energy Rating number	OF37297

This building 2-4 Lyonpark Road 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 01/2/2024 to 31/1/2025 The carbon neutral certification is valid until 28/4/2026.

Total emissions offset	75 tCO2-e
Offsets bought	0.00% ACCUs, 0.00% VCUs, 0.00% CERs, 100.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

2-4 Lyonpark Road has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 28th of April 2026

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/02/2024* *to* *31/01/2025*

1. Carbon Neutral Information

1A Introduction:

LIF Pty Ltd (ABN 92 099 664 285) is the Trustee for Local Government Property Fund (ABN 38 870 339 380) which is managed by Vision Super Pty Ltd (ABN 50 082 924 561) as trustee for the Local Authorities Superannuation Fund (ABN 24 496 637 884) ('Vision Super'). Vision Super integrates environmental, social, and governance (ESG) considerations into its investment strategy. This approach aims to optimize net long-term risk-adjusted returns for its members.

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

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
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	44.6
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	23.9
Scope 3: Water and Wastewater	6.1
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**75**

*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 (tCO2 –e) (total quantity retired) *****	**Eligible Quantity banked for future reporting periods**	**Eligible Quantity used for this reporting period claim**	**Percentage of total (%)**
Cururos Wind Farm Project	VER	Gold Standard	18/06/2025	GS1-1-CL-GS3567-12-2017-23424-30686-30760 https://registry.goldstandard.org/batch-retirements/details/213927	01/01/2016 - 31/12/2020	75	75	0	75	100.0%
TOTAL Eligible Quantity used for this reporting period claim									75	
TOTAL Eligible Quantity banked for future reporting periods								0		

* 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

* 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)	**924,045**	**kWh**
Mandatory * (RET) (cell D32)	105,849	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	714,225	kWh
Onsite renewable energy consumed (cell D41+D43)	103,971	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	**-261,800**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-238,238**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**407,540**	**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 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 31.81% 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

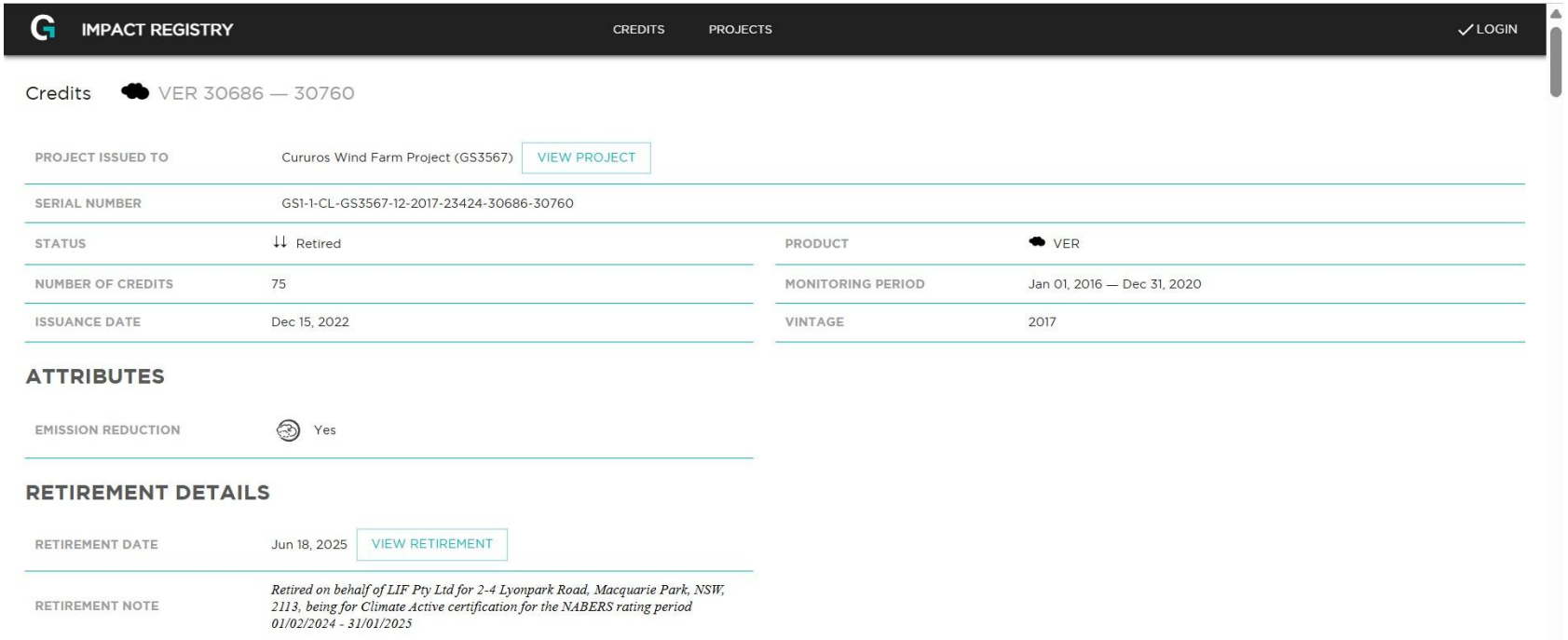
Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 59.44% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	44.58
Method 2	0.00
Total	**44.58**

Appendix D: Screenshots of offsets purchased



IMPACT REGISTRY CREDITS PROJECTS LOGIN

Credits VER 30686 — 30760

PROJECT ISSUED TO	Cururos Wind Farm Project (GS3567) VIEW PROJECT		
SERIAL NUMBER	GS1-1-CL-GS3567-12-2017-23424-30686-30760		
STATUS	Retired	PRODUCT	VER
NUMBER OF CREDITS	75	MONITORING PERIOD	Jan 01, 2016 — Dec 31, 2020
ISSUANCE DATE	Dec 15, 2022	VINTAGE	2017

ATTRIBUTES

EMISSION REDUCTION	Yes

RETIREMENT DETAILS

RETIREMENT DATE	Jun 18, 2025 VIEW RETIREMENT
RETIREMENT NOTE	*Retired on behalf of LIF Pty Ltd for 2-4 Lyonpark Road, Macquarie Park, NSW, 2113, being for Climate Active certification for the NABERS rating period 01/02/2024 - 31/01/2025*

___Report end ___