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:	Investa Property Group & Commonwealth Superannuation Corporation
Building / Premises name:	QV1
Building Address:	250 St Georges Tce, Perth, WA 6000
Corresponding NABERS Energy Rating number	N69836

This building QV1 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 09/4/2025 to 08/4/2026.

Total emissions offset	245 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

QV1 has achieved a NABERS Energy rating of 4.5 stars without GreenPower.

Expires 8th of April 2026

Reporting Year Period

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

1. Carbon Neutral Information

1A Introduction:

The QV1 Management Team oversees the day-to-day management, maintenance, security and upkeep of the QV1 precinct – a 65,000sqm office building and retail plaza. The team is also responsible for delivering sustainable outcomes and ensuring a workplace that creates value for owners, tenants, visitors and the community – both now and for future generations. As demand for real estate becomes more sophisticated, the team have demonstrated a strong commitment to 'futureproofing' QV1 with a combination of features that primarily centre on wellness, sustainability and community. By making improvements in green building features, QV1 is able to meet occupiers' requirements for a healthier work environment for their staff. The QV1 Management Team's efforts in key sustainability fields is exemplary, due not only due to the scale and diversity of the 65,000sqm precinct, but because of its age as the oldest premium office tower in the current Perth market. Although one of Australia's most energy efficient buildings at project completion, in today's market it has to compete with modern buildings that are purposely designed with consideration to the various sustainability targets of the evolving global environment. It is because of these challenges, that the efforts to develop and apply a robust ESG framework around QV1 are above and beyond. These efforts have resulted in several key achievements, including: 2021 WELL Health Safety Rating (first building in Perth to receive this accreditation), 5.5 Star NABERS

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	not within emissions boundary
retail tenancy light and power	not within emissions boundary

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	71.4
Scope 1: Diesel	27.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	5.7
Scope 3: Diesel	6.7
Scope 3: Electricity	0.0
Scope 3: Waste	99.1
Scope 3: Water and Wastewater	34.9
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**245**

*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 (%)
Theparak Wind Project Thailand	VCU	Verra	14/04/2025	8144-460984590-460984835-VCU-1491-VER-TH-1-2002-01012019-31102019-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=285610	01/01/2019 to 31/10/2019	246	246	1	245	100.0%
							TOTAL Eligible Quantity used for this reporting period claim		245	
							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

* 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			

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)	**2,302,348**	**kWh**
Mandatory * (RET) (cell D32)	436,348	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	1,866,000	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	**-935**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-851**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	**1,587,975**	**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 40.44% 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:

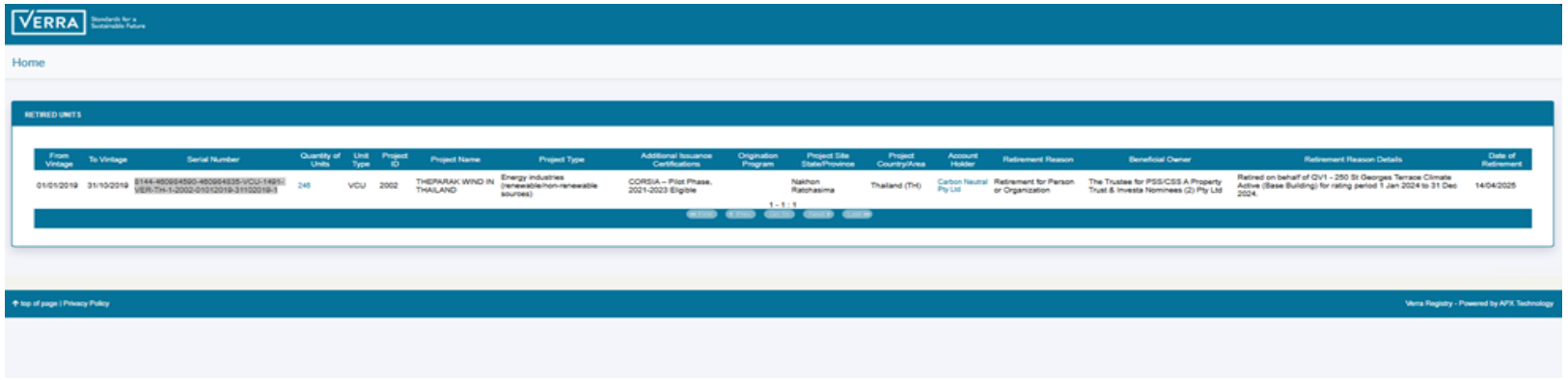
Method 1 – Estimation based on a default annual leakage rate

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	Method 1 not applied
Method 2	Method 2 not applied
Total	**0.00**

Appendix D: Screenshots of offsets purchased



ACXargyle

The Trustee for PSS/CSS A Property Trust &
Investa Nominees (2) Pty Ltd
C/- CBRE (C) Pty Ltd
QV1
250 St Georges Terrace
Perth, WA, 6000

By email: reasap.pacific@cbre.comQV1

cc: simone@qv1.com.au

Green Energy Exchange Pty Ltd
ABN: 92 664 188 989

G.02 109 Burwood Rd,
Hawthorn, VIC 3122
Phone 61 3 9805 0728
Email: accounts@co2ex.com.au

7 March 2025

Your Ref.: PO6564180_255390

TAX INVOICE GEX672425

#	Item	Description	Rate	Cost
1	Supply of GreenPower 1,864 MWh	Property and period of application: - QV1 NABERS Climate Assessment - all base building services electricity - Period – 1/1/2024 to 31/12/2024	$34.50/MWh	$64,308.00
Total Supply Cost				$64,308.00
Goods and Services Tax				$6,430.80
Total Payable				**$70,738.80**

Please note changed banking details

Green Energy Group

Bank Account Details

Name GREEN ENERGY EXCHANGE PTY LTD
BSB 083 166
Account 227843715

GreenPower

Payment Due: 30 days Thank You

ACXargyle

The Trustee for PSS/CSS A Property Trust &
Investa Nominees (2) Pty Ltd
C/- CBRE (C) Pty Ltd
QV1
250 St Georges Terrace
Perth, WA, 6000

By email: reasap.pacific@cbre.comQV1

cc: simone@qv1.com.au, Alex.Sejournee@hfmassets.com.au

Green Energy Exchange Pty Ltd
ABN: 92 664 188 989

G.02 109 Burwood Rd,
Hawthorn, VIC 3122
Phone 61 3 9805 0728
Email: accounts@co2ex.com.au

9 April 2025

Your Ref.: PO6564180_255390 (supplement to GEX672425 under same PO#)

TAX INVOICE GEX722425

#	Item	Description	Rate	Cost
1	Supply of GreenPower 2 MWh	Property and period of application: - QV1 NABERS Climate Assessment - all base building services electricity - Period – 1/1/2024 to 31/12/2024 **supplemental purchase to earlier GEX672425**	$34.50/MWh	$69.00
Total Supply Cost				$69.00
Goods and Services Tax				$6.90
Total Payable				**$75.90**

Bank Account Details

Name GREEN ENERGY EXCHANGE PTY LTD
BSB 083 166
Account 227843715

Payment Due: 30 days Thank You

Green Energy Group

GreenPower

___Report end ___