Climate Active Carbon Neutral certification

Public Disclosure Statement

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: LIF PTY LIMITED

Building / Premises name: 120 Sussex Street

Building Address: 120 Sussex Street, Sydney, NSW 2000

Corresponding NABERS Energy Rating number OF37302

This building 120 Sussex Street 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 06/4/2025 to 05/4/2026.

Total emissions offset	66 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

120 Sussex Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 5th of April 2026

Reporting Year Period

The rating period / reporting year	*1/02/2024*
12 consecutive months of data used to calculate the NABERS Star rating.	*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 optimise 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**
Office and retail 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**

N*

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	52.4
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	9.0
Scope 3: Water and Wastewater	4.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**66**

*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-GS3567-12-2017-23424-30987-31052 https://registry.goldstandard.org/batch-retirements/details/213930	2017	66	66	0	66	100.0%
							TOTAL Eligible Quantity used for this reporting period claim		66	
							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			

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)	350,979	kWh
Mandatory * (RET) (cell D32)	55,940	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	295,040	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-55,940	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-50,905	$kgCO_2$-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	215,379	$kgCO_2$-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 13.60% 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 79.47% of this claim's total emissions.
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	52.45
Method 2	Method 2 not applied
Total	**52.45**

Appendix D: Screenshots of offsets purchased

G IMPACT REGISTRY   CREDITS   PROJECTS   ✓ LOGIN

Retirement

STATUS			NUMBER OF CREDITS	
↓↓ Retired			66	

RETIREMENT DETAILS

RETIREMENT DATE	Jun 18, 2025
RETIREMENT NOTE	*Retired on behalf of LIF Pty Ltd for 120 Sussex St, Sydney, NSW, 2000, being for Climate Active certification for the NABERS rating period 01/02/2024 - 31/01/2025*
USING ENTITY	Pangolin Associates
USE CASE	Voluntary

QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	USE CASE AUTHORISATION	CORRESPONDING ADJUSTMENT	SERIAL NUMBER	ACTIONS
66	GS3567	Cururos Wind Farm Project by Parque Eolico Los Cururos Ltda	Chile	Wind	ACM0002 Grid-connected electricity generation from renewable sources	VER	Not Applicable	Not Applicable	GS1-1-CL-GS3567-12-2017-23424-30987-31052	VIEW

N*

___Report end ___