PUBLIC DISCLOSURE STATEMENT

PINETREES LODGE PTY LTD

SERVICE CERTIFICATION
FY2023-2024

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	PINETREES TRUST NO 4 T/A Pinetrees Lodge Pty Ltd (ABN 58 919 365 157)
REPORTING PERIOD	Financial year 1 July 2023 – 30 June 2024
DECLARATION	*To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.* *Luke Hanson* Luke Hanson Director 12 December 2024

Australian Government
Department of Climate Change, Energy, the Environment and Water

Version 9.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	573 tCO_2-e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	N/A
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	13/10/2022 Mylene Turban Pangolin Associates Next technical assessment due: FY2025

Contents

2. CERTIFICATION INFORMATION

Description of product certification

This inventory has been prepared for the financial year from 1 July 2023 to 30 June 2024 and covers the accommodation services of Pinetrees Lodge (ABN 58 919 365 157).

The Australian business operations of Pinetrees Lodge are included within this certification boundary and are also certified as carbon neutral by Climate Active.

This includes the following locations and facilities:

- Pinetrees Lodge, Lord Howe Island NSW
- Suite 3, Level 1, 50 Clarence Street, Sydney 2000 NSW

The methods used for collating data, performing calculations and presenting the carbon account are in accordance with the following standards:

- Climate Active Standards
- The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008

Description of service certification

Pinetrees Lodge is the largest business on Lord Howe Island. The lodge caters for 75 guests and has approximately 35 full-time and casual staff (30 FTE). Pinetrees is one of the oldest hotel businesses in Australia – six generations of the same family – and it's also one of the most remote. We manage our water, wastewater, waste and fuel (petrol, diesel and gas) on site. Our electricity is provided from the island-wide electricity grid (which is now 80% renewable).

We run a commercial restaurant, commercial laundry and luxury accommodation operation, and most of our guests stay on a full-board tariff that includes breakfast, lunch, afternoon tea and dinner.

Our operation is full service, and guests often join one of our guided event weeks, such as ocean swimming, hiking, photography and wellness.

We also run a weekly conservation tour to showcase our emission reductions, conservation and environmental management initiatives.

The **functional unit of this certification** is one guest-night, with the results expressed in tCO_2-e per guest-night.

This is a Cradle-to-grave boundary and full coverage service certification.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

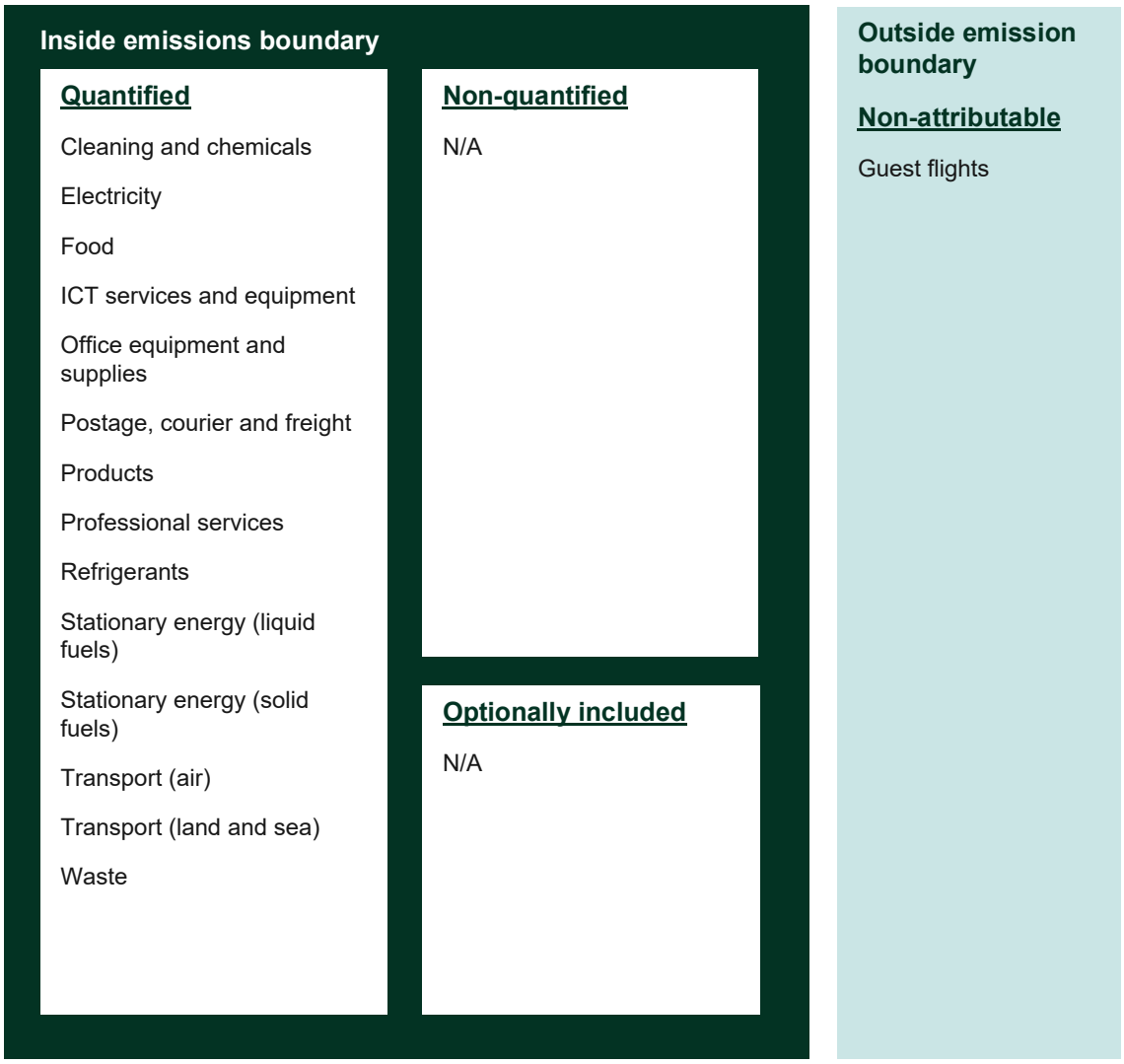
All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as 'attributable processes' of a product or service. These attributable processes are services, materials and energy flows that become the product or service, make the product or service and carry the product or service through its life cycle. These attributable emissions have been quantified in the carbon inventory.

Non-quantified emissions have been assessed as attributable and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

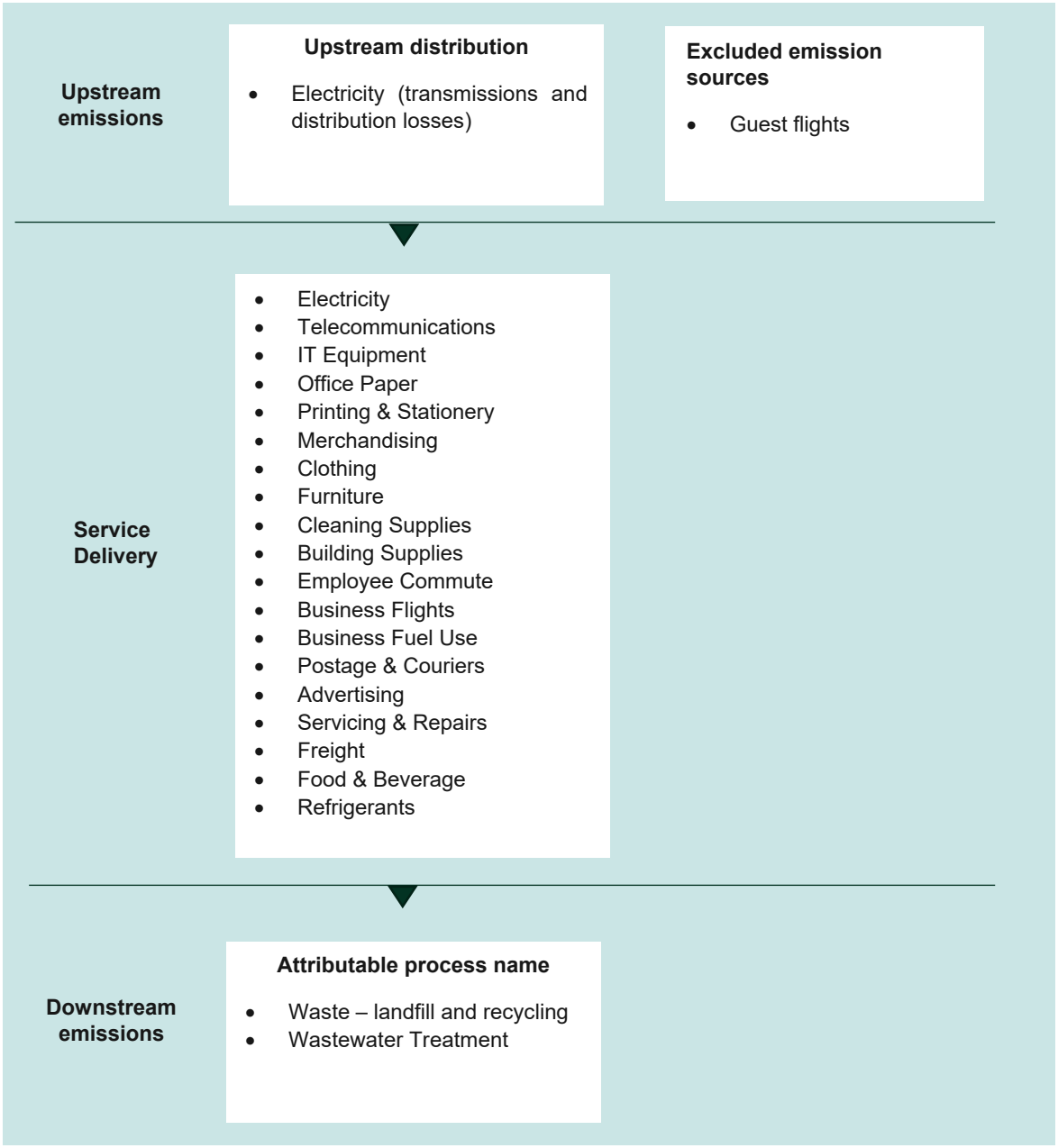
Outside the emissions boundary

Non-attributable emissions have been assessed as not attributable to a product or service. They can be **optionally included** in the emissions boundary and therefore have been offset, or they can be listed as outside of the emissions boundary (and are therefore not part of the carbon neutral claim). Further detail is available at Appendix D.


Inside emissions boundary
Quantified
Cleaning and chemicals
Electricity
Food
ICT services and equipment
Office equipment and supplies
Postage, courier and freight
Products
Professional services
Refrigerants
Stationary energy (liquid fuels)
Stationary energy (solid fuels)
Transport (air)
Transport (land and sea)
Waste
Non-quantified
N/A
Optionally included
N/A
Outside emission boundary
Non-attributable
Guest flights

Service process diagram

Cradle-to-grave boundary (full coverage)



4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Pinetrees is committed to a quantified and time-bound emissions reduction target. We aim to reduce our overall carbon emissions by 50% by 2028, measured against a baseline year of 2018. This goal builds on our initial target of 30%, achieved in half of the initially forecasted timeframe. Our strategy involves a methodical approach to emissions reduction, by upgrading ageing infrastructure, to more environmentally friendly alternatives, continued education amongst our staff and guests by way of conducting Carbon Neutral Tours around the property, and an enhanced focus on our food & beverage supply chains.

Our Emissions Reduction Strategy involves a series of impactful measures in infrastructure upgrades, rolled out across our business operations over the past 6 years. In the past financial year, we completed a significant upgrade to our hot water system, shifting from a diesel generated combustion system to a renewable energy electric heat pump. This infrastructure improvement resulted in a significant drop of approximately 6% in our overall emissions.

While recent years have seen substantial infrastructure upgrades, including wastewater systems, new grease trap treatment system, hot water systems, large commercial refrigeration systems, guest room refrigerators, construction of a large drying deck to reduce our reliance on LPG fired dryers, a 400% increase in our fresh rain water storage capacity, the installation of LED lights across the entire property, our future strategy is focused on maintaining our current intensity metrics (emissions per guest night) and avoiding an increase in emissions trajectory. We remain aligned with Climate Active partners and continuously seek collaboration with carbon neutral-inspired operators to enhance our supply chain sustainability.

Our ongoing efforts aim to reduce our total carbon footprint by 50% by 2028 measured against a baseline year of 2018, with a focus on the food and beverage supply chain, which constitutes 50% of our carbon footprint. Our net emissions intensity metric calculated at 91 kg CO_2-e per accommodation night in 2018, was targeted to be maintained or lowered by 37 kg CO_2-e per night by 2028. In this financial year we are pleased to announce we achieved a total of 33kg CO2-e per night.

Emissions reduction actions

Our full-service restaurant is responsible for 59% of our total emissions. We serve 75 guests four meals a day and provide continuous meals for 35 staff members. Historically, beef has been one of the largest contributors to our carbon footprint.

To address this, we've adopted a multi-faceted approach to reduce beef consumption in our restaurant without eliminating it off the menu entirely. Key measures include:

- Using more locally caught fish with a low emissions factor (1kg of fish = 1 liter of fuel)
- Including more vegetarian options on our menu
- Offering half portions of all dishes (not just beef) to avoid food wastage
- Increasing the use of alternative animal proteins

These efforts have led to a 3% overall decrease in our carbon footprint. In the last fiscal year, we ordered 2,899kg less beef, resulting in a 36-ton CO-2e reduction.

Our procurement approach in our Food & Beverage supply chain continues to improve each year, aligning ourselves with suppliers within the Climate Active network, using more and more carbon neutral products and organizations. Despite not having a carbon neutral gin product, we have continued to buy both gin and whiskey from Climate Active carbon neutral organization Lark Distillery.

We have also aligned ourselves with other Carbon Neutral products and organizations outside of the Climate Active network, using Hewitt Lamb, Pork and Beef who are Carbon Neutral certified under the Carbon Reduction Institute, Dilmah Tea from the World Resources Institute Network/Sri Lanka Climate Fund and Reflex Paper from Climate Impact Partners.

This year we have replaced 25 room fridges throughout the lodge with one of the most environmentally friendly fridges on the market, with a maximum 10-star MEP rating, making them the most energy-efficient appliances on the market. This model of fridge with its highly efficient and low energy compressors, along with improved insulation, should result in a forecasted 81kw per year per fridge output.

Despite not impacting on our Emissions Reduction Actions, our continued efforts in regenerating our Sallywood Swamp Forest Project continues to move forward. In addition to over 5,000 seedlings having already been planted, much like our approach with our emissions strategy, a large portion of our resources have been on maintaining the status quo, with our resources focused on weed suppression and safeguarding the seedlings. There is merit in this project for potential offsetting purposes in the future, but until then we have another 10,000 seeds and plants to regenerate one of the only patches of this unique ecosystem left in the entire planet.

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO_2-e	Emissions intensity of the functional unit
Base year/ Year 1:	2018–19	1,123.6	N/A
Year 2:	2019–20	1,117.7	0.091
Year 3:	2020–21	521.3	0.042
Year 4	2021-22	431.8	0.035
Year 5	2022-23	674.90	0.037
Current Year – Year 6	2023-24	572.13	0.033

Significant changes in emissions

Significant changes in emissions			
Attributable process	**Previous year emissions** ($t CO_2$-e)	**Current year emissions** ($t CO_2$-e)	**Reason for change**
Vegetables	70.56	61.23	Decrease in vegetable purchases
Red meat (beef)	134.05	97.58	Decrease in red meat purchases

Use of Climate Active carbon neutral products, services, buildings or precincts

Certified brand name	Product/Service/Building/Precinct used
Pangolin Associates	Consulting services

Emissions summary

Attributable process	**tCO_2-e**
Upstream	0.21
Service Delivery	541.51
Downstream	30.41
Attributable emissions (tCO_2-e)	**572.13**

Emission category	Scope 1 emissions (tCO_2-e)	Scope 2 emissions (tCO_2-e)	Scope 3 emissions (tCO_2-e)	Total emissions (t CO_2-e)
Cleaning and chemicals	0.00	0.00	4.92	4.92
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	2.85	0.21	3.06
Food	0.00	0.00	360.25	360.25
ICT services and equipment	0.00	0.00	11.21	11.21
Office equipment and supplies	0.00	0.00	7.44	7.44
Postage, courier and freight	0.00	0.00	5.92	5.92
Products	0.00	0.00	7.41	7.41
Professional services	0.00	0.00	60.79	60.79
Refrigerants	4.82	0.00	0.00	4.82
Stationary energy (liquid fuels)	41.33	0.00	12.95	54.29
Stationary energy (solid fuels)	0.00	0.00	0.08	0.08
Transport (air)	0.00	0.00	7.64	7.64
Transport (land and sea)	9.15	0.00	4.74	13.89
Waste	0.00	0.00	30.41	30.41
Total emissions (tCO_2-e)	**55.31**	**2.85**	**513.97**	**572.13**

Service offset liability	
Emissions intensity per functional unit	0.033046052 tCO2-e/ accommodation night
Emissions intensity per functional unit including uplift factors	N/A
Number of functional units covered by the certification	17,313
Total emissions (tCO_2-e) to be offset	**573**

6. CARBON OFFSETS

Eligible offsets retirement summary

The details of offsets relating to this certification are the same as those found in the Pinetrees Organisation PDS, found here.

Co-benefits

Rimba Raya is situated in Central Kalimantan in Indonesian Borneo. Covering land approximately the same size as Singapore, it is known as one of the largest Orangutan sanctuaries in the world. Offering a viable alternative to deforestation, a practice very common in the area, the project has a wealth of benefits to the biodiversity of the region and the surrounding communities. Rimba Raya is home to over 300 species of birds, 122 species of mammals and 180 species of trees and plants. The project has strong community based initiatives including increased employment for communities, greater access to medical and health services, and assistance with education.

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary

N/A.

APPENDIX A: ADDITIONAL INFORMATION

N/A.

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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.

For this certification, electricity emissions have been set by using the **location-based approach**

Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions ($kgCO_2$-e)	Renewable percentage of total
Behind the meter consumption of electricity generated	149,771	0	97%
Total non-grid electricity	**149,771**	**0**	**97%**
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	785	0	1%
Residual Electricity	3,407	3,101	0%
Total renewable electricity (grid + non grid)	**150,555**	**0**	**98%**
Total grid electricity	**4,192**	**3,101**	**1%**
Total electricity (grid + non grid)	**153,963**	**3,101**	**98%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**3,407**	**3,101**	
Scope 2	3,033	2,760	
Scope 3 (includes T&D emissions from consumption under operational control)	374	341	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	

Total renewables (grid and non-grid)	**97.79%**
Mandatory	**0.51%**
Voluntary	**0.00%**
Behind the meter	**97.28%**
Residual scope 2 emissions (t CO_2-e)	**2.76**
Residual scope 3 emissions (t CO_2-e)	**0.34**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**2.76**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**0.34**
Total emissions liability (t CO_2-e)	**3.10**

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location-based approach summary

Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	**100%**	**(kWh)**	**Scope 2 Emissions ($kgCO_2$-e)**	**Scope 3 Emissions ($kgCO_2$-e)**	**(kWh)**	**Scope 3 Emissions ($kgCO_2$-e)**
NSW	4,192	4,192	2,851	210	0	0
Grid electricity (scope 2 and 3)	**4,192**	**4,192**	**2,851**	**210**	**0**	**0**
NSW	149,771	149,771	0	0		
Non-grid electricity (behind the meter)	**149,771**	**149,771**	**0**	**0**		
Total electricity (grid + non grid)	**153,963**					

Residual scope 2 emissions (t CO_2-e)	**0.21**
Residual scope 3 emissions (t CO_2-e)	**2.85**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**0.21**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**3.06**
Total emissions liability	**0.21**

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**
Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market based summary table.		

Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**
Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market based summary table.		

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as attributable, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. These emissions are accounted for through an uplift factor. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant non-quantified emission sources	Justification reason
N/A	

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

APPENDIX D: OUTSIDE EMISSION BOUNDARY

Non-attributable emissions have been assessed as not attributable to a product or service (do not carry, make or become the product/service) and are therefore not part of the carbon neutral claim. To be deemed attributable, an emission must meet two of the five relevance criteria. Emissions which only meet one condition of the relevance test can be assessed as non-attributable and therefore are outside the carbon neutral claim. Non-attributable emissions are detailed below.

1. **Size** The emissions from a particular source are likely to be large relative to other attributable emissions.

2. **Influence** The responsible entity could influence emissions reduction from a particular source.

3. **Risk** The emissions from a particular source contribute to the responsible entity's greenhouse gas risk exposure.

4. **Stakeholders** The emissions from a particular source are deemed relevant by key stakeholders.

5. **Outsourcing** The emissions are from outsourced activities that were previously undertaken by the responsible entity or from outsourced activities that are typically undertaken within the boundary for comparable products or services.

Non-attributable emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
Guest flights	Y	N	N	N	N	**Size:** The emissions from guest flight is likely to be above the total emissions from electricity, stationary energy and fuel emissions. **Influence:** Pinetrees do not have the potential to influence the emissions from this source, since its location is mostly accessible by flight. **Risk:** There are no relevant laws or regulations that apply to limit emissions specifically from this source, the source does not create supply chain risks, and it is unlikely to be of significant public interest. **Stakeholders:** Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business. **Outsourcing:** We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.

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