

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Invesco Australia Limited

Building / Premises name: 0

Building Address: 839 Collins Street, Docklands VIC 3008, Docklands, VIC 3008

Corresponding NABERS Energy Rating number OF38555

This building 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 from 21/8/2025 until 19/5/2026.

Total emissions offset	1112 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	28.05% of electricity is from renewable sources

Emissions Reduction Strategy

839 Collins Street, Docklands VIC 3008 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 19th of May 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:

Invesco Real Estate and Challenger are the co-owners of 839 Collins Street.

At both Invesco and Challenger, we both understand that climate change has far-reaching implications for the global economy, society, and our lives. As this issue is critical to our clients, employees, shareholders, and communities, it is a key focus for both organizations. In 2021, Invesco joined the Net Zero Asset Managers Initiative, committing to achieve net-zero GHG emissions by 2050 or sooner. Invesco also participates in Climate Action 100+ and publishes an annual climate change report in line with TCFD recommendations. Invesco Real Estate is committed to achieving net-zero emissions across its directly managed real estate portfolio by 2050, as part of its ESG+R framework.

Challenger, as a UN PRI signatory, supports the transition to a low-carbon economy by working with stakeholders to mitigate climate-related risks. We manage climate-related risks and opportunities through a diversified asset portfolio and responsible investment policies. At 839 Collins Street, Melbourne, our joint venture prioritises decarbonisation, sustainability initiatives, and continuous environmental performance improvements.

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
Retail tenancy light and power	Retail tenancy lighting, power and A/C excluded on the basis these are outside the operational control of the building owner.

2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		221.8
Scope 1: Diesel		0.6
Scope 2: Electricity		738.4
Scope 3: Natural gas		17.2
Scope 3: Diesel		0.1
Scope 3: Electricity		91.2
Scope 3: Waste		22.8
Scope 3: Water and Wastewater		19.8
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		1,112

*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) ***			
Darling River Eco Corridor #30	ACCU	ANREU	13/08/2025	8,355,230,870 - 8,355,230,874 See screenshot in Appendix D	2022-23	5	5	0	5	0.4%
Darling River Eco Corridor #30	ACCU	ANREU	13/08/2025	8,355,228,891 - 8,355,229,323 See screenshot in Appendix D	2022-23	433	433	0	433	38.9%
Darling River Eco Corridor #30	ACCU	ANREU	13/08/2025	8,355,226,310 - 8,355,226,617 See screenshot in Appendix D	2022-23	308	308	0	308	27.7%
Darling River Eco Corridor #30	ACCU	ANREU	13/08/2025	8,355,228,525 - 8,355,228,890 See screenshot in Appendix D	2022-23	366	366	0	366	32.9%
TOTAL Eligible Quantity used for this reporting period claim									1,112	
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
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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)	355,443	kWh
Mandatory * (RET) (cell D32)	213,264	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	142,179	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	911,544	kWh
Percentage renewable electricity – (cell D46)	28.05%	
Market Based Approach Emissions Footprint (cell M44)	829,505	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	967,335	kgCO₂-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 2.05% 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

Transaction Details

Transaction details appear below.

Transaction ID	AU43250
Current Status	Completed (4)
Status Date	13/08/2025 16:41:15 (AEST) 13/08/2025 06:41:15 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Dickinson, Jules
Transaction Approver	Dickinson, Jules
Comment	Voluntarily retired on behalf of 839 Collins Street Docklands, VIC, 3008 for Climate Active Certification for the NABERS Certification for their period of May 2024 to May 2025

Transferring Account

Account Number	AU-3571
Account Name	CLIMA SOLUTIONS PTY LTD
Account Holder	CLIMA SOLUTIONS PTY LTD

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF118276					2022-23		8,355,230,870 - 8,355,230,874	5
AU	KACCU	Voluntary ACCU Cancellation			ERF118276					2022-23		8,355,228,891 - 8,355,229,323	433
AU	KACCU	Voluntary ACCU Cancellation			ERF118276					2022-23		8,355,226,110 - 8,355,226,617	308
AU	KACCU	Voluntary ACCU Cancellation			ERF118276					2022-23		8,355,228,525 - 8,355,228,890	366

Transaction Status History

Status Date	Status Code
13/08/2025 16:41:15 (AEST) 13/08/2025 06:41:15 (GMT)	Completed (4)
13/08/2025 16:41:15 (AEST) 13/08/2025 06:41:15 (GMT)	Proposed (1)
13/08/2025 16:41:15 (AEST) 13/08/2025 06:41:15 (GMT)	Account Holder Approved (97)
13/08/2025 16:40:42 (AEST) 13/08/2025 06:40:42 (GMT)	Awaiting Account Holder Approval (95)

___Report end ___

___Report end ___