PUBLIC DISCLOSURE STATEMENT

METEM PTY LTD

SERVICE CERTIFICATION
CY2024

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	Metem Pty Ltd (metem)
REPORTING PERIOD	Calendar year 1 January 2024 – 31 December 2024 Arrears report
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.*  Director Yoel Toledano 03.12.25

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

Version 9.1.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	639 tCO2-e
CARBON OFFSETS USED	100% VCU
RENEWABLE ELECTRICITY	19.91%
CARBON ACCOUNT	Prepared by: Pangolin Associates Pty Ltd
TECHNICAL ASSESSMENT	Date: 22/12/2023 Organisation: Pangolin Associates Next technical assessment due: CY2025

Contents

2.CERTIFICATION INFORMATION

Description of service certification

This service certification is for the fitout and refurbishment services delivered by Metem Pty Ltd (Metem). This inventory has been prepared for the calendar year from 1 January 2024 to 31 December 2024 for the Australian business operations of Metem Pty Ltd (trading as Metem). Metem also holds a Climate Active organisation certification with a 100% overlap between emissions reported in the service and organisation certifications.

- Functional unit: tCO_2-e/square meter gross floor area delivered
- Offered as: full coverage service
- Life cycle: The service is calculated according to a **cradle-to-gate** methodology, meaning that emissions are covered up to the point of delivery – including waste generated during operations and service delivery – but do not include the use or end-of-life decommissioning of the fitouts, refurbishments, installations, etc., that Metem deliver. This is a commonly selected approach for the industry as a service provider like Metem does not have any operational control or influence over these life-cycle stages.

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007. This includes Metem operations and service delivery at the following locations and facilities:

- Office location, Level 3, 165 Walker Street, North Sydney, 2060
- Mason Stevens, Level 26, 420 George Street, Sydney 2000
- Accru Felsers, Level 9, 1 Chifley Square, Sydney 2000
- Honeywell, Level 2, 2 Richardson Place, Ryde 2112
- Spec Fit , Level 2, 2 Richardson Place, Sydney, 2000
- OFX, Level 19&20, 60 Margaret Street, Sydney, 2000
- FCFA, Level 28, 20 Bond Street, Sydney, 2000
- TJX, Level 3-5, 189 Oriordan Street, Mascot, 2020
- Optiver, Level 28-32, 275 Kent Street, Sydney, 2000

The responsible entity for this service certification is Metem Pty Ltd (Metem) ABN 33 656 577 490.

This Public Disclosure Statement includes information for CY2024 reporting period.

Description of business

Metem, ABN 33656577490, is a boutique fit out and refurbishment company with a focus on people and projects. Through our collective experience delivering high quality, complex and award winning fit outs, we have tailored our approach, focusing on the clients' needs across safety, time, cost & quality.

At Metem, we focus on projects within the fit-out and refurbishment space for commercial, retail and hospitality clients. We work collaboratively with our clients to select the most suitable procurement, delivery and contract methodology that best suits the project needs. We offer an end to end service from initial feasibility/site selection right through to occupation and beyond.The following subsidiaries are also included within this certification:

Legal entity name	ABN	ACN
N/A	N/A	N/A

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

Accommodation and facilities

Cleaning and chemicals

Climate Active carbon neutral products and services

Electricity

Food

ICT services and equipment

Machinery and vehicles

Office equipment and supplies

Products

Professional services

Stationary energy (gaseous fuels)

Transport (air)

Transport (land and sea)

Waste

Water

Working from home

Non-quantified

Refrigerants

Base building natural gas

Optionally included

N/A

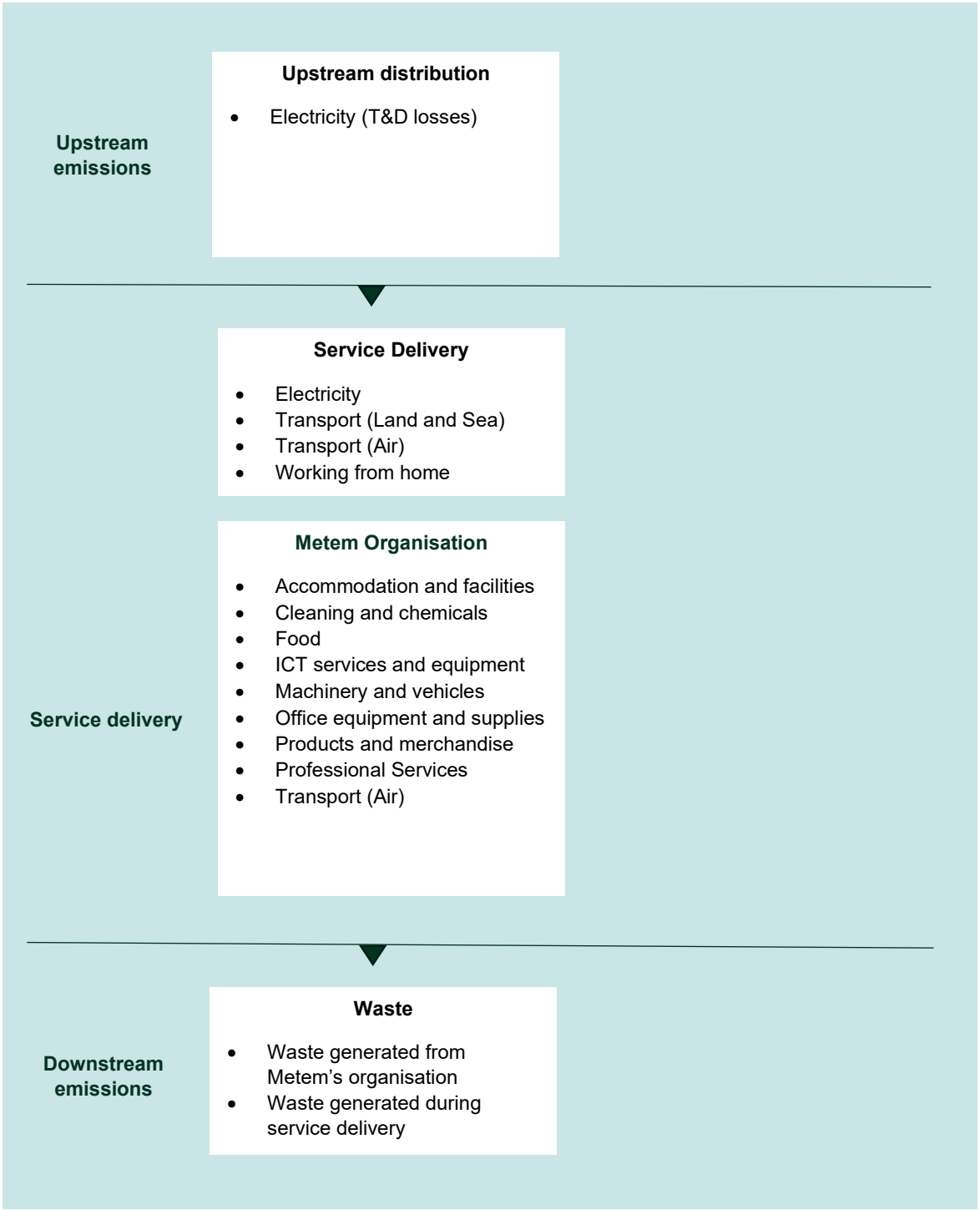
Outside emission boundary

Non-attributable

Embodied emissions of fixtures, fittings, and other materials of the projects delivered for Metem's clients

Service process diagram

The boundary illustrated below is based on a cradle-to-gate methodology. This is a commonly selected approach for the industry as a service provider like metem does not have any operational control or influence over these life-cycle stages.



4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Metem commit to reducing our scope 1 and scope 2 emissions to zero by 2030, and to reduce the intensity of our scope 3 emissions by 25% by 2030 from a 2022 baseline of 0.0443 tCO2-e per m2 floor area delivered.

Scope 1:

Currently, the only scope 1 source is from the combustion of transport fuels in company-owned vehicles. Even though three new petrol vehicles has been purchased in CY2024, a vehicle transition plan shall be developed by the start of CY2025 to (a) ensure following new vehicles are only acquired if strictly necessary and (b) inform a move to electric vehicle(s) when appropriate; the plan will aim to ensure metem are not locked-in to current fossil-fuel technologies or locked-out from future low or zero emissions transport technologies, such that we can reach zero emissions from scope 1 transport fuel emission by 2030. This plan shall also address scope 3 contributions of third-party transport fuels (see below).

Scope 2:

During 2023, metem took up an office tenancy. Since late 2023, metem have begun procuring 100% GreenPower, reducing our market-based emissions to zero. metem commit to maintaining zero market-based scope 2 electricity emissions for their organisation before 2030.

Scope 3:

- Metem has purchased three new petrol cars in CY2024 and is combusting fuel for travelling to client sites and delivering metem's services. The associated emissions have not been calculated from primary data (litres) and as such, a data management review will occur as part of metem's vehicle transition plan to enable in better decision-making about business travel and reductions actions. A review of business travel practices and transport modes will also be conducted as part of this plan.
- Construction and demolition waste is a major driver of metem's Scope 3 emissions. metem is committed to improving our waste tracking and increase the percentage of waste send to recycling.
- metem has no control over electricity procurement on clients' project sites. metem is committed to seeking conversations with clients about procuring GreenPower for the project duration.
- metem will review the possibility of changing to carbon neutral vendors for procurement where possible. This may be limited due to the specific nature of what is being procured.
    - 1.7% of our emissions resulted from products and merchandise. metem shall develop our cost-tracking/ledger practices to aim for more granular understanding of what is being purchased, to enable more accurate emissions inventory calculations.

- 1.9% of our emissions resulted from software purchases. A review of top vendors will be conducted to help assess procurement decisions in favour of lower-emissions providers, and to develop supplier-specific emissions reporting.

Metem expect a substantial increase in business over the short-term and with that, a potential rise in absolute emissions. If emissions rise during future reporting periods, metem will provide reasons for this increase and re-evaluate emissions reduction actions.

Emissions reduction actions

As of April 2025, metem have officially changed our waste tracking to a centralised waste management contractor so we can push our recyclable waste % up from 85-90%. During CY2024, metem has managed to complete a significantly greater volume of service, while the emissions intensity has remained below CY2022 levels.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO_2-e	Emissions intensity of the functional unit
Base year/Year 1:	2022	116.75	0.0467
Year 1:	2023	195.01	0.0199
Year 2:	2024	638.60	0.0376

Significant changes in emissions

Significant changes in emissions			
Emission source	**Previous year emissions (t CO2-e)**	**Current year emissions (t CO2-e)**	**Reason for change**
Electricity (market-based method, scope 3)	0.00	212.21	Previously reported as location based. Since CY24 Greenpower has been procured, hence changing to market based method.
Construction and demolition waste	27.59	210.41	Significant increase due to a largescale project.

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

Life cycle stage / Attributable process / Emission source	tCO_2-e
Accommodation and facilities	0.09
Cleaning and chemicals	0.03
Climate Active carbon neutral products and services	0.00
Electricity	212.21
Food	10.90
ICT services and equipment	2.65
Machinery and vehicles	2.46
Office equipment and supplies	2.33
Postage, courier and freight	0.00
Products	13.84
Professional services	65.44
Transport (air)	18.04
Transport (land and sea)	99.84
Waste	210.62
Water	0.06
Working from home	0.11
Attributable emissions (tCO_2-e)	**638.60**

Service offset liability	
Emissions intensity per functional unit	0.0376tCO2-e/m^2 of Gross Floor Area Delivered
Emissions intensity per functional unit including uplift factors	N/A
Number of functional units covered by the certification	17,000 m^2
Total emissions (tCO_2-e) to be offset	**639**

6. CARBON OFFSETS

Eligible offsets retirement summary

100% of Metem's emissions relevant to the Service have been captured within the Organisational boundary. Please refer to Metem's CY2024 Organisation PDS for evidence of the offset retirement.

Stapled units summary

N/A

Co-benefits

NHPC Limited's Parbati Hydroelectric Project, Stage III is Greenfield Hydro Power Project located on river Sainj and Jiwa nallah a tributary of Beas River near village Bihali, Kullu district of Himachal Pradesh state of India. It is a run-of-the-river scheme whose design discharge includes the diversion of the tail race releases of Parbati Stage-II Power house as well as inflows from river Sainj and Jiwa nallah. The purpose of the project activity is to generate electrical power using hydel energy, through the operation of run of the river hydro turbines. The hydel energy generated from the hydel power plant is evacuated to the State Grid System which is part of NEWNE Grid. Generating power through hydel plant is a clean technology as no Carbon intensive fossil fuel is burnt during the process. A hydel turbine produces power by harnessing the available potential energy. Thus, there are no GHG emissions associated with the functioning of the hydro turbines. This in result replaces anthropogenic emissions of greenhouse gases (GHG's) estimated to be approximately 1,912,324 tCO2e per year, thereon displacing 1,975,950 MWh/year amount of electricity from the gird.

Socio-economic well being:

Project activity has generated direct and indirect employment for skilled and unskilled manpower during construction phase as well as during operational stage and thus helped in controlling migration from the region and alleviation of poverty. The project activity's contribution of power supply towards the NEWNE grid is helping in the upliftment of the social life of the people by ensuring a sustainable and reliable source of power for the region. The Project activity has improved the infrastructural facilities like water availability, road, and medical facilities etc in the region.

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 **market-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	0	0	0%
Total non-grid electricity	**0**	**0**	**0%**
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	4,174	0	1%
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)	53,810	0	18%
Residual Electricity	233,195	212,207	0%
Total renewable electricity (grid + non grid)	**57,984**	**0**	**20%**
Total grid electricity	**291,179**	**212,207**	**20%**
Total electricity (grid + non grid)	**291,179**	**212,207**	**20%**
Percentage of residual electricity consumption under operational control	0%		
Residual electricity consumption under operational control	0	0	
Scope 2	0	0	
Scope 3 (includes T&D emissions from consumption under operational control)	0	0	
Residual electricity consumption not under operational control	**233,195**	**212,207**	
Scope 3	233,195	212,207	

Total renewables (grid and non-grid)	**19.91%**
Mandatory	18.48%
Voluntary	1.43%
Behind the meter	0.00%
Residual scope 2 emissions (t CO_2-e)	0.00
Residual scope 3 emissions (t CO_2-e)	212.21
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	0.00
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	212.21
Total emissions liability (t CO_2-e)	**212.21**

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	**2%**	**(kWh)**	**Scope 2 Emissions (kg CO2-e)**	**Scope 3 Emissions (kg CO2-e)**	**(kWh)**	**Scope 3 Emissions (kg CO_2-e)**
ACT	0	0	0	0	0	0
NSW	291,179	5,121	3,482	256	286,058	208,823
SA	0	0	0	0	0	0
VIC	0	0	0	0	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	291,179	5,121	3,482	256	286,058	208,823
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	0	0	0	0		
Total electricity (grid + non grid)	**291,179**					

Residual scope 2 emissions (t CO_2-e)	**3.48**
Residual scope 3 emissions (t CO_2-e)	**209.08**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**3.48**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**209.08**
Total emissions liability	**212.56**

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
Refrigerants	Immaterial
Base building natural gas	Immaterial

Excluded emission sources

Attributable emissions sources can be excluded from the carbon inventory, but still considered as part of the emissions boundary if they meet **all three of the below criteria**. An uplift factor may not necessarily be applied.

1. A data gap exists because primary or secondary data cannot be collected **(no actual data).**
2. Extrapolated and proxy data cannot be determined to fill the data gap (**no projected data**).
3. An estimation determines the emissions from the process to be **immaterial**).

Emissions Source	No actual data	No projected data	Immaterial
N/A	N/A	N/A	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
Embodied emissions of fixtures, fittings, and other materials of the projects delivered for Metem's clients	Y	N	N	N	N	**Influence:** We do not have the potential to influence the emissions from this source, and the selection of fixtures, fittings, and other materials for Metem's clients is ultimately outside of Metem's operational control within the context of the service to deliver a project. **Risk:** There are no relevant laws or regulations that apply to limit emissions specifically from this source. **Stakeholders:** Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business, whose purpose is to manage and deliver projects. **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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