



PUBLIC DISCLOSURE STATEMENT


INVESTA MANAGEMENT HOLDINGS PTY LTD

ORGANISATION CERTIFICATION

FY2024-25

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Investa Management Holdings Pty Ltd
REPORTING PERIOD	1 July 2024 – 30 June 2025 Arrears report
DECLARATION	<p><i>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.</i></p>  <p>Name of signatory: Margot Black Position of signatory: General Manager, Corporate Sustainability Date: 5/11/2025</p>



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

Public Disclosure Statement documents are prepared by the submitting organisation. The material in the Public Disclosure Statement document represents the views of the organisation and do not necessarily reflect the views of the Commonwealth. The Commonwealth does not guarantee the accuracy of the contents of the Public Disclosure Statement document and disclaims liability for any loss arising from the use of the document for any purpose.

Version 10.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	6,214 tCO ₂ -e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	100%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Date: 17/10/2025 Organisation: Pangolin Associates Pty Ltd Next technical assessment due: FY 2027

Contents

1. Certification summary.....	3
2. Certification information	4
3. Emissions boundary	6
4. Emissions reductions.....	8
5. Emissions summary	10
6. Carbon offsets	12
7. Renewable Energy Certificate (REC) Summary	18
Appendix A: Additional Information	20
Appendix B: Electricity summary	22
Appendix C: Inside emissions boundary	25
Appendix D: Outside emissions boundary	26

2. CERTIFICATION INFORMATION

Description of organisation certification

This Climate Active certification is for the business operations of Investa Management Holdings Pty Limited (Investa), ABN 62 126 219 903, for the financial year 2024-2025 (FY25) reporting period which is the second year for Climate Active certification for Investa. The inventory also covers the emissions associated with base buildings operated by Investa, and entities under Investa Management Holdings Pty Ltd for the FY25 period.

The organisational 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 certification includes the emissions associated with:

- The business operations of the Investa corporate management platform.
- The base building operations in Investa managed buildings, within the portfolio of Investa core managed funds (Investa Commercial Property Fund, ICPF, and Investa Gateway Office, IGO).
- The base building operations in externally managed buildings, within the portfolio of Investa core managed funds (ICPF and IGO).
- The base building operations in Investa managed mandates where Investa has operational control: 10-20 Bond Street, Sydney, 6 O'Connell Street, Sydney, 135 King Street, Sydney, 252 Pitt Street (Parkline Place), Sydney, and 179 Turbot Street, Brisbane.

Refer to Appendix A for a comprehensive list of all buildings included in this certification.

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

- The Climate Active Carbon Neutral Standard for Organisations (Organisation Standard)
- The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008

Organisation description

Investa is a progressive Australian real estate investment manager, developer and operator with A\$14 billion in assets under management¹. Investa acquires, develops and manages real estate assets on behalf of its partners and harnesses the full potential of its expertise to create exceptional experiences across varied asset classes.

Investa's integrated management platform provides an investment and property management approach that supports the full property lifecycle – from acquisition and development, through to day-to-day operations.

Our approach

Our managed buildings provide premium workplaces and homes for customers across Australia's major cities. We are committed to creating exceptional places, experiences and communities for our customers – all within innovative, award-winning spaces that shape our future cities. Our vision is to be the team you want to work with in Australian real estate.

Our focus is on delivering real estate solutions that drive sustainable outperformance across the commercial office and living sectors. For over 25 years, we've challenged ourselves to support positive change in Australia's workplaces. Now, as we expand into the living sector, we're applying the same mindset to our residential portfolio. ESG principles guide our decision-making and provides our team with the framework to consider how we fund investments, design and develop our projects, operate our buildings and empower our people.

We're proud of our environmental achievements, including supporting the Taskforce on Climate-related Financial Disclosures (TCFD) since 2018, publishing our net zero Science-Based Target Initiative (SBTi) in 2019 and adopting the Taskforce on Nature-related Financial Disclosures (TNFD). Our managed buildings across Australia have been powered by 100% renewable electricity since 1 July 2023, and our first Climate Active carbon neutral certification was achieved in FY24.

The following entities are included in this certification:

Legal entity name	ABN	ACN
ICPF Holdings Limited ²	20 610 989 805	610 989 805
The Trustee for Australia Office Fund Investment I Trust ³	36 360 783 944	
Investa Asset Management (QLD) Pty Ltd	35 098 527 167	098 527 167
Investa Asset Management Pty Ltd	16 089 301 922	089 301 922

¹ Values are correct as at 30 June 2025 and includes managed investments and buildings

² Investa Commercial Property Fund (ICPF)

³ Investa Gateway Offices (IGO)

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 relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant 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

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

Inside emissions boundary

Quantified

Accommodation and facilities
Climate Active carbon neutral products and services
Electricity
Food
ICT services and equipment
Office equipment and supplies
Professional Services
Postage, courier and freight
Refrigerants
Stationary energy (gaseous fuels)
Stationary energy (liquid fuels)
Transport (air)
Transport (land and sea)
Waste
Water
Working from home

Non-quantified

N/A

Outside emission boundary

Excluded

Advertising & Marketing
Cleaning and Chemicals
Building Repairs and Maintenance

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Investa's energy and emissions performance and targets are disclosed in our annual ESG corporate reporting suite. At Investa, we understand the importance of achieving net zero carbon emissions. In 2018, we set a target to be net zero in scope 1 and 2 emissions for buildings under management by 2040. For scope 3, we set a target of 40% reduction in tenant electricity emissions by 2040 from a 2015 base year. In 2022 we brought forward our net zero in scope 1 and 2 emissions target to 2025 and expanded our scope 3 ambitions to include reductions in embodied carbon for Investa managed developments and capital works. In FY22, we also became signatories to World Green Building Council (WGBC) Net Zero Carbon Buildings Commitment and UN Race to Zero..

Scope 1 and 2 emissions

Investa achieved net zero scope 1 and 2 emissions across corporate operations and Investa managed buildings in 2024.⁴ To maintain this achievement in the future, we will continue to implement the following actions:

- 1. Energy efficiency:** All Investa managed buildings that are eligible for a NABERS rating, have a NABERS improvement plan which identifies future projects to enhance their energy efficiency and NABERS Energy rating.
- 2. Renewable electricity:** From 1 July 2023, 100% of Investa managed buildings have been powered by renewable electricity.
- 3. Electrification:** Electrification of our managed buildings is a key step in addressing our scope 1 emissions. To operate fully electric buildings, Investa progressed electrification planning across 100% of our managed buildings for base building equipment in 2024. This planning involves switching out natural gas driven technologies with electrically driven technologies for space heating and domestic hot water systems. We have taken the remaining expected life of current plant and equipment into consideration and are completing separate reviews into standby diesel generation systems and natural gas for tenant commercial cooking systems.

Investa core managed funds, ICPF and IGO, have adopted the Investa platform net zero in scope 1 and 2 pathway which applies across their financed buildings, including Investa managed and externally managed buildings.

Scope 3 emissions

Scope 3 emissions in this statement apply to operational emissions associated with water and waste across the building portfolio and corporate operations, specifically business, travel, employee commute and ICT services.

Investa is working towards the following:

⁴ Refer to the Investa Sustainability Report 2025
https://www.investa.com.au/hubfs/Investa%20Sustainability%20Report%20FY25_FINAL.pdf,
page 21

- Zero waste to landfill in managed buildings by 2045, in partnership with waste and cleaning contractors and tenants.
- Water efficient assets through monitoring of water efficiency initiatives and recycled water use.

While emissions from our corporate operations were assessed as relatively immaterial to the broader footprint of Investa managed buildings, we will remain focussed on reducing emissions from business travel and employee commuting.

Emissions reduction actions

We have continued to achieve net zero in scope 1, 2 and operational scope 3 in FY25, and continue to focus on the decarbonisation of our managed buildings and corporate platform. In FY25, we recorded the following milestones⁶:

- Continued 100% renewable electricity procurement in managed buildings.
- Procured GreenPower for Investa corporate tenancies.
- Continued implementation of electrification plans for managed buildings.
- Integration of net zero strategy to new acquisitions managed by Investa.
- Completion of developments into operations of two fully electric managed buildings.

⁵ Refer to the Investa Sustainability Report 2025
https://www.investa.com.au/hubfs/Investa%20Sustainability%20Report%20FY25_FINAL.pdf,
 page 21

⁶ Refer to the Investa Sustainability Report 2025 for further details on Investa FY25 ESG achievements
https://www.investa.com.au/hubfs/Investa%20Sustainability%20Report%20FY25_FINAL.pdf

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base Year / Year 1:	2023-2024	4,933.70	N/A
Year 2:	2024-2025	6,213.52	N/A

Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Refrigerants	67.41	1247.25	One-off refrigerant top-ups due to refrigerant leaks and equipment replacement.
Natural Gas NSW/ACT (metro) (GJ)	1598.09	1,770.59	Increased number of buildings to the Investa portfolio during FY25 (388 George Street, 10-20 Bond St)).
Commercial and Industrial Waste	940.56	1,277.69	Increased number of buildings to the Investa portfolio during FY25 (388 George Street, 10-20 Bond St, 39 Martin Place and Parkline Place).

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

Certified brand name	Product/Service/Building/Precinct used
QV1 – 250 St Georges Terrace, Perth	Building

Emissions summary

The electricity summary is available in Appendix B. Electricity emissions were calculated using a **market-based approach**.

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)
Accommodation and facilities	0.00	0.00	14.46	14.46
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00
Food	0.00	0.00	27.53	27.53
ICT services and equipment	0.00	0.00	136.32	136.32
Office equipment & supplies	0.00	0.00	6.88	6.88
Postage, courier and freight	0.00	0.00	15.48	15.48
Professional Services	0.00	0.00	98.29	98.29
Refrigerants	1,247.25	0.00	0.00	1247.25
Stationary Energy (gaseous fuels)	1,989.04	0.00	403.70	2392.74
Stationary Energy (liquid fuels)	1.01	0.00	0.25	1.26
Transport (Air)	0.00	0.00	229.09	229.09
Transport (Land and Sea)	0.00	0.00	193.71	193.71
Waste	0.00	0.00	1277.69	1277.69
Water	0.00	0.00	563.75	563.75
Working from home	0.00	0.00	9.07	9.07
Total emissions (tCO₂-e)	3,237.29	0.00	2976.22	6213.52
<i>Figures may not sum to total due to rounding.</i>				

6. CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Australian Carbon Credit Units (ACCU)	6,214	100.00%

Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
New Leaf Project (EOP101164)	ACCU	ANREU	25/8/2025	89992236220 - 8999230492	2024	4,273	0	0	4,273	68.76%
New Leaf Project (EOP101164)	ACCU	ANREU	25/8/2025	8999230922 - 8999231394	2024	473	0	0	473	7.61%
New Leaf Project (EOP101164)	ACCU	ANREU	25/8/2025	8999225203 - 8999225209	2024	7	0	0	7	0.11%
New Leaf Project (EOP101164)	ACCU	ANREU	25/8/2025	8999230493 - 8999230921	2024	429	0	0	429	6.90%
New Leaf Project (EOP101164)	ACCU	ANREU	25/8/2025	8999225016 - 8999225202	2024	187	0	0	187	3.01%
New Leaf Project (EOP101164)	ACCU	ANREU	18/8/2025	8999225894 - 8999226219	2024	326	0	0	326	5.25%
New Leaf Project (EOP101164)	ACCU	ANREU	18/8/2025	8999225210 - 8999225893	2024	684	0	181	503	8.09%
New Leaf Project (EOP101164)	ACCU	ANREU	29/10/2025	8999231445 - 8999231491	2024	47	0	47	0	0.00%
New Leaf Project (EOP101164)	ACCU	ANREU	30/10/2024	8999217714 - 8999218083	2024	370	354	0	16	0.26%
Offset Totals:						6,796	354	228	6,214	100.00%

Co-benefits

The New Leaf Carbon Project comprises of 12,000 hectares of native forest across Tasmania. This land had previously been approved for timber harvesting, prior to its registration as a carbon project, with carbon financing supporting its conservation ambitions. Stopping logging in these areas safeguards critical habitats, enhances biodiversity, and preserves carbon sequestration processes.

The project not only maintains intact ecosystems, but also plays a crucial role in conserving Tasmania's iconic and irreplaceable landscapes. It supports the protection of numerous threatened species, including the endangered Tasmanian devil and the wedge-tailed eagle.

The project will sequester approximately 380,875 tonnes of carbon dioxide over the 25 years of the project's life and is protected via legally binding and government monitored Conservation Covenants. Income generated from the project continues to be reinvested back into conservation efforts managed by the Tasmania Land Conservancy, an independent non-for-profit.

Australian National Registry of Emissions Units

Logged in as: Kirstie Chandra / Industry User

Transaction Details

Transaction details appear below:

Transaction ID	AU43554
Current Status	Completed (4)
Status Date	25/08/2025 11:08:35 (AEST) 25/08/2025 01:08:35 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kirstie
Transaction Approver	Gurney, Annabelle
Comment	Retired for Investa FY25 Climate Active Certification: SYD 1 Market, 10-20 Bond, 126 Phillip, 151 Clarence, 201 Kent, 252 Pitt, 347 Kent, 388 George, 39 Martin Pl, 420 George, 40 Mount, 6 O'Connell, MEL 120 Collins, 522 Flinders Ln, 567 Collins.

Transferring Account		Acquiring Account	
Account Number	AU-3255	Account Number	AU-1968
Account Name	Tasman Environmental Markets Australia Pty Ltd	Account Name	Australia Voluntary Cancellation Account
Account Holder	Tasman Environmental Markets Australia Pty Ltd	Account Holder	Commonwealth of Australia

Entry	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			EOP101164					2023-24		8,999,236,220 - 8,999,235,492	4,273

Australian National Registry of Emissions Units

Logged in as: Kirstie Chandra / Industry User

Transaction Details

Transaction details appear below:

Transaction ID	AU43556
Current Status	Completed (4)
Status Date	25/08/2025 11:10:40 (AEST) 25/08/2025 01:10:40 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kirstie
Transaction Approver	Gurney, Annabelle
Comment	Retired for Investa FY25 Climate Active certification which includes 179 Turbot St, 259 Queen St (Brisbane).

Transferring Account		Acquiring Account	
Account Number	AU-3255	Account Number	AU-1968
Account Name	Tasman Environmental Markets Australia Pty Ltd	Account Name	Australia Voluntary Cancellation Account
Account Holder	Tasman Environmental Markets Australia Pty Ltd	Account Holder	Commonwealth of Australia

Entry	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			EOP101164					2023-24		8,999,236,922 - 8,999,231,394	473

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below:

Transaction ID: AU43555
Current Status: Completed (4)
Status Date: 25/08/2025 11:09:26 (AEST)
25/08/2025 01:09:26 (GMT)
Transaction Type: Cancellation (4)
Transaction Initiator: Chandra, Kristle
Transaction Approver: Gurney, Annabelle
Comment: Retired for Investa FY25 Climate Active certification which includes 60 Martin Place (Sydney)

Transferring Account
Account Number: AUJ-3255
Account Name: Tasman Environmental Markets Australia Pty Ltd
Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
Account Number: AUJ-1068
Account Name: Australia Voluntary Cancellation Account
Account Holder: Commonwealth of Australia

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			EQP101164					2023-24		8,999,225,203 - 8,999,225,209	7
AU	KACCU	Voluntary ACCU Cancellation			EQP101164					2023-24		8,999,230,493 - 8,999,230,921	429

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below:

Transaction ID: AU43555
Current Status: Completed (4)
Status Date: 25/08/2025 11:09:26 (AEST)
25/08/2025 01:09:26 (GMT)
Transaction Type: Cancellation (4)
Transaction Initiator: Chandra, Kristle
Transaction Approver: Gurney, Annabelle
Comment: Retired for Investa FY25 Climate Active certification which includes 60 Martin Place (Sydney)

Transferring Account
Account Number: AUJ-3255
Account Name: Tasman Environmental Markets Australia Pty Ltd
Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
Account Number: AUJ-1068
Account Name: Australia Voluntary Cancellation Account
Account Holder: Commonwealth of Australia

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			EQP101164					2023-24		8,999,225,203 - 8,999,225,209	7
AU	KACCU	Voluntary ACCU Cancellation			EQP101164					2023-24		8,999,230,493 - 8,999,230,921	429

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below:

Transaction ID: AU43553
Current Status: Completed (4)
Status Date: 25/08/2025 11:08:01 (AEST)
25/08/2025 01:08:01 (GMT)
Transaction Type: Cancellation (4)
Transaction Initiator: Chandra, Kristle
Transaction Approver: Gurney, Annabelle
Comment: Retired for Investa FY25 Climate Active certification which includes 135 King St (Sydney)

Transferring Account
Account Number: AUJ-3255
Account Name: Tasman Environmental Markets Australia Pty Ltd
Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
Account Number: AUJ-1068
Account Name: Australia Voluntary Cancellation Account
Account Holder: Commonwealth of Australia

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			EQP101164					2023-24		8,999,225,016 - 8,999,225,202	187

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below.

Transaction ID: AU43371
 Current Status: Completed (4)
 Status Date: 18/08/2025 16:56:24 (AEST)
 18/08/2025 06:56:24 (GMT)
 Transaction Type: Cancellation (4)
 Transaction Initiator: Chandra, Kristle
 Transaction Approver: Gurney, Annabelle
 Comment: Retired for Investa FY25 Climate Active certification which includes 228 London Circuit (Canberra).

Transferring Account
 Account Number: AU-3255
 Account Name: Tasman Environmental Markets Australia Pty Ltd
 Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
 Account Number: AU-1058
 Account Name: Australia Voluntary Cancellation Account
 Account Holder: Commonwealth of Australia

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			EOP181164					2023-24		8,999,225,894 - 8,999,226,219	328

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below.

Transaction ID: AU43370
 Current Status: Completed (4)
 Status Date: 18/08/2025 16:55:57 (AEST)
 18/08/2025 06:55:57 (GMT)
 Transaction Type: Cancellation (4)
 Transaction Initiator: Chandra, Kristle
 Transaction Approver: Gurney, Annabelle
 Comment: Retired for Investa FY25 Climate Active certification for corporate emissions.

Transferring Account
 Account Number: AU-3255
 Account Name: Tasman Environmental Markets Australia Pty Ltd
 Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
 Account Number: AU-1058
 Account Name: Australia Voluntary Cancellation Account
 Account Holder: Commonwealth of Australia

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			EOP181164					2023-24		8,999,225,210 - 8,999,225,893	684

Australian National Registry of Emissions Units

ANREU Home | Account Holders | Accounts | Unit Position Summary | Projects | Transaction Log | CER Notifications | Public Reports | My Profile

Transaction Details
Transaction details appear below.

Transaction ID: AU56791
 Current Status: Completed (4)
 Status Date: 25/10/2024 12:05:59 (AEDT)
 25/10/2024 01:05:59 (GMT)
 Transaction Type: Cancellation (4)
 Transaction Initiator: Chandra, Kristle
 Transaction Approver: Gurney, Annabelle
 Comment: Retired for Investa FY24 Climate Active certification which includes 60 Martin Place (Sydney).

Transferring Account
 Account Number: AU-3255
 Account Name: Tasman Environmental Markets Australia Pty Ltd
 Account Holder: Tasman Environmental Markets Australia Pty Ltd

Acquiring Account
 Account Number: AU-1058
 Account Name: Australia Voluntary Cancellation Account
 Account Holder: Commonwealth of Australia

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			EOP181164					2023-24		8,330,219,196 - 8,330,219,285	90
AU	KACCU	Voluntary ACCU Cancellation			EOP181164					2023-24		8,999,217,714 - 8,999,218,083	370

7. 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)*	21,828
---	---------------

* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Project supported by LGC purchase	Project location	Eligible unit type	Registry	Surrender date	Accreditation code	Certificate serial number	Generation year	Fuel source	Quantity (MWh)
Kaban Wind Farm	QLD	LGC	REC Registry	21 Jul 2025	WD00QLD06	93080-94758	2024	Wind	1,679
Mt Mercer Wind Farm	VIC	LGC	REC Registry	25 Jul 2025	WD00VC17	55366-57600	2024	Wind	2,235
Hayman So Wind Farm lar Farm	QLD	LGC	REC Registry	19 Feb 2025	SRPVQLA7	35201-36621	2023	Solar	1,421
Mt Mercer Wind Farm	VIC	LGC	REC Registry	19 Feb 2025	WD00VC17	143279- 155410	2024	Wind	2,132
Stockyard Hill Wind Farm	VIC	LGC	REC Registry	31 Jul 2025	WD00VC39	182-25316	2025	Wind	13,345
Wind Farm	NSW	LGC	REC Registry	19 Feb 2025	WD00NS18	64259-69220	2023	Wind	957*
Solar Farm	NSW	LGC	REC Registry	21 Jul 2025	SRPXNSA0	31060-35462	2025	Solar	59**
Total LGCs surrendered this report and used in this report									21,828***

* 4,962 LGC's were retired in bulk for a number of Brookfield owned properties of which 388 George Street, Sydney is included in this certification, for the period when Brookfield managed the building.

** 4,403 LGC's were retired in bulk for a number of Brookfield owned properties of which 388 George Street, Sydney is included in this certification. 388 George Street came into Investa's portfolio in January 2025, for the period when Brookfield managed the building.

*** The total number of LGCs retired is higher than required because Origin applies a Distribution Loss Factor to the estimation of the LGCs.

APPENDIX A: ADDITIONAL INFORMATION

The following Investa managed buildings, where Investa has operational control, are covered under this Climate Active certification:

Building	State
1 Market Street	NSW
10-20 Bond Street	NSW
120 Collins Street	VIC
126 Phillip Street	NSW
135 King Street	NSW
151 Clarence St (Barrack Place)	NSW
179 Turbot Street	QLD
201 Kent Street	NSW
252 Pitt Street (Parkline Place)	NSW
259 Queen Street	QLD
347 Kent Street	NSW
388 George Street	NSW
39 Martin Place	NSW
40 Mount Street	NSW
420 George Street	NSW
522 Flinders Lane	VIC
567 Collins Street	VIC
60 Martin Place	NSW
6 O'Connell Street	NSW

The following externally managed buildings, within the portfolio of Investa's core managed fund ICPF are also covered under this Climate Active Certification.

Building	State	Equity share included in certification
220 London Circuit, Canberra	ACT	100%
QV1, 250 St Georges Terrace, Perth	WA	100%

The following Investa managed buildings have been excluded from this certification, as they are strategic sites or not in an Investa's core managed funds (ICPF and IGO):

- 123 and 131 Clarence Street, Sydney, NSW, suites
- 105 Miller Street, North Sydney, NSW

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 (kg CO ₂ -e)	Renewable percentage of total
Behind the meter consumption of renewable electricity generated	0	0	0%
Total non-grid renewable electricity	0	0	0%
LGC Purchased and retired (kWh) (including PPAs)	21,828,000	0	59%
GreenPower	6,377,627	0	17%
Climate Active precinct/building (voluntary renewables)	2,053,712	0	6%
Precinct/Building (LRET)	456,883	0	1%
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)	776,433	0	2%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	177,678	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	6,061,742	0	16%
Residual Electricity	-929,780	-855,397	0%
Total renewable electricity (grid + non grid)	37,732,075	0	103%
Total grid electricity	36,802,295	0	103%
Total electricity (grid + non grid)	36,802,295	0	103%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	-929,780	-855,397	
Scope 2	-818,611	-753,122	
Scope 3 (includes T&D emissions from consumption under operational control)	-111,169	-102,276	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	102.53%
Mandatory	18.20%
Voluntary	84.33%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	-753.12
Residual scope 3 emissions (t CO₂-e)	-102.28
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.00
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.00
Total emissions liability (t CO₂-e)	0.00

Figures may not sum to total 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)
ACT	976,522	976,522	644,505	39,061	0	0
NSW	25,261,367	25,261,367	16,672,502	1,010,455	0	0
VIC	5,254,637	5,254,637	4,046,071	472,917	0	0
QLD	2,799,425	2,799,425	1,987,592	279,942	0	0
WA	2,510,344	2,510,344	1,280,275	150,621	0	0
Grid electricity (scope 2 and 3)	36,802,295	36,802,295	24,630,944	1,952,996	0	0
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)	36,802,295					

Residual scope 2 emissions (t CO₂-e)	24,630.94
Residual scope 3 emissions (t CO₂-e)	1,953.00
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	23,350.67
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	1,802.38
Total emissions liability	25,153.04

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)
QV1, 250 St Georges Tce Perth WA (only the base building is carbon neutral, Investa control the base building, so for reporting purposes, tenancy was used) 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.	2,510,344	0

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity 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 relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. 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	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 EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
Advertising	N	N	N	N	N	<p>Size: Emissions from this activity are small compared to emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p>Risk: The risks from emissions associated with this activity are low for Investa.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary</p>
Cleaning & chemicals	N	N	N	N	N	<p>Size: Emissions from this activity are not large compared to emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p>Risk: The risks from emissions associated with this activity are low for Investa.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary.</p>
Construction and Repairs	N	N	N	N	N	<p>Size: Emissions from this activity are small compared to emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: Due to the nature of construction and repairs within our tenancies, we do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business.</p> <p>Risk: The risks from emissions associated with this activity are low for Investa.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary Comparable organisations do not typically undertake this activity within their boundary</p>



An Australian Government Initiative

