

**Climate Active Carbon Neutral certification****Public Disclosure Statement**

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Abacus Funds Management Limited

**Building / Premises name:** 51 Allara St

**Building Address:** 51 Allara St, Canberra, ACT 2600

**Corresponding NABERS Energy Rating number** OF37910

**This building 51 Allara St 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 01/3/2024 to 28/2/2025. The carbon neutral certification is valid until 06/5/2026.**

<b>Total emissions offset</b>	169 tCO <sub>2</sub> -e
<b>Offsets bought</b>	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

### Emissions Reduction Strategy

51 Allara St has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 6th of May 2026

### Reporting Year Period

The rating period / reporting year 1/03/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
28/02/2025

# 1. Carbon Neutral Information

## 1A Introduction:

As responsible corporate citizens Abacus Group understands the significance of addressing the environmental impacts from our business operations. Our approach to sustainability is based on a well-defined strategy, closely aligned with our sustainability and environmental policy. This strategy is designed to enhance business growth while acknowledging our responsibilities to all stakeholders and the environment.

Abacus Group aims to achieve Net Zero Emissions by 2030 for Scope 1 and Scope 2 office assets through a combination of energy efficiency, renewable energy sourcing, reduction of emissions and emissions offsetting for office assets under Abacus Group ownership and control. We do this by identifying, managing, and monitoring potential risks and opportunities presented by environmental risks across our portfolio.

For details in relation to specific initiatives being undertaken refer to the latest Abacus Group Sustainability Report.

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	
The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

**Table 2. Declaration of excluded emissions**

All emissions sources within the geographic boundary of the building that are excluded from the emissions boundary of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner



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HVAC services to retail tenants	Heating, ventilation and air-conditioning services to retail tenants are excluded on the basis of shared operational control. The building owner has elected to exclude these emissions from the claim
Lighting and ventilation to shared portion of the car park	50% of the car park energy-related emissions are excluded on the basis that the car park is shared with a building external to the claim.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices

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## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	76.5
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	19.5
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	65.3
Scope 3: Water and Wastewater	6.8
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>169</b>

\*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) ***				
Doobibla Regeneration Project	ACCU	ANREU	3/06/2025	9020110781 - 9020110951	2024-25	171	171	2	169	100.0%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									169		
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								2			

\* 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.

Large-scale Generation certificates (LGCs)*	30
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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.

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
Robinvale Solar	LGC	REC	24/04/2025	3079-3108	SRPV/CW0	2024	30	30	0	Solar	VIC
Total LGCs surrendered this report and used in this report								30	30		

#### 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 (kgCO<sub>2</sub>e/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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>563,676</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	79,959	kWh
LGCs voluntarily surrendered (cell D36+D37)	30,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	141,217	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-732</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-666</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>307,861</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 38.61% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
<b>Basic</b>
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
<b>Total</b>	<b>0.00</b>

## Appendix D: Screenshots of offsets purchased



ACCU:

<b>Transaction ID</b>	AU41802
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	03/06/2025 12:21:20 (AEST) 03/06/2025 02:21:20 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Greening, Zachary Walter
<b>Transaction Approver</b>	Greening, Zachary Walter
<b>Comment</b>	Units retired for 51 Allara St, Canberra NABERS Carbon Neutral Rating on behalf of ABACUS Property Services. Rating period: 1st March 2024 to 28th February 2025

**Transferring Account**

<b>Account</b>	AU-3443
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**Acquiring Account**

<b>Account</b>	AU-1068
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<b>Number</b>	
<b>Account Name</b>	NettZero Pty Ltd
<b>Account Holder</b>	NettZero Pty Ltd

<b>Number</b>	
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	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			<a href="#">ERF111238</a>					2024-25		9,020,110,781 - 9,020,110,951	171

**\_\_Report end\_\_**