

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** INVESCO AUSTRALIA LIMITED

**Building / Premises name:** 321 Exhibition St

**Building Address:** 321 Exhibition St, Melbourne, VIC 3000

**Corresponding NABERS Energy Rating number** OF43439

This building 321 Exhibition 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 01/9/2024 to 31/8/2025 The carbon neutral certification is valid until 03/12/2026.

<b>Total emissions offset</b>	320 tCO2-e
<b>Offsets bought</b>	0.00% ACCUs, 100.00% 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**

321 Exhibition St has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 3rd of December 2026

**Reporting Year Period**

The rating period / reporting year 1/09/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
31/08/2025

# 1. Carbon Neutral Information

## 1A Introduction:

At Invesco, stewardship is the responsible allocation, management and oversight of capital to create long-term value for clients and beneficiaries, leading to sustainable benefits for the economy, the environment and society. At Invesco, we focus on sustainable value creation and effective risk mitigation, integrating financially material considerations in our investment capabilities, taking into account critical factors that help us deliver strong outcomes to clients.

In 2021, Invesco has joined the Net Zero Asset Managers Initiative (NZAM), supporting the goal of achieving net-zero greenhouse gas (GHG) emissions by 2050 or sooner for several strategies.

Since 2020, Invesco has published an annual climate change report in line with the recommendations of the Task Force on Climate-Related Financial Disclosures (TCFD), with its most recent publication in July 2023.

Within Invesco Real Estate—in line with recommendations of the Paris Climate Agreement—we are seeking to curb emissions, improve governance and strengthen climate-related financial disclosures, we have committed to net zero emissions across several strategies in our directly managed real estate portfolio by 2050 as part of our ESG+R (Environment, Social, Governance, Resilience) framework.

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" type="checkbox"/>
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 supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner.

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	57.2
Scope 1: Natural gas	116.2
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	9.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	121.1
Scope 3: Water and Wastewater	16.1
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>320</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 (%)
							(tCO <sub>2</sub> -e) (total quantity retired) ***			
Bacajai REDD+ Project	VCU	VERRA	11/12/2025	9738-128749832-128750151-VCS-VCU-259-VER-BR-14-981-01012017-31122017-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=298061">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=298061</a>	01/01/2017 TO 31/12/2017	320	320	0	320	100.0%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									320	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								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 -

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.

b) Why a commitment cannot be made to achieve the rating within three (3) years.

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

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

kWh

Evidence of purchase of this renewable electricity –

## 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>991,212</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	153,225	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	837,987	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-135,685</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-124,830</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>735,753</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 37.85% 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 17.88% 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	57.20
<b>Total</b>	<b>57.20</b>

## Appendix D: Screenshots of offsets purchased

VERRA Standards for a Sustainable Future

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RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2017	31/12/2017	9738-128749832-128750151-VCS-VCU-259-VER-BR-14-981-01012017-31122017-0	320	VCU	981	Pacajai REDD+ Project	Agriculture Forestry and Other Land Use			Para, micro region of Portel	Brazil (BR)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	320 offsets voluntarily retired on behalf of the Building: 321 Exhibition Street, Melbourne VIC 3000 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2025, for the period: 1/09/2024 – 31/08/2025	11/12/2025

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