Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Investa Property Group & Commonwealth Superannuation Corporation
Building / Premises name:	QV1
Building Address:	250 St Georges Tce, Perth, WA 6000
Corresponding NABERS Energy Rating number	OF51098

This building QV1 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 01/1/2025 to 31/12/2025 The carbon neutral certification is valid until 08/4/2027.

Total emissions offset	284 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

QV1 has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 8th of April 2027

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/01/2025* *to* *31/12/2025*

1. Carbon Neutral Information

1A Introduction:

The QV1 Management Team is responsible for the day-to-day operation, maintenance, security and stewardship of the QV1 precinct, a 65,000sqm office tower and retail plaza. The team is committed to delivering sustainable outcomes and a high-performing workplace that creates long-term value for owners, tenants, visitors and the wider community. As occupier expectations continue to evolve, the team has proactively future-proofed QV1 through initiatives focused on wellness, sustainability and community engagement. Despite the challenges of managing Perth's oldest premium office tower, the team has achieved leading results through a robust ESG framework. Notable accomplishments include Perth's first WELL Health-Safety Rating (2021), WELL Gold (2022), 5.0 Star NABERS Energy, 6 Star NABERS Indoor Environment, 4 Star NABERS Water, 5 Star Green Star Performance, and Platinum and Gold Waterwise Building of the Year (2022). The team has also developed a Net Zero ESG strategy, incorporating Carbon Neutral assessment and a Climate Active submission.

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	not within emissions boundary
retail tenancy light and power	not within emissions boundary

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	104.6
Scope 1: Diesel	30.4
Scope 2: Electricity	0.0
Scope 3: Natural gas	8.3
Scope 3: Diesel	7.5
Scope 3: Electricity	0.0
Scope 3: Waste	92.8
Scope 3: Water and Wastewater	40.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**284**

*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 (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Urla Wind Power Project, Turkey	VCU	Verra	19/08/2025	12205-395251371-395251501-VCS-VCU-279-VER-TR-1-1439-01012019-31122019-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=296705	01/01/2019 - 31/12/2019	131	131	0	131	46.1%
5 MW Upper Awa Hydro Power Project in Himachal Pradesh by M/s Astha Projects (India) Limited	VCU	Verra	22/01/2026	18141-875659726-875659894-VCS-VCU-291-VER-IN-1-1691-01012017-31082017-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=323342	01/01/2017 - 31/08/2017	169	169	16	153	53.9%
5 MW Upper Awa Hydro Power Project in Himachal Pradesh by M/s Astha Projects (India) Limited	VCU	Verra	21/04/2026	SWCP-B1-16/0006243-0006263 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=329272	01/01/2017 - 31/08/2017	21	21	21	0	0.0%
							TOTAL Eligible Quantity used for this reporting period claim		284	
							TOTAL Eligible Quantity banked for future reporting periods	37		

* 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.

Offset surrender note:

QV1 has purchased equivalent amount of Biodiverse Reforestation Carbon Offset units. Biodiverse Reforestation Carbon Offset Units allow QV1 to support local high integrity carbon projects. These projects are based in Western Australia and combine biodiversity improvement projects alongside indigenous employment and community benefits. These projects aim to deliver long term environmental and climate benefits to the local area. Given these units are currently not Eligible Offset Units under Climate Active these offsets have also been stapled with an equal number of Eligible Offset Units.

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

* 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)	**2,510,848**	**kWh**
Mandatory * (RET) (cell D32)	463,848	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	2,047,000	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	**-850**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-782**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**1,731,899**	**kgCO_2-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 NABERSpathway, 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 32.69% 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:

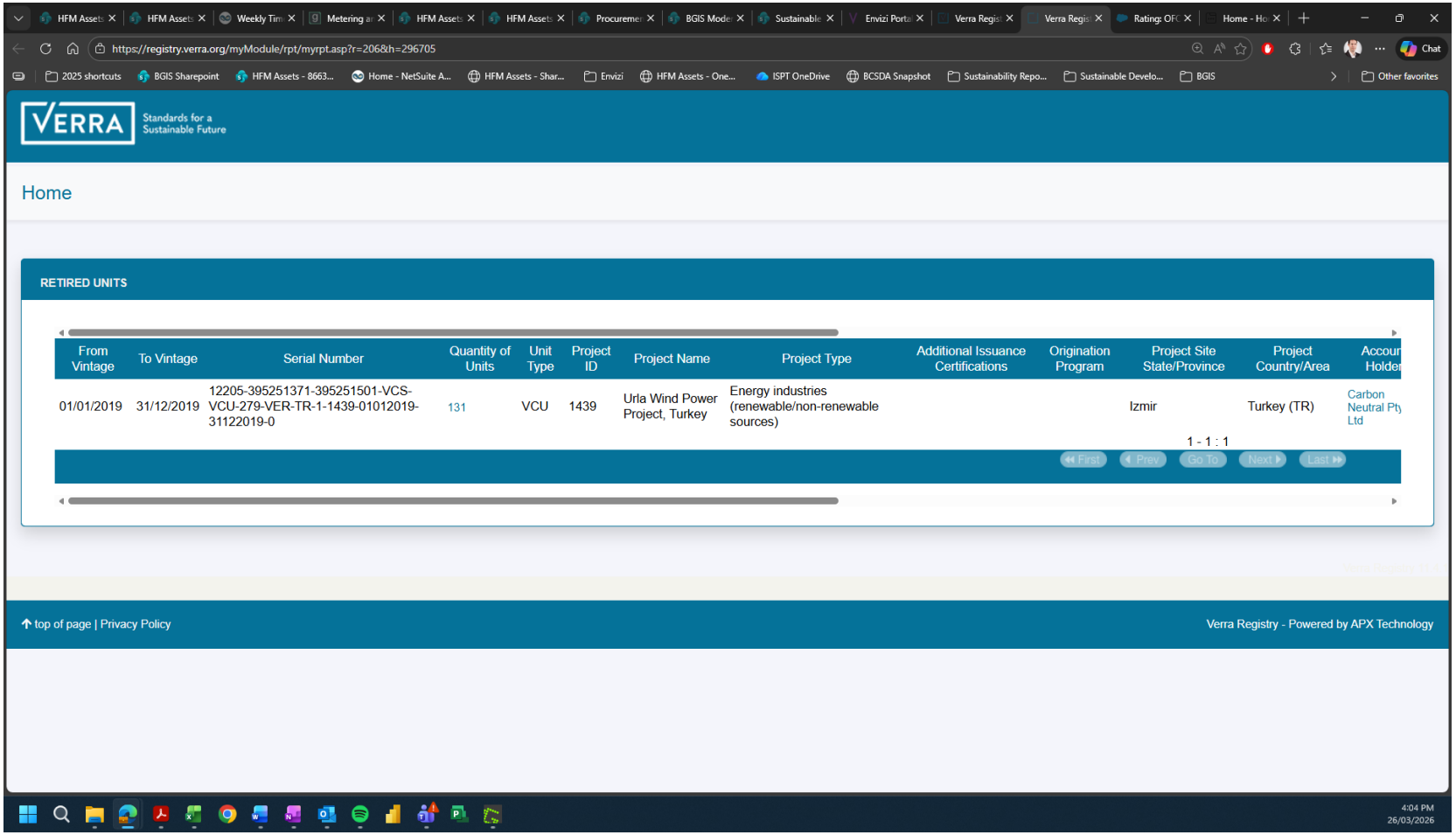
Method 1 – Estimation based on a default annual leakage rate

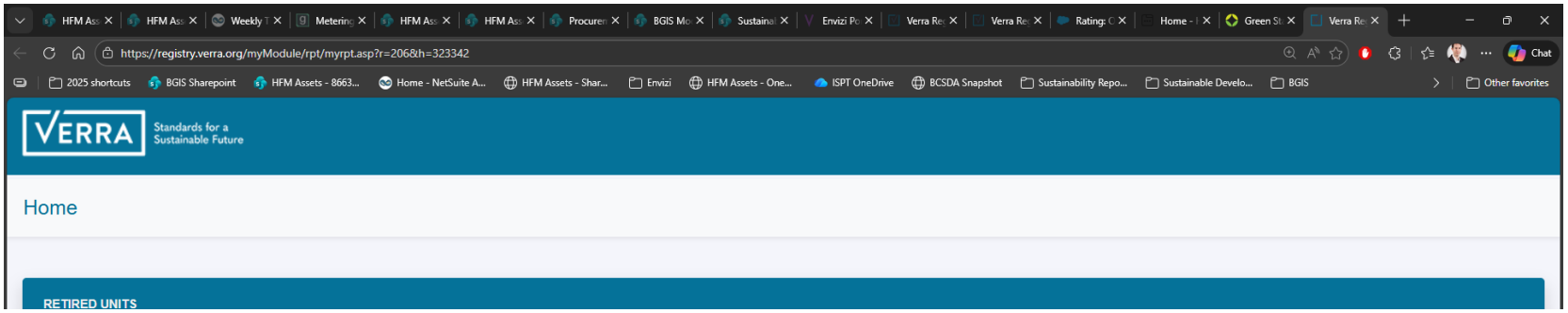
Method 2 – Approximation based on records of top-ups"

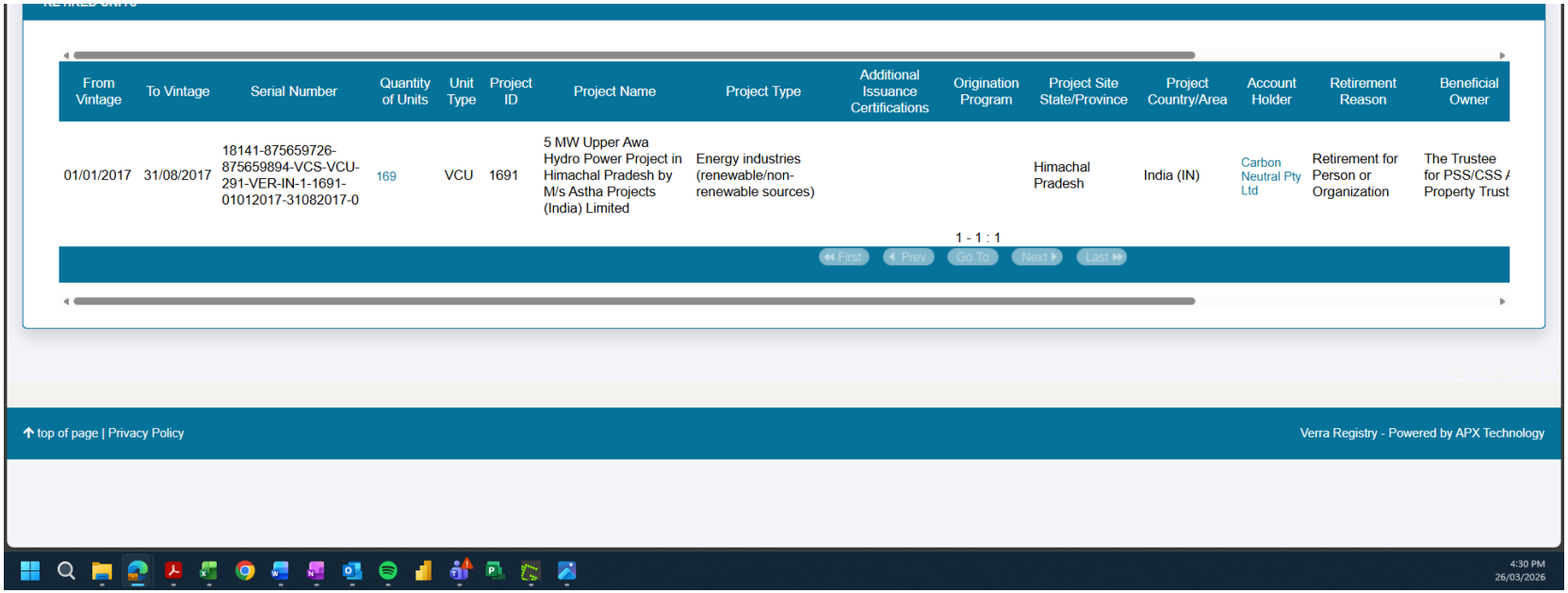
Refrigerant emissions make up 0.00% of this claim's total emissions.
Refrigerant emissions were assessed as follows:

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







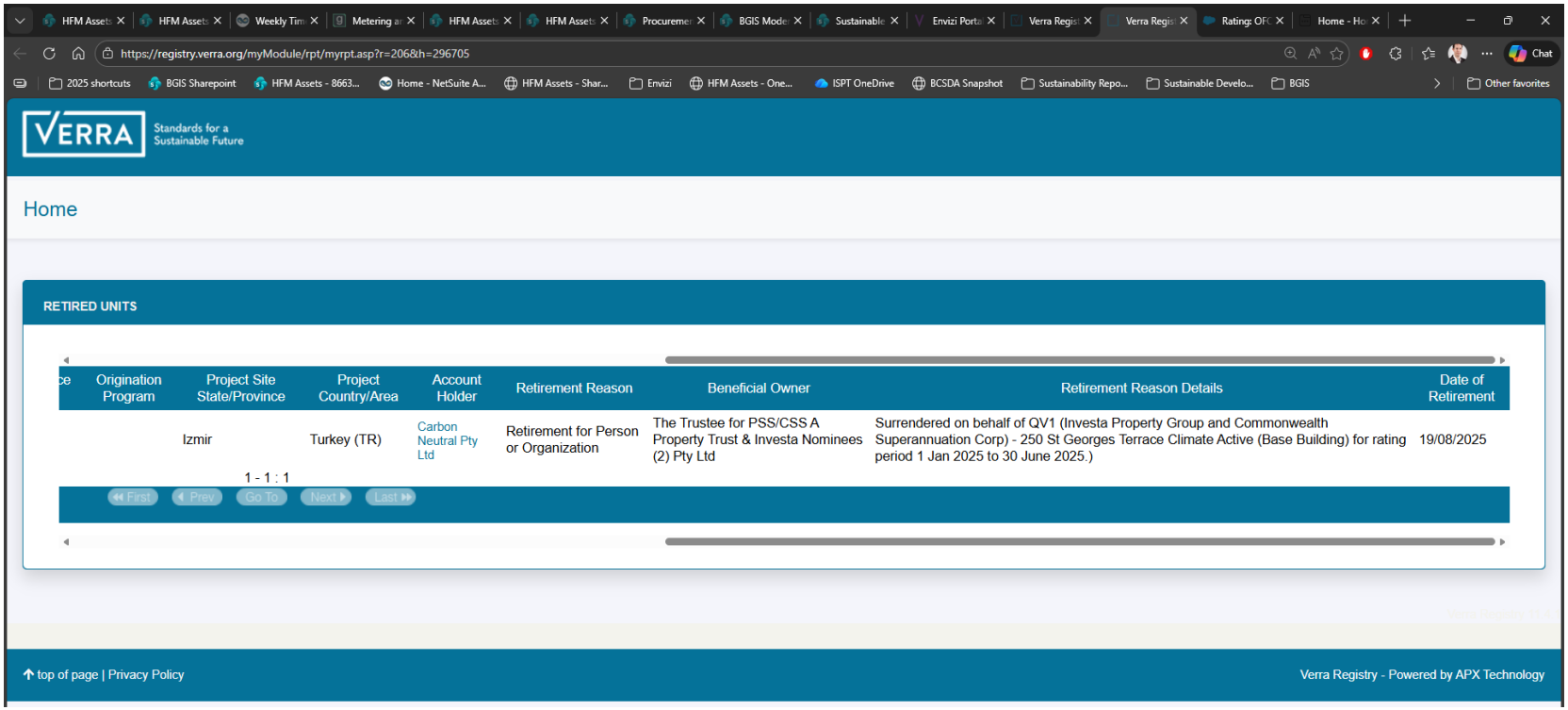
From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner
01/01/2017	31/08/2017	18141-875659726-875659894-VCS-VCU-291-VER-IN-1-1691-01012017-31082017-0	169	VCU	1691	5 MW Upper Awa Hydro Power Project in Himachal Pradesh by M/s Astha Projects (India) Limited	Energy industries (renewable/non-renewable sources)			Himachal Pradesh	India (IN)	Carbon Neutral Pty Ltd	Retirement for Person or Organization	The Trustee for PSS/CSS A Property Trust

1 - 1 : 1

First Prev Go To Next Last

top of page | Privacy Policy

Verra Registry - Powered by APX Technology



https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=296705

VERRA Standards for a Sustainable Future

Home

RETIRED UNITS

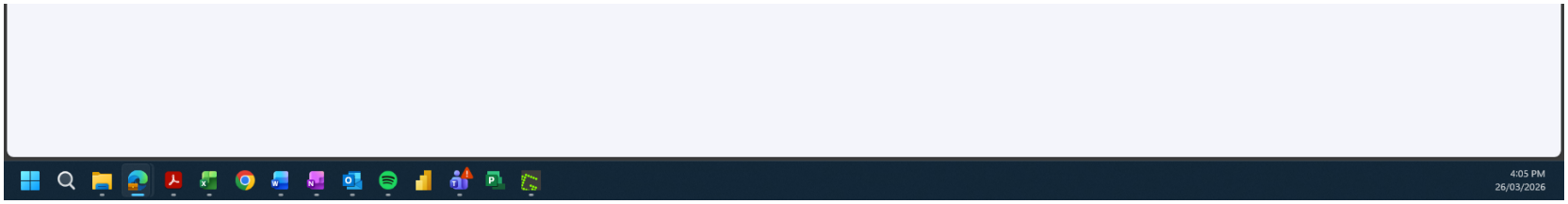
ce	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
		Izmir	Turkey (TR)	Carbon Neutral Pty Ltd	Retirement for Person or Organization	The Trustee for PSS/CSS A Property Trust & Investa Nominees (2) Pty Ltd	Surrendered on behalf of QV1 (Investa Property Group and Commonwealth Superannuation Corp) - 250 St Georges Terrace Climate Active (Base Building) for rating period 1 Jan 2025 to 30 June 2025.)	19/08/2025

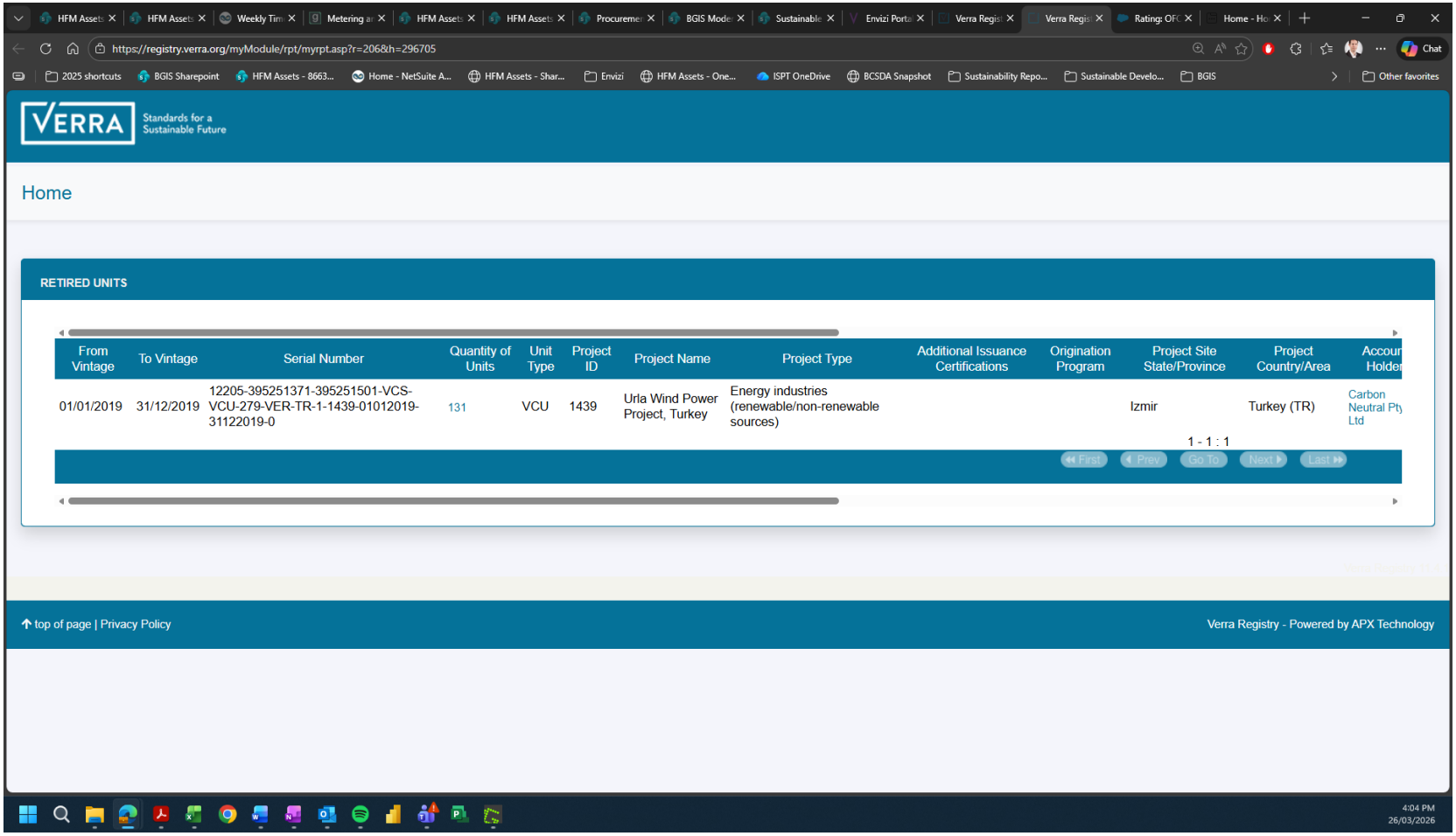
1 - 1 : 1

First Prev Go To Next Last

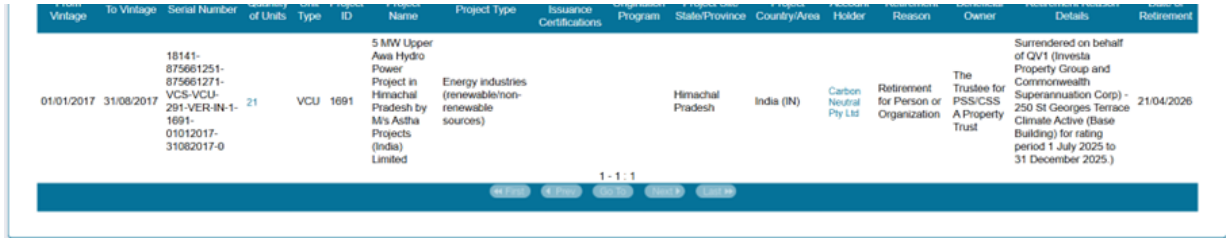
top of page | Privacy Policy

Verra Registry - Powered by APX Technology




https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=296705
VERRA
Standards for a Sustainable Future
Home
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
01/01/2019
31/12/2019
12205-395251371-395251501-VCS-VCU-279-VER-TR-1-1439-01012019-31122019-0
131
VCU
1439
Urla Wind Power Project, Turkey
Energy industries (renewable/non-renewable sources)
Izmir
Turkey (TR)
Carbon Neutral Pty Ltd
1 - 1 : 1
First
Prev
Go To
Next
Last
top of page | Privacy Policy
Verra Registry - Powered by APX Technology


RETIRED UNITS



From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Issuance Certifications	Origination Program	Project State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2017	31/08/2017	18141-875661251-875661271-VCS-VCU-291-VER-IN-1-1691-01012017-31082017-0	21	VCU	1691	5 MW Upper Awa Hydro Power Project in Himachal Pradesh by M/s Astha Projects (India) Limited	Energy industries (renewable/non-renewable sources)			Himachal Pradesh	India (IN)	Carbon Neutral Pty Ltd	Retirement for Person or Organization	The Trustee for PSS/CSS A Property Trust	Surrendered on behalf of QV1 (Investa Property Group and Commonwealth Superannuation Corp) - 250 St Georges Terrace Climate Active (Base Building) for rating period 1 July 2025 to 31 December 2025.)	21/04/2026

1 - 1 : 1

« First ‹ Prev Go To Next › Last »

___Report end ___