PUBLIC DISCLOSURE STATEMENT

J.T KERLEY PTY LTD (T/A KERLEYS COASTAL REAL ESTATE)

ORGANISATION CERTIFICATION

FY2024-25

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	J.T. Kerley Pty Ltd (trading as Kerleys Coastal Real Estate)
REPORTING PERIOD	1 July 2024 – 30 June 2025 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.*
	Damian Cayzer Managing Director 19/12/2025

Australian Government

Department of Climate Change, Energy, the Environment and Water

Version 10.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	50 tCO_2-e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	18.2%
CARBON ACCOUNT	Prepared by: Cool Planet
TECHNICAL ASSESSMENT	19/12/2025 Cool Planet Next technical assessment due: FY 2025/26

Contents

2.CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the Australian business operations of J.T. Kerley Pty Ltd trading as Kerleys Coastal Real Estate and Kerleys Coastal Holidays (ABN: 99 004 238 966).

This Public Disclosure Statement includes information for FY2024 - 2025 reporting period.

Organisation description

Kerleys Coastal Real Estate (ABN: 99 004 238 966) is a real estate agency based in the Point Lonsdale region of Victoria.

Kerleys has a collective total of over 100 years of real estate sales experience across the three primary members of their sales team.

Damian is a Licensed Estate Agent and the principal of Kerleys. Over the years he has sold a property in every single street in Queenscliff and Point Lonsdale as well as countless properties in Ocean Grove and Barwon Heads.

Kerleys has used an operational control approach when determining the emissions boundary for their Climate Active reporting.

Kerleys has two locations, their main office in Point Lonsdale and secondary office in Queenscliff.

• 101 Point Lonsdale Road, Point Lonsdale VIC 3225

• 64 Hesse Street, Queenscliff VIC 3225

3. EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation 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
- Cleaning and chemicals
- Electricity
- Food
- ICT services and equipment
- Professional services
- Office equipment and supplies
- Postage, courier and freight
- Refrigerants
- Stationary energy and fuels
- Transport (air)
- Transport (land and sea)
- Waste
- Water
- Working from home
- Any other quantified relevant emissions source

Non-quantified

N/A

Outside emission boundary

Excluded

N/A

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

At Kerleys Coastal Real Estate, sustainability is fundamental to everything we do. We aim to lead by example, reducing our environmental impact and encouraging clients, suppliers and our community to do the same.

Our goals:

Reducing total carbon emissions by at least 10% based on Full Time Employees (6 in base year) by 2027 based on a 2022 base year.

Our baseline emissions intensity figure was 6.83, this year with 6 FTEs our intensity figure is 8.26. However, overall emissions have decreased year on year since year 1.

Our 2027 target will be achieved by:

- Minimum 25% reduction of waste to landfill.
- Reduce printing and paper use by 25% by transitioning to digital workspace.
- Reduce professional services emissions by 25% through prioritising sustainable partners.
- Improved energy efficiency measures including turning computers and lights off at night and reduced AC use to reduce electricity use by 15%.

Emissions reduction actions

- Reduced water supply and wastewater treatment emissions by ~12%.
- Reduced fuel usage and car travel by ~9%.
- Reduced unnecessary expenditure on digital storage, internet access, and telecommunications by ~31%.
- Reduced cleaning chemical and supply expenditure by ~40%.
- Reduced printing, stationery and paper consumption by >10%.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO_2-e (without uplift)	**Total tCO_2-e** (with uplift)
Base year:	2021-22	39.075	41.029
Year 1:	2022-23	64.879	68.123
Year 2:	2023-24	50.461	52.984
Year 3:	2024-25	47.248	49.612

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**
Diesel oil post-2004	15.57	13.41	Reduced unnecessary travel

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

N/A

Emissions summary

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

Emissions source	Sum of Scope 1 emissions (tCO2-e)	Sum of Scope 2 emissions (tCO2-e)	Sum of Scope 3 emissions (tCO2-e)	Sum of Total emissions (t CO2-e)
Accommodation and facilities	0.00	0.00	0.00	0.00
Cleaning and chemicals	0.00	0.00	0.15	0.15
Electricity	0.00	9.00	1.22	10.22
Food	0.00	0.00	0.29	0.29
ICT services and equipment	0.00	0.00	1.50	1.50
Office equipment and supplies	0.00	0.00	1.01	1.01
Postage, courier and freight	0.00	0.00	0.30	0.30
Professional services	0.00	0.00	2.19	2.19
Refrigerants	0.39	0.00	0.00	0.39
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
Stationary energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary energy (solid fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	0.00	0.00
Transport (land and sea)	14.51	0.00	15.33	29.84
Waste	0.00	0.00	0.90	0.90
Water	0.00	0.00	0.47	0.47
Working from home	0.00	0.00	0.00	0.00
Grand Total	**14.90**	**9.00**	**23.34**	**47.25**
Figures may not sum to total due to rounding.				

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions that cannot be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

Reason for uplift factor	tCO_2-e
Mandatory 5% uplift for small organisations	2.362
Total of all uplift factors (tCO_2-e)	2.362
Total emissions footprint to offset (tCO_2-e) *(total emissions from summary table + total of all uplift factors)*	**49.61**

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 (ACCUs)	50	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
WA Carbon Cattle Conservation Project # 102721 LD	ACCU	ANREU	18/12/2025	9,016,601,166-9,016,601,215	2024-25	50	0	0	50	100.00%
					Offset Totals:	**50**	**0**	**0**	**50**	**100.00%**

Co-benefits

N/A

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

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Australian Government
Clean Energy Regulator

19 December 2025 VC202526-00952

To whom it may concern,

Voluntary cancellation of units in ANREU

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, REGENCO PTY LTD (account number AU-2976).

The details of the cancellation are as follows:

Date of transaction	18 December 2025
Transaction ID	82096000
Type of units	KACCU
Total Number of units	50
Serial number range	9,016,601,166 - 9,016,601,215)
ACCU Project	WA Carbon Cattle Conservation Project # 102721 LD – ERF169862
Project Location	WA
Method Type	Vegetation
Method	Human-Induced Regeneration of a Permanent Even-Aged Native Forest-1.1 2013 c3
Vintage	2024-25
Transaction comment	Voluntary retirement on behalf of Kerleys Coastal Real Estate for Climate Active certification

Details of all voluntary cancellations made in the Unit and Certificate Registry are published on the Clean Energy Regulator's website, Voluntary cancellations register | Clean Energy Regulator (cer.gov.au).

If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely,

Unit and Certificate Registry Section
NGER and Safeguard Branch
Scheme Operations Division

CLEAN ENERGY REGULATOR

OFFICIAL

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)	0	0	0%
GreenPower	0	0	0%
Climate Active certified - Precinct/Building (voluntary renewables)	0	0	0%
Climate Active certified - Precinct/Building (LRET)	0	0	0%
Climate Active certified - Precinct/Building jurisdictional renewables (LGCs surrendered)	0	0	0%
Climate Active certified - Electricity products (voluntary renewables)	0	0	0%
Climate Active certified - Electricity products (LRET)	0	0	0%
Climate Active certified - 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)	2,471	0	18%
Residual electricity	11,109	10,221	0%
Total renewable electricity (grid + non grid)	**2,471**	**0**	**18%**
Total grid electricity	**13,580**	**10,221**	**18%**
Total electricity (grid + non grid)	**13,580**	**10,221**	**18%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**11,109**	**10,221**	
Scope 2	9,781	8,999	
Scope 3 (includes T&D emissions from consumption under operational control)	1,328	1,222	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	

Total renewables (grid and non-grid)	**18.20%**
Mandatory	**18.20%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**9.00**
Residual scope 3 emissions (t CO_2-e)	**1.22**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**9.00**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.22**
Total emissions liability (t CO_2-e)	**10.22**
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				
Percentage of grid electricity consumption under operational control	100%	(kWh)	Scope 2 Emissions (kg CO2-e)	Scope 3 Emissions (kg CO2-e)	**(kWh)**	**Scope 3 Emissions ($kgCO_2$-e)**
VIC	13,580	13,580	10,457	1,222	0	0
Grid electricity (scope 2 and 3)	13,580	13,580	10,457	1,222	**0**	**0**
VIC	0	0	0	0		
Non-grid electricity (behind the meter)	0	0	0	0		
Total electricity (grid + non grid)	13,580					

Residual scope 2 emissions (t CO_2-e)	**10.46**
Residual scope 3 emissions (t CO_2-e)	**1.22**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**10.46**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.22**
Total emissions liability (t CO_2-e)	**11.68**

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 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	

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
N/A						

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