

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: PS Financing SPV Pty Ltd

Building / Premises name: 313 Adelaide Street, Brisbane, QLD 4000

Building Address: 313 Adelaide Street, Brisbane, QLD 4000

Corresponding NABERS Energy Rating number OFEN50801

This building 313 Adelaide Street, Brisbane, QLD 4000 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 29/4/2027.

Total emissions offset	758 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	18.48% of electricity is from renewable sources

Emissions Reduction Strategy

313 Adelaide Street, Brisbane, QLD 4000 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 29th of April 2027

Reporting Year Period

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



1. Carbon Neutral Information

1A Introduction:

Recognizing the profound impact of Commercial Properties on global energy consumption, PS Financing SPV holds steadfast to its commitment to the environment prompting the journey towards carbon neutrality for our commercial asset at 313 Adelaide Street, Brisbane. <https://www.climateactive.org.au/buy-climate-active/certified-members/ps-financing-spv-pty-ltd>

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
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
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 ₂ –e
Scope 1: Refrigerants		91.0
Scope 1: Natural gas		9.3
Scope 1: Diesel		0.6
Scope 2: Electricity		505.4
Scope 3: Natural gas		1.6
Scope 3: Diesel		0.1
Scope 3: Electricity		68.6
Scope 3: Waste		59.8
Scope 3: Water and Wastewater		21.2
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		758

*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) ***			
Colac Beltram	ACCU	ANREU	19/05/2026	9,035,751,308 - 9,035,751,981	2025-26	674	674	0	674	88.9%
Munberry Haredean (CBMH) Regeneration				see screenshot ACCU retirement. 674 ACCU (89562000)						
National Carbon Bank Lighting Projects 2016	ACCU	ANREU	19/05/2026	8,352,362,997 - 8,352,363,078	2022-23	82	82	0	82	10.8%
National Carbon Bank Lighting Projects 2016				see screenshot ACCU retirement. 82 ACCU (89563000)						
National Carbon Bank Lighting Projects 2016	ACCU	ANREU	12/06/2026	8,352,363,079 - 8,352,363,079	2022-23	1	1	0	1	0.1%
National Carbon Bank Lighting Projects 2016				see screenshot ACCU retirement. 1 (90585000)						
National Carbon Bank Lighting Projects 2016	ACCU	ANREU	28/07/2026	8,352,363,080 - 8,352,363,080	2022-23	1	1	0	1	0.1%
				see screenshot ACCU retirement. 1 ACCU (92903000)						
TOTAL Eligible Quantity used for this reporting period claim									758	
TOTAL Eligible Quantity banked for future reporting periods								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.

Offset surrender note:
none

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			

LGC surrender note:

na

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 -

313 Adelaide Street Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

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.

313 Adelaide Street Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

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

313 Adelaide Street Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

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

313 Adelaide Street Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

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 –

n/a

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)	141,434	kWh
Mandatory * (RET) (cell D32)	141,434	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	623,901	kWh
Percentage renewable electricity – (cell D46)	18.48%	
Market Based Approach Emissions Footprint (cell M44)	573,989	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	673,495	kgCO₂-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 7.90% 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 12.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	90.95
Method 2	0.00
Total	90.95

Appendix D: Screenshots of offsets purchased

Maintenance

We're making updates. You may experience timeouts between 6pm AEST Wednesday, 20th May and 6am AEST Thursday, 21st May

Dismiss

Australian Government

Clean Energy Regulator

Online Services

Beta

You're acting on behalf of

Green Energy Trading Pty Ltd

Dashboard

Manage

Unit and Certificate Registry

Other systems

You're acting for

Green Energy Trading Pty Ltd

Switch

Dismiss

Home

>

Unit and Certificate Registry

>

AU-2239

>

Transaction log

AU-2239: Green Energy Trading Pty Ltd

Open

ANBEU

In this section

Account holdings

Transfer

Voluntary cancellation

Transaction log

Authorised representatives

Account details

Transaction log

Transaction details

Completed

Transaction ID

89562000

Transaction type

Voluntary cancellation

Transferring account

AU-2239: Green Energy Trading Pty Ltd

Green Energy Trading Pty Ltd

Acquiring account

AU-1068: Australia Voluntary Cancellation Account

Commonwealth of Australia

Comments

Part 1 of 2, 674 of 756 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ER101800	Colac Beltram Munberry Haredean (CBMH) Regeneration Project	Vegetation	Human-induced Regeneration of a...	2025-26	QLD	674

10

Items per page

Total: 674

1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	19/05/2026 4:10:32 PM +10:00 AEST	Win Pa Po Han
Initiated	19/05/2026 3:29:46 PM +10:00 AEST	Lan Nguyen

Back

Transaction log

Transaction details

Completed

Transaction ID

89562000

Transaction type

Voluntary cancellation

Transferring account

AU-2239: Green Energy Trading Pty Ltd

Green Energy Trading Pty Ltd

Acquiring account

AU-1068: Australia Voluntary Cancellation Account

Commonwealth of Australia

Comments

Part 1 of 2, 674 of 756 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

	Method	Vintage	Location	Serial range start	Serial range end	Category	Quantity
	Human-Induced Regeneration of a...	2025-26	QLD	9,035,751,308	9,035,751,981	KACCU	674
							Total: 674
							1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	19/05/2026 4:10:32 PM +10:00 AEST	Win Pa Pa Han
Initiated	19/05/2026 3:29:46 PM +10:00 AEST	Lan Nguyen

Maintenance We're making updates. You may experience timeouts between 6pm AEST Wednesday, 20th May and 6am AEST Thursday, 21st May



- Transfer
- Voluntary cancellation
- Transaction log
- Authorised representatives
- Account details

Completed

Transaction ID
89563000

Transaction type
Voluntary cancellation

Transferring account
AU-2239: Green Energy Trading Pty Ltd
Green Energy Trading Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments

Part 2 of 2, 82 of 756 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF102020	National Carbon Bank Lighting Projects 2016	Energy Efficiency (Commercial)	Commercial and Public Lighting 2015...	2022-23	NT, QLD, SA, TAS, WA	82

Total: 82

10 items per page1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	19/05/2026 4:11:05 PM +10:00 AEST	Win Pa Pa Han
Initiated	19/05/2026 3:30:18 PM +10:00 AEST	Lan Nguyen

Back

[← Transaction log](#)

Transaction details

Completed

Transaction ID
89563000

Transaction type
Voluntary cancellation

Transferring account
AU-2239: Green Energy Trading Pty Ltd
Green Energy Trading Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments

Part 2 of 2, 82 of 756 ACCUs surrendered to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

Method	Vintage	Location	Serial range start	Serial range end	Category	Quantity
Commercial and Public Lighting 2015...	2022-23	NT, QLD, SA, TAS, WA	8,352,362,997	8,352,363,078	KACCU	82

Total: 82



« ‹ 1 › » 10 items per page 1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	19/05/2026 4:11:05 PM +10:00 AEST	Win Pa Pa Han
Initiated	19/05/2026 3:30:18 PM +10:00 AEST	Lan Nguyen

12/06/2026, 15:20

CER Online Services



Australian Government

Clean Energy Regulator

Online Services

Beta

You're acting on behalf of

Green Energy Trading Pty Ltd



Dashboard

Manage

Unit and Certificate Registry

Other systems

Successful account switch

You're now acting for [Green Energy Trading Pty Ltd](#)

Switch

Dismiss

Home

>

Unit and Certificate Registry

>

AU-2239

>

Transaction log

AU-2239: Green Energy Trading Pty Ltd

Open

ANREU

In this section

Close

Account holdings

Transfer

Voluntary cancellation

Transaction log

Authorised representatives

Account details

Transaction log

Completed

Transaction ID

90585000

Transaction type

Voluntary cancellation

Transferring account

AU-2239: Green Energy Trading Pty Ltd

Green Energy Trading Pty Ltd

Acquiring account

AU-1068: Australia Voluntary Cancellation Account

Commonwealth of Australia

Comments

Supplemental 1 ACCU retired to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF102020	National Carbon Bank Lighting Projects 2016	Energy Efficiency (Commercial)	Commercial and Public Lighting 2015...	2022-23	NT, Q, D, SA, TAS, W.	1

Total: 1

1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	12/06/2026 3:07:32 PM +10:00 AEST	Win Pa Pa Han
Initiated	12/06/2026 2:43:42 PM +10:00 AEST	Lan Nguyen

Back

[← Transaction log](#)

Transaction details

Completed

Transaction ID
90585000

Transaction type
Voluntary cancellation

Transferring account
AU-2239: Green Energy Trading Pty Ltd
Green Energy Trading Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments
Supplemental 1 ACCU retired to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025.

Selected ACCUs

od	Vintage	Location	Serial range start	Serial range end	Category	Quantity
mercial and : Lighting 2015...	2022-23	NT, QLD, SA, TAS, WA	8,352,363,079	8,352,363,079	KACCU	1
						Total: 1
						1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	12/06/2026 3:07:32 PM +10:00 AEST	Win Pa Pa Han
Initiated	12/06/2026 2:43:42 PM +10:00 AEST	Lan Nguyen

[Home](#) > [Unit and Certificate Registry](#) > [AU-2239](#) > [Transaction log](#)

AU-2239: Green Energy Trading Pty Ltd

Open ANREU

In this section

« Close

- Account holdings
- Transfer

[← Transaction log](#)

Transaction details

Completed



Voluntary cancellation

Transaction log

Authorised representatives

Account details

Transaction approved, all authorised representatives have been notified.

Transaction ID
92903000

Transaction type
Voluntary cancellation

Transferring account
AU-2239: Green Energy Trading Pty Ltd
Green Energy Trading Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments
Supplemental 1 ACCU retired to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025. (2 of 2 supplemental ACCUs)

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF102020	National Carbon Bank Lighting Projects 2016	Energy Efficiency (Commercial)	Commercial and Public Lighting 2015..	2022-23	NT, QLD, SA, TAS, W.	1
						Total: 1
						1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	28/07/2026 5:21:37 PM +10:00 AEST	Ling Lin
Initiated	28/07/2026 5:06:10 PM +10:00 AEST	Lan Nguyen

Transaction log

Transaction details

Completed

Transaction ID
92903000

Transaction type
Voluntary cancellation

Transferring account
AU-2239: Green Energy Trading Pty Ltd
Green Energy Trading Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments
Supplemental 1 ACCU retired to offset emissions from 313 Adelaide Street, Base Building for the period: 1 January 2025 to 31 December 2025. (2 of 2 supplemental ACCUs)

Selected ACCUs



od	Vintage	Location	Serial range start	Serial range end	Category	Quantity
mercial and > Lighting 2015...	2022-23	NT, QLD, SA, TAS, WA	8,352,363,080	8,352,363,080	KACCU	1
						Total: 1
						1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	28/07/2026 5:21:37 PM +10:00 AEST	Ling Lin
Initiated	28/07/2026 5:06:10 PM +10:00 AEST	Lan Nguyen

Back

___Report end ___

