

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Invesco Australia Limited

Building / Premises name: 0

Building Address: 839 Collins Street, Docklands VIC 3008

Corresponding NABERS Energy Rating number OF51749

This building 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 01/2/2025 to 31/1/2026 The carbon neutral certification is valid until 19/5/2027.

Total emissions offset	810 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	63.76% of electricity is from renewable sources

Emissions Reduction Strategy

839 Collins Street, Docklands VIC 3008 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 19th of May 2027

Reporting Year Period

The rating period / reporting year 1/02/2025
12 consecutive months of data used to calculate the NABERS Star rating. to
31/01/2026



1. Carbon Neutral Information

1A Introduction:

Invesco Real Estate and Challenger are the co-owners of 839 Collins Street.

At both Invesco and Challenger, we both understand that climate change has far-reaching implications for the global economy, society, and our lives. As this issue is critical to our clients, employees, shareholders, and communities, it is a key focus for both organizations. In 2021, Invesco joined the Net Zero Asset Managers Initiative, committing to achieve net-zero GHG emissions by 2050 or sooner. Invesco also participates in Climate Action 100+ and publishes an annual climate change report in line with TCFD recommendations. Invesco Real Estate is committed to achieving net-zero emissions across its directly managed real estate portfolio by 2050, as part of its ESG+R framework. Challenger, as a UN PRI signatory, supports the transition to a low-carbon economy by working with stakeholders to mitigate climate-related risks. We manage climate-related risks and opportunities through a diversified asset portfolio and responsible investment policies. At 839 Collins Street, Melbourne, our joint venture prioritises decarbonisation, sustainability initiatives, and continuous environmental performance improvements.

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
Retail tenancy light and power	Retail tenancy lighting, power and A/C excluded on the basis these are outside the operational control of the building owner.
Retail waste	Retail waste excluded on the basis this is outside the operational control of the base building.
Retail water	Water servicing retail tenants is excluded on the basis it is separately metered and tenant controlled.
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.

2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		138.7
Scope 1: Natural gas		205.1
Scope 1: Diesel		1.2
Scope 2: Electricity		341.4
Scope 3: Natural gas		15.9
Scope 3: Diesel		0.3
Scope 3: Electricity		46.4
Scope 3: Waste		37.2
Scope 3: Water and Wastewater		23.7
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		810

*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) ***			
Cordillera Azul National Park REDD Project	VCU	VERRA	6/08/2026	5800-259913984-259914627-VCU-024-MER-PE-14-985-08082013-07082014-1 See screenshot in Appendix D	2013 - 2014	644	644		644	79.5%
Cordillera Azul National Park REDD Project	VCU	VERRA	6/08/2026	5800-259961986-259962151-VCU-024-MER-PE-14-985-08082013-07082014-1 See screenshot in Appendix D	2013 - 2014	166	166		166	20.5%
TOTAL Eligible Quantity used for this reporting period claim									810	
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.

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 -

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)	741,362	kWh
Mandatory * (RET) (cell D32)	214,883	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	526,478	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	421,427	kWh
Percentage renewable electricity – (cell D46)	63.76%	
Market Based Approach Emissions Footprint (cell M44)	387,713	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	999,999	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 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 4.60% 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 17.12% 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	138.66
Total	138.66

Appendix D: Screenshots of offsets purchased

← → ↺

registry.terra.org/terra/public/program/VCS

60% ☆

VPN ⓘ ⌵

VERRA

VERRA.ORG PROGRAMS ABOUT CONTACT OPEN NEW ACCOUNT

**VERIFIED CARBON STANDARD PROGRAM (VCS)**

The VCS Program allows certified projects to turn their greenhouse gas (GHG) emission reductions and removals into tradable carbon credits. Launched in 2007, the VCS Program has grown into the world's leading GHG crediting program. VCS projects cover dozens of technologies and measures which result in GHG emission reductions and removals, including renewable energy, forest and wetland conservation and restoration, transport efficiency improvements, and many others.



Projects
5,256

Issued Units
1,431,011,644

Active Units
478,681,954

Retired Units
920,709,416

Reports

Projects Issues Holdings Retirements Cancellations Buffers

EXPORT (ALL)

☐

Retirement Date

Project ID

Project Name

Serial Number

Retirement Reason Details

Vintage

Retirement QTY

Unit Type

06 Aug 2026

985

Cordillera Azul ...

5800-259913984-259914627-VCU-024-MER-PE-14-985-08082013-07082014-1

810 offsets voluntarily retired on behalf of the building: 839 Collins St, Docklands VIC 3008 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2026, for the period: 01/03/2025 to 31/01/2026

2013 - 2014

644

VCU

06 Aug 2026

985

Cordillera Azul ...

5800-259913984-259914627-VCU-024-MER-PE-14-985-08082013-07082014-1

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2013 - 2014

166

VCU

VERRA

Standards for a Sustainable Future

Verra Registry Retirement Certificate

644

5800-259913984-259914627-VCU-024-MER-PE-14-985-08082013-07082014-1

Project Name

Cordillera Azul National Park REDD Project

Vintage

2013 - 2014

Program

Verified Carbon Standard



Retired by

Pangolin Associates Pty Ltd

Retirement Date

06 Aug 2026

Additional Certifications/Labels

CCBS-Gold

Retirement Reason Details

810 offsets voluntarily retired on behalf of the building: 839

Collins St, Docklands VIC 3008 to meet its carbon neutral claim
against the Climate Active Carbon Neutral Standard in 2026, for

Beneficial Owner

Pangolin

Retirement Reason

Retirement for Person or Organization

This non-transferable, non-negotiable and final Retirement Certificate outlines the number of units and the respective serial numbers that have been removed from circulation on the Verra Registry. This Retirement Detail in no way creates any right or entitlement on the part of the holder to make any claim in relation to any unit regarding offsetting of emissions, protection of the environment or biodiversity or any other related matters. S&P Global shall not have any liability, duty or obligation for or relating to the data above, any errors, inaccuracies, omissions in content, or for any actions taken in reliance thereon.



Standards for a
Sustainable Future

Verra Registry Retirement Certificate

166

5800-259961986-259962151-VCU-024-MER-PE-14-985-08082013-07082014-1

Project Name

Cordillera Azul National Park REDD Project

Vintage

2013 - 2014

Program

Verified Carbon Standard

Retired by

Pangolin Associates Pty Ltd

Retirement Date

06 Aug 2026

Additional Certifications/Labels

CCBS-Gold

Retirement Reason Details

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Beneficial Owner

Pangolin

Retirement Reason

Retirement for Person or Organization

This non-transferable, non-negotiable and final Retirement Certificate outlines the number, vintage and the project name of the offsets that have been retired.

the number of units and the respective serial numbers that have been removed from circulation on the Verra Registry. This Retirement Detail in no way creates any right or entitlement on the part of the holder to make any claim in relation to any unit regarding offsetting of emissions, protection of the environment or biodiversity or any other related matters. S&P Global shall not have any liability, duty or obligation for or relating to the data above, any errors, inaccuracies, omissions in content, or for any actions taken in reliance thereon.

___Report end ___