

USING GREENPOWER TO IMPROVE YOUR NABERS RATING



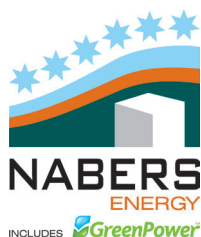
NABERS ratings are the most widely used form of sustainability rating in the Australian property industry. A high NABERS rating is recognised nationwide as a symbol of sustainability leadership and good asset management.

One of the benefits of your organisation purchasing GreenPower accredited renewable energy is that it can be used to improve the NABERS rating of your building or tenancy.

A NABERS rating is calculated using third party verified data such as utility bills to measure the environmental impact of a building or tenancy and compare its performance to similar buildings in the market.

Performance is communicated via a six star rating scale, where six stars represents market leading performance and one star indicates there is considerable scope for improvement.

As NABERS Energy ratings consider the emissions produced by a building, the purchase of accredited GreenPower reduces the total emissions and can increase the star rating. The GreenPower logo is included in the NABERS star rating logo providing an additional opportunity to demonstrate commitment to sustainability.



Energy

Results for the 12 month rating period	NABERS Energy rating	NABERS Energy rating without GreenPower
Star rating	6.0 stars	4.0 stars
GreenPower included	100%	0%
Energy intensity	399 MJ/m ²	399 MJ/m ²
Total greenhouse gas emissions (scope 1 & 2)	0 kg CO ₂ -e p.a.	393414 kg CO ₂ -e p.a.
Total greenhouse gas emissions (full fuel cycle – scope 1, 2 & 3)	0 kg CO ₂ -e p.a.	474810 kg CO ₂ -e p.a.
Benchmarking factor (previously known as Normalised Emissions)	N/A	100



GreenPower is government accredited renewable energy that organisations can purchase through more than 20 GreenPower Providers across Australia.

This electricity comes from a variety of sources including wind, solar, mini-hydro and bioenergy, which produce no net greenhouse gas emissions.

GreenPower is added to Australia's electricity grids on the customer's behalf.

For more information visit www.greenpower.gov.au/Business.

This is the NABERS Energy rating result for 28 Margaret Street, Sydney. You can see how Local Government Super improved their star rating from 4 stars to 6 stars by purchasing Accredited GreenPower. The rating without GreenPower is still provided to help the building owners and managers understand how the building is performing.

CASE STUDY: LOCAL GOVERNMENT SUPER



28 Margaret Street, Sydney

"By purchasing 100% GreenPower across our entire property portfolio, LGS has increased its average NABERS Energy rating to 6 stars and reduced its carbon emissions by over 28,600 tonnes since 2009."

Scott Armstrong
Property Portfolio Manager
Local Government Super

This is the NABERS Energy certificate for 28 Margaret Street, Sydney. Local Government Super has increased its star rating from 4 stars to 6 stars by purchasing GreenPower. The rating without GreenPower is still provided to help the building owners and managers understand how the building is performing.

Local Government Super (LGS) manages over \$8 billion in superannuation assets for 90,000 members in NSW. They have won several awards and been recognised internationally for their sustainable and responsible approach to investing. With approximately \$5 billion invested in responsible strategies, LGS is a sustainability market leader in the superannuation industry.

The LGS investment portfolio includes a number of commercial, retail and industrial buildings across the state. As a responsible investor, LGS is committed to minimising the environmental impacts of its properties. LGS looks to continuously improve the energy, water and waste performance of their buildings and implement best practice by engaging with tenants, property managers and industry stakeholders.

LGS purchases 100% GreenPower for the base building energy needs across its entire property portfolio. They also require all tenants to purchase 100% GreenPower. This includes the LGS office at Local Government House, 28 Margaret Street, Sydney.

Built in 1983, Local Government House achieved a 4 star NABERS Energy rating and reduced electricity consumption by 47% in five years as a result of a range of energy efficiency initiatives. By purchasing 100% GreenPower for the building since 2009, LGS has increased its NABERS Energy rating to a market leading 6 stars and reduced its carbon emissions by more than 2,500 tonnes.

