

Summary of Reporting Protocols – September 2007

Electricity, Gas and Water Consumption

Investa has reported on consumption of:

- Base building electricity, excluding tenant consumption.
- All flows through a building's main gas meter.
- All flows through a building's main water meter.

In general, exclusions from our environmental indicators reporting are:

- Industrial buildings.
- Jointly owned buildings. (Note: Buildings that are owned by Investa entities, including syndicates and unlisted funds are not considered jointly owned.)
- Buildings that are solely car parks.
- Buildings controlled by others, i.e. where the lease has transferred management control to the tenant (with the exception of 414 La Trobe Street, Melbourne which is included in the water data).

Exclusions from Electricity, Gas and Waste Reporting

Specifically, the following buildings have been excluded for the nominated resource flow:

Electricity

Buildings where base building data has had to be apportioned from a single meter (metering base and tenancy electricity consumption), due to potential calculation inaccuracies.

Gas

Where a full year's baseline data was not available.

Waste

Where waste statistics are not recorded; or the tenant manages the waste recycling program.

Greenhouse Gas Emissions

Investa calculates greenhouse gas emissions (CO₂-e) attributable to its operations by applying the Australian Greenhouse Office (AGO) pool coefficients for all electricity and gas reported using the definitions provided. Refer to the AGO website (www.greenhouse.gov.au/workbook/).

Greenhouse gas emissions offset or abated by making purchases under a recognised scheme such as GreenPower and Greenhouse Friendly are stated as per the contract documentation.

Investa believes that emissions from electricity and gas consumed in operating the commercial office portfolio represent the majority of the company's contribution to climate change under its direct control. Therefore, we have excluded emissions data from:

- Diesel used to power standby generation.
- Travel and supply chain activities.

Reporting Period

The reporting period for data drawn from third-party bills (energy, water and waste) is 1 April – 31 March.

Housing Materials Quantities

The calculation of material quantities used by Clarendon 2006/07 was based on the:

- standard specification (BOQ) for the Southport (28 squares) which was assumed as the average Clarendon single storey product; and the
- standard specification (BOQ) for the Ballina (36 squares) which was assumed as the average Clarendon double storey and triple storey product.

Note 1 – for double and triple storey product the same material quantities were assumed

Note 2 – the standard BOQ as per Clarendon database was used, no variations were assumed. The standard specifications were converted to quantities where appropriate e.g. eaves were converted from number of sheets to sqm and materials were summed across their uses e.g. timber in frames and trusses. From these quantities per house:

- single specifications multiplied by number of deposits in each state (2006/07);
- double specifications multiplied by number of deposits in each state (2006/07); and then
- single, double and triple storey house totals summed to give the total quantities used nationwide.