



## Project Net Zero Carbon Report

### Malaga Industrial Land Development

Version 1.0

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POTENTIAL IN PLACE

## Commercial in Confidence

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## Purpose of this Document

The Project Net Zero Report has been developed on the basis of As Constructed project documentation. The intent of this document is to summarise the project position in terms of embodied carbon emissions, reduction strategies implemented and their effectiveness, as well as any carbon offsetting undertaken.

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# 1. Executive Summary

This project is Net Zero based on the methodology outlined in this report. The methodology is designed to align to the reporting required under the World Green Building Council Net Zero Carbon Commitment, which Hesperia is a signatory to.

NOTE: Malaga is a land-only development for Hesperia's involvement. Upfront Embodied Carbon emissions are covered in this report. Operational carbon emissions are not addressed as they are not directly relevant to Hesperia in this case.

Description	Quantity	Detail
As Constructed Upfront Carbon Footprint (tCO <sub>2</sub> e)	2,229	Includes modules A1 - A5 of EN15978
Upfront Carbon Intensity (tCO <sub>2</sub> e/m <sup>2</sup> )	0.0144	14.4 kgCO <sub>2</sub> e/m <sup>2</sup>
Percentage Carbon Reduction on reference case (%)	0%	Legacy project - no low carbon initiatives.
Offsets Retired (tCO <sub>2</sub> e)	2,229	Verified (Climate Active compliant) offsets.
Percentage of Upfront Carbon Offset (%)	100%	Net Zero outcome
Percentage of Nature Based Offsets (%)	50%	Yarra Yarra Biodiverse Revegetation project
Offsetting co-benefit outcome	14.7	Hectares of revegetation
	35,666	Trees and shrubs planted

## 2. Net Zero Methodology

Hesperia is a signatory to the World Green Building Council (WGBC) Net Zero Carbon Commitment. This commitment has been used to structure Hesperia's Net Zero methodology. See Hesperia's profile page here:

[HESPERIA - World Green Building Council \(worldgbc.org\)](https://www.worldgbc.org/en/members/hesperia)

The detailed methodology used for this report is available in a separate document on Hesperia's website.

Hesperia also committed to achieving Carbon Neutral Organization status, which has been in place since 2020. Hesperia's corporate Carbon Neutral Organisation disclosures are available here: [Hesperia | Climate Active](#)

The detail of this methodology is available in a separate document on Hesperia's website.

### 3. Emissions Boundaries

Summarising the emissions sources that have been considered in terms of the project carbon footprint.

#### 3.1 Upfront Embodied Greenhouse Gas Emissions Boundaries

Included Emissions Sources	Included Estimated Emission Sources	Excluded Emissions Sources
Scope 1: All direct emissions related to site works.  Scope 2: All electricity consumption on site.  Scope 3: All supply chain emissions for materials used onsite.	Transport of materials and waste to and from site estimated based on load and likely source/destination.	Emissions related to the contractor's offsite operations (e.g., contractor's head office).  Downstream emissions due to subsequent use of the developed site.

#### 3.2 Operational Greenhouse Gas Emissions Boundaries

Not applicable for this land-only project.

## 4. Project Information

Malaga is a commercial/industrial land project North-east of the Perth city centre. Hesperia developed the land only, with no built form delivered.

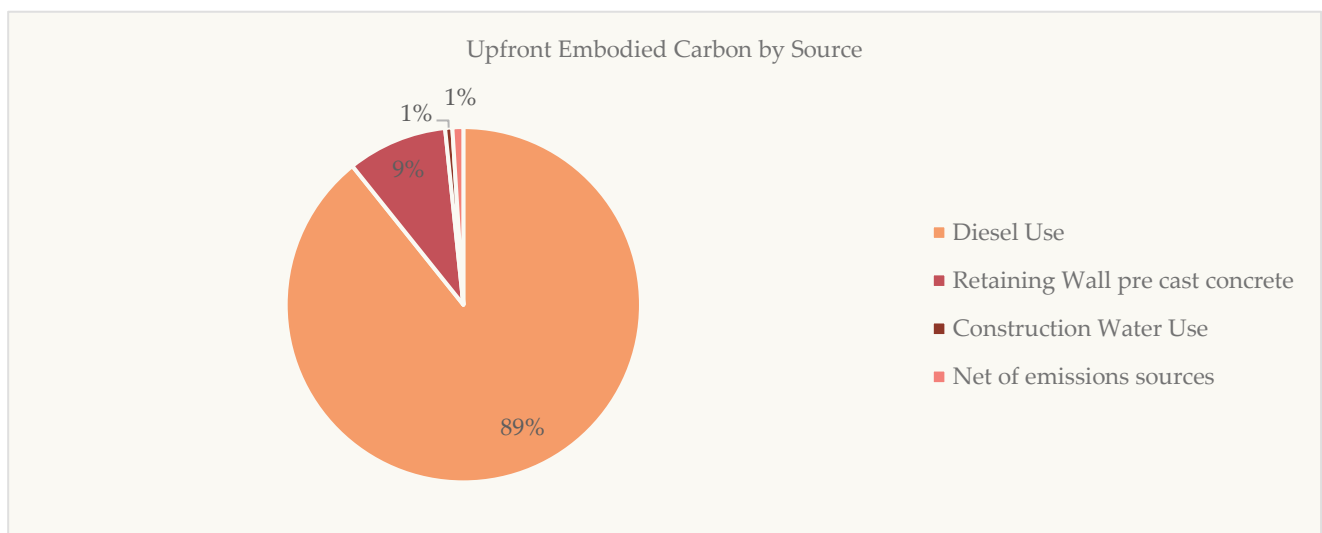
Description	Detail
Project Name	Malaga Lots 1 and 2
Location	Lot 820 Alexander Drive, Mirrabooka
Site Area (m2)	155,190
Gross Floor Area (m2)	NA (no built form)
Net Lettable Area (m2)	NA (no built form)
Floors (#)	NA (no built form)
Primary Usage	Land for commercial/industrial uses
Structural Life (Years)	100
Design Life (Years)	100



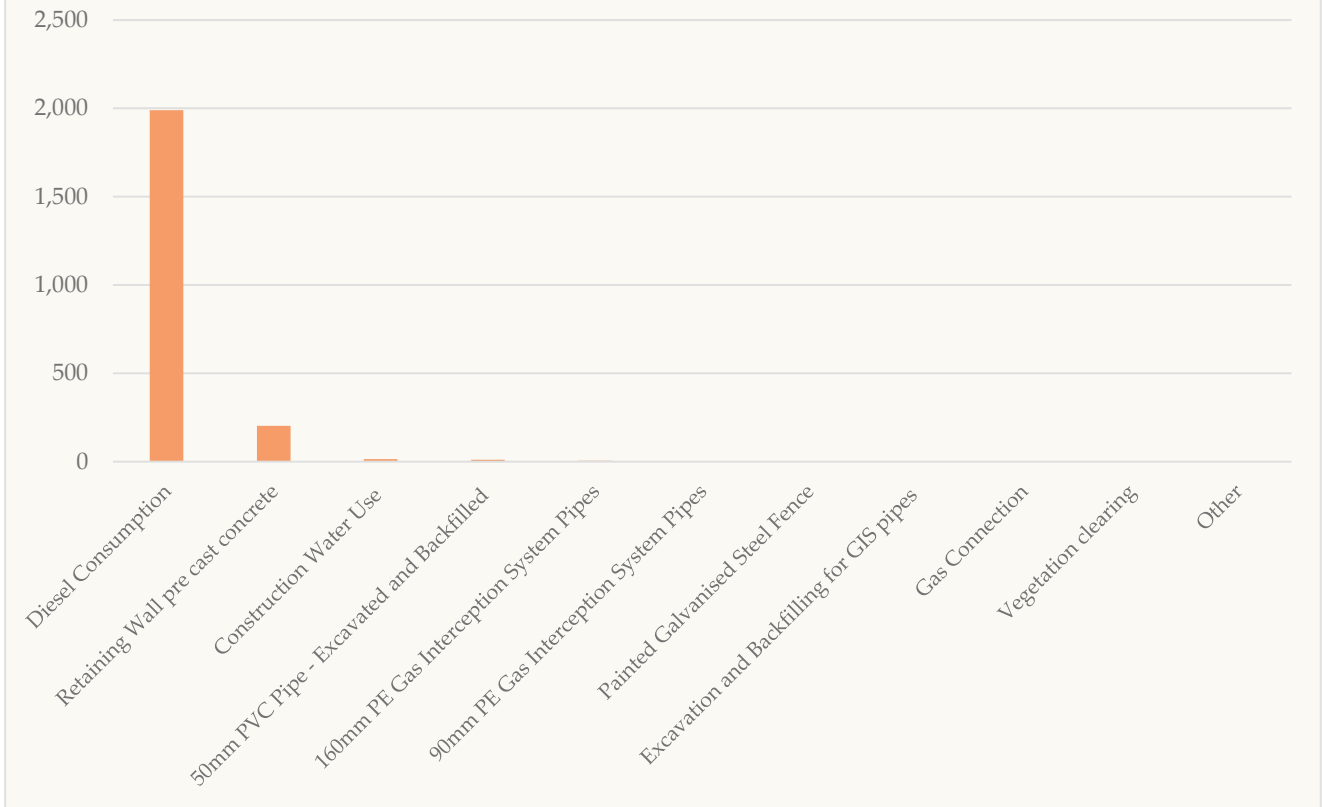
## 5. Upfront Carbon Sources Summary

The table below outlines the ten major impacts on Upfront Carbon for the development. The contribution of each item is due to a combination of the quantity and the carbon intensity of that item.

Carbon Source	Carbon Quantity (kg CO2e)	Share of Total (%)
Diesel Use	1,989,667.90	89.3%
Retaining Wall precast concrete 40MPa, 1.5% reo (m3) - footings included	202,845.19	9.1%
Construction Water Use	14,553.67	0.7%
50mm PVC Pipe - Excavated and Backfilled	10,754.54	0.5%
160mm PE Gas Interception System Pipes, no excavation, 50 years (m)	5,958.30	0.3%
90mm PE Gas Interception System Pipes, no excavation, 50 years (m)	3,552.07	0.2%
Installation only Painted Galvanised Steel Fence	1,020.56	
Excavation and Backfilling for GIS pipes	666.16	
Gas Connection (single dwelling)	92.02	
Vegetation clearing	35.05	
Other	0	
<b>Total</b>	<b>2,229,145.46</b>	<b>100%</b>



## Upfront Carbon Source (tCO2e)



## 6. Upfront Carbon Reduction Strategies

The project predates the Hesperia Project Sustainability Standard, so is considered a 'legacy project' in the sense that it is being included in Hesperia's Net Zero portfolio commitment but did not benefit from the design process that would have led to a carbon reduction strategy being documented and reduction outcomes being assessed.

## 7. Emission Summary

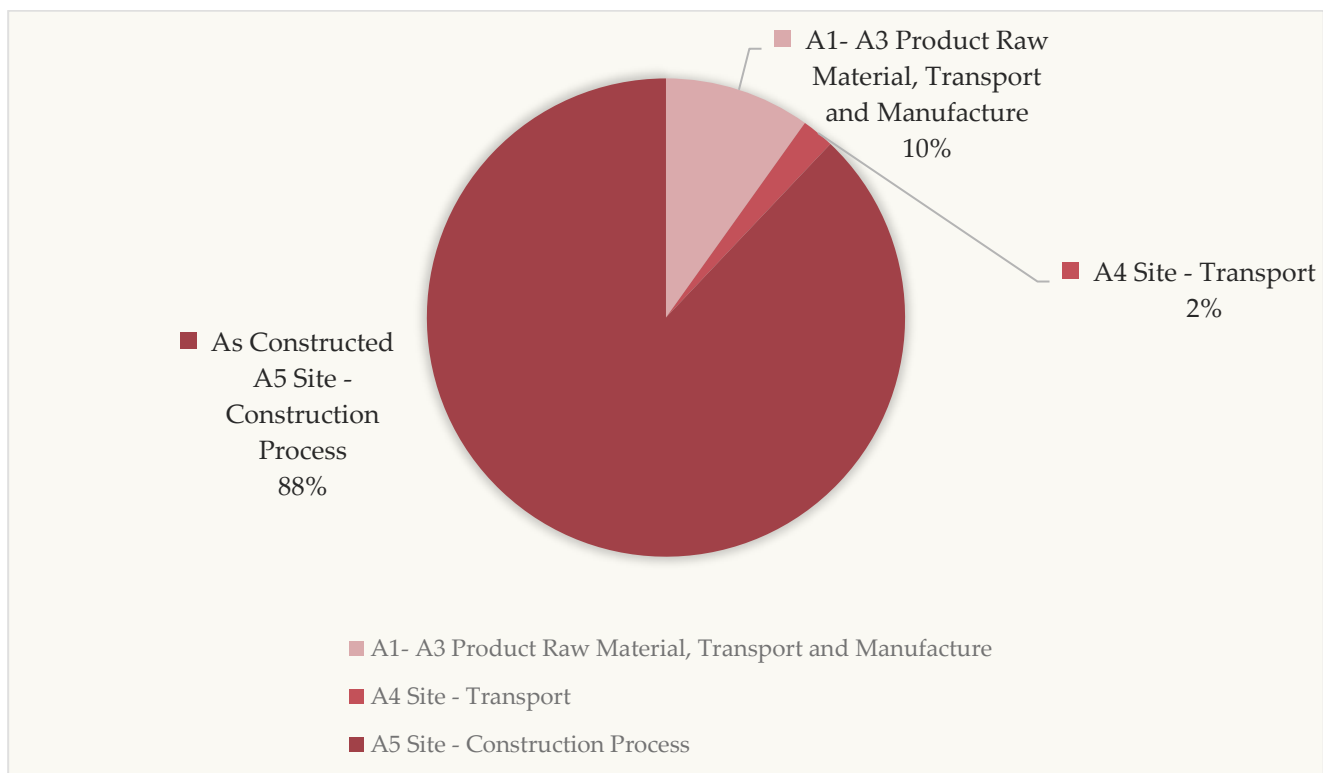
The Emissions Summary below provide an overview of the total reduction in Upfront Carbon, separated by category, for the development. The Life Cycle Assessment Report (attached) provides a detailed overview of the emissions.

Category	As Constructed (t CO2e)	Reference (t CO2e)	Change (t CO2e)	Change (%)	Key Reduction Initiatives
A1 - A3	220	NA	NA	NA	NA
A4	49	NA	NA	NA	NA
A5	1,960	NA	NA	NA	NA
<b>Totals</b>	<b>2,229</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>

NOTE: Malaga is a legacy project for Hesperia – delivered prior to the Hesperia Project Sustainability Standard being developed and applied. There were no carbon reduction measures recorded for the project, hence there is no assessment of the reduction achieved.

No suitable benchmark has been identified in order to make a comparison.

### 7.1 Upfront Carbon Profile



## 8. Offsetting

Offsetting has been based on using verified carbon offset units equal to the final footprint assessment for the project. The chosen offset projects demonstrate strong environmental and social co-benefits. See attached cancellation (retirement) certificate for detail.

Offset Project Type	Verification	Provider	Quantity Retired (1 offset equivalent to 1 tonne CO <sub>2</sub> e)	Verified Quantity Retired (1 offset equivalent to 1 tonne CO <sub>2</sub> e)
Australian Biodiversity	BRCO (not verified, stapled to a verified unit)	Carbon Neutral Pty Ltd	1115	0
International renewable energy / other	CDM CER	Carbon Neutral Pty Ltd	1115	1115
International renewable energy / other	CDM CER	Carbon Neutral Pty Ltd	1115	1115
Totals			3345	2230

## 9. Operational Carbon Emissions Forecast

The Malaga project was a land development only. Hesperia was not involved with the eventual built form.

## 10. Attachments

Documentation	Description
Life Cycle Assessment Report	Completed by Stantec using eTool.
Offset Retirement Certificate	Provided by Carbon Neutral Pty Ltd, includes serial numbers for retired offsets.

### 10.1 Supporting Documents

These documents have been archived against the project for internal reference.

Documentation	Notes
As Constructed Materials Inventory	On file.
As Constructed Drawings	On file.
Carbon Mitigation Workshop Summary	No notes available.
Product EPD's	None used in the calculations.
Product Third Party Certificates	None used in the calculations.