



PUBLIC DISCLOSURE STATEMENT


IFM INVESTORS PTY LTD

ORGANISATION CERTIFICATION

FY2022–23

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY	IFM Investors Pty Ltd
REPORTING PERIOD	Financial year 1 July 2022 – 30 June 2023 Arrears report
DECLARATION	<p><i>To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.</i></p>  <p>Rena Pulido Head of Sustainable Investment Australia 20 November 2023</p>



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Version August 2023.

[IFM Compliance code: IFM-06NOVEMBER2023-3207903]



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	17,503 tCO ₂ -e
OFFSETS USED	25% ACCUs, 75% VCUs
RENEWABLE ELECTRICITY	43%
CARBON ACCOUNT	Prepared by: Environmental Resource Management (ERM)
TECHNICAL ASSESSMENT	13 October 2022 Michelle Wilson Point Advisory Next technical assessment due: October 2025

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2. CARBON NEUTRAL INFORMATION

Description of certification

This public disclosure and GHG inventory have been prepared for the financial year from 1 July 2022 to 30 June 2023, confirming IFM Investor's second year of certification under the Climate Active Carbon Neutral Standard for Organisations.

This certification represents IFM Investor's Australian and international operations, covering business operations owned and controlled by IFM Investors Pty Ltd (ABN 67 107 247 727) in Australia, United Kingdom, United States, Hong Kong, Germany, Switzerland, South Korea, Japan, Italy and the Netherlands.

Organisation description

IFM Investors was established more than 25 years ago to protect and grow the long-term retirement savings of working people. Today IFM invest on behalf of 665 like-minded institutions worldwide, including pension, superannuation and sovereign wealth funds, universities, insurers, endowment funds and foundations. The A\$215bn (as of 30 June 2023) entrusted to us by these investors incorporates the retirement savings of more than 120 million working people worldwide.

IFM operates from eleven office locations globally.

The certification boundary applied for greenhouse gas (GHG) emissions reporting under Climate Active comprises IFM Investors Pty Ltd (ABN 67 107 247 727) operational activities. This certification extends to operations in Australia, United Kingdom, United States, Hong Kong, Germany, Switzerland, South Korea, Japan, Italy and the Netherlands, over which IFM Investors has operational control. The table below provides a summary of the entities within the certification boundary and countries in which their offices are located.

The certification boundary excludes all IFM's financed emissions (which are being managed via a separate process), and activity under subsidiaries of IFM Investors' investment related funds which are not associated to any operational emissions activity such as offices or employees.

The following subsidiaries are included within this certification.

Legal entity name	Country of operation
IFM Investors (HK) Ltd	Hong Kong
IFM Investors (Japan) Pty Ltd	Japan
IFM Investors (Korea) Pty Ltd	South Korea
IFM Investors (Netherlands) B.V.	Netherlands
IFM Investors (Switzerland) GmbH	Switzerland
IFM Investors (UK) Ltd	United Kingdom, Germany, Italy
IFM Investors (US), LLC	United States

3.EMISSIONS BOUNDARY

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

Inside emissions boundary

Quantified

Electricity
Base building services
Professional services
ICT services and equipment (CAPEX and OPEX)
Office equipment and supplies
Cleaning and chemicals
Postage, courier & freight
Food and catering
Construction materials and services (CAPEX)
Transport (air)
Transport (land & sea)
Accommodation
Water
Waste
Employee commuting
Working from home

Non-quantified

N/A

Optionally included

N/A

Outside emission boundary

Excluded

Refrigerants
Investments

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

IFM recognise the need to have a clear plan in place to mitigate the risks of climate change as well as harness investment opportunities arising from the transition to a net zero economy. As such, in 2020 we set a target of achieving net zero greenhouse gas emissions by 2050 across our business operations and financed emissions.

Our publicly available [2021 Climate Change Summary Report](#) provides an overview of progress made on our Climate Change strategy. Our most recent [Responsible Business Report](#) also details case studies and other updates that demonstrate our strategy in action.

Business operations

IFM's operational emissions represent Scope 1, 2 and 3 emissions reported under this Climate Active certification. IFM has set the following targets for its operational emissions:

- Net zero operational emissions (Scope 1, 2 and 3) by 2050.
- Transition to 100% renewable energy and eliminate all scope 2 emissions by 2025¹ through the procurement of 100% renewable electricity for all offices where IFM directly procures electricity².
- IFM have achieved their interim target to procure 100% renewable energy for all Australian offices by mid-2023 and intends to continue doing so.

In 2023, IFM set a Scope 3 near-term Supplier Engagement target in-line with SBTi target setting methodologies:

- IFM's goal is for 50% of our purchased goods and services suppliers (by emissions) to have set science-based targets by 2028 to reduce their own climate impact³.

Due to the increase of business travel and other emission sources as we return to a post-COVID normal level, IFM has reset our baseline year to FY23.

Financed emissions

IFM actively work with our assets to support a lower carbon future recognising the important role our portfolio assets have in energy transition and enabling the decarbonisation of emission-intensive sectors such as transport. Additionally, in our Private Equity portfolio we are pleased to report that all companies have obtained certification under Climate Active (as at FY22).

¹ Science-Based aligned target

² IFM does not have any scope 1 emissions.

³ Compared to a FY23 base year

Emissions reduction actions

In FY23, IFM continued to focus on reducing operational emissions, improving data quality, and engaging with stakeholders across the business to set near-term Scope 3 emission reduction targets. Key actions included:

Purchased electricity:

We have achieved our target to transition all Australian offices to purchasing 100% green electricity by mid-2023. Both Melbourne and Sydney offices reached this target by January 2023, resulting in a 200 t CO₂-e reduction in Scope 2 and 3 emissions relative to 2022.

Purchased Goods and services:

In 2023, IFM set a near-term Scope 3 supplier engagement targets in-line with SBTi methodologies. Through an assessment of IFM's most material suppliers (by emissions), IFM's goal is that:

- 50% of our purchased goods and services suppliers (by emissions) will have set science-based targets to reduce their own climate impact by 2028, relative to a FY23 base year.

With this target in-place, in 2024 we will begin implementing this target. Key next steps include confirming current target setting activities, commencing annual data collection from key suppliers, communicating target setting requirements, and developing an engagement plan with these key suppliers and work with them to achieve this target. IFM's procurement policy will be updated to encourage consideration to be given to whether suppliers have set science-based targets when undertaking significant procurement activities.

Business Travel:

Due to the return of business travel activity post-COVID, business travel emissions have increased to represent 45% of Scope 3 emissions in FY23. We are currently undertaking a detailed analysis of travel activity and evaluating how to set a target across business travel.

In 2024, we will set a near-term Scope 3 Business Travel emission reduction target in line with SBTi methodologies. Once set, we will introduce initiatives to drive down business travel emissions.

Waste:

To enable emission reduction actions, IFM focused first on improving office waste data quality. In 2023, IFM engaged building managers at the Melbourne office to source IFM specific office waste data for all 12-months of FY23. This data is reflected in this year's emissions calculations and reduced emissions by 16 t CO₂-e where we were previously over-estimating waste volumes.

IFM has used these insights to assess waste management practices and develop a waste management reduction strategy in Melbourne supported by a number of implement waste management initiatives. Work is under way to extend this to our Sydney offices in FY24.

Employee Commuting:

In 2023, IFM undertook its first employee commuting survey across all office locations globally and were able to apply these insights to improve our reporting of employee commute emissions. Although IFM saw an increase in total FTE numbers in FY23, total employee commuting and WFH emissions remained at similar levels.

5. EMISSIONS SUMMARY

Emissions over time

		Emissions since base year	
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Year 1:	2021–22	11,272	N/A
Year 2 (base-year) *:	2022–23	17,503	N/A

*With business travel and associated emissions returning to a post-COVID normal level, IFM has elected to reset our baseline year to FY23 to enable a more meaningful comparison of emissions over time.

Significant changes in emissions

Emission source name	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Detailed reason for change
Computer and technical services	4,175	3,716	Emissions decreased due to a decrease in activity in this emissions category.
Long business class flights (>3,700km)	1,589	6,186	Reported long haul business class flight activity increased by 200% following the return to normal levels of business travel post COVID-19. Long haul business class flight emission factors also increased by 37% leading to a further increase of 2,000 t CO ₂ -e.

Use of Climate Active carbon neutral products, services, buildings or precincts

Certified brand name	Product/Service/Building/Precinct used
ISPT Pty Ltd	Carbon neutral energy (base building)
PwC Australia	Professional services
Gilbert & Tobin	Professional services

Emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a market-based approach.

Emission category	Sum of scope 1 (tCO ₂ -e)	Sum of scope 2 (tCO ₂ -e)	Sum of scope 3 (tCO ₂ -e)	Sum of total emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	105.73	105.73
Cleaning and chemicals	0.00	0.00	49.09	49.09
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction materials and services	0.00	0.00	210.84	210.84
Electricity	0.00	91.51	12.11	103.63
Food	0.00	0.00	374.05	374.05
ICT services and equipment	0.00	0.00	4,757.46	4,757.46
Postage, courier and freight	0.00	0.00	18.66	18.66
Professional services	0.00	0.00	3,321.27	3,321.27
Transport (air)	0.00	0.00	7,731.82	7,731.82
Transport (land and sea)	0.00	0.00	133.01	133.01
Waste	0.00	0.00	1.68	1.68
Water	0.00	0.00	5.72	5.72
Working from home	0.00	0.00	238.46	238.46
Office equipment and supplies	0.00	0.00	100.78	100.78
Bespoke - Electricity International	0.00	149.13	10.12	159.26
Bespoke - Stationary Energy (gaseous fuels) - Base building	0.00	0.00	26.54	26.54
Bespoke - Stationary Energy (liquid fuels) - Base building	0.00	0.00	4.33	4.33
Bespoke - Electricity - Base building International	0.00	0.00	110.83	110.83
Bespoke - Working from home International	0.00	0.00	49.48	49.489
Total emissions	0.00	240.65	17,261.98	17,502.62

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions that cannot be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

Reason for uplift factor	tCO ₂ -e
N/A	N/A
Total of all uplift factors	N/A
Total emissions footprint to offset <i>(total emissions from summary table + total of all uplift factors)</i>	N/A

6. CARBON OFFSETS

Offsets retirement approach

This certification has taken in-arrears offsetting approach. The total emission to offset is **17,503 t CO₂-e**. The total number of eligible offsets used in this report is **17,508 t CO₂-e**. Of the total eligible offsets used, 8 t CO₂-e were previously banked and 17,500 t CO₂-e were newly purchased and retired. 5 t CO₂-e are remaining and have been banked for future use.

Co-benefits

As IFM continue to work towards implementing initiatives to reduce our own carbon, we will continue to support high-quality independently verified carbon reduction and removal projects.

IFM Investors have elected to support the **Lynwood Human-Induced Regeneration** Project in Central New South Wales, Australia. Livestock and feral animals on grazing properties across regional Australia can suppress forest growth. This project involves excluding livestock and managing pests in grazing areas, allowing for forest regeneration. Growing trees not only enhances habitat for native species but also restores local ecosystem services and sequesters carbon.

In addition to local Australian projects, IFM have also purchased and retired carbon offsets from the following international projects in countries where IFM also have assets in operation.

Crow Lake Wind South Dakota, United States

This wind project generates renewable electricity collaboratively with local South Dakota residents who jointly own several turbines. Covering 36,000 acres, the wind farm comprises 108 turbines, providing clean energy and benefiting the local community.

Dora 6.5MW Geothermal Energy, Turkey

Located in western Turkey, this project harnesses thermal heat from beneath the Earth's surface to generate clean, renewable energy. As Turkey's first private sector geothermal plant, it contributes to the renewables industry's development and enhances the country's energy security.

Teak Reforestation in Mexico

This reforestation project converts land cleared for agriculture and livestock back into forest land by planting Teak trees, improving biodiversity and supporting local employment in addition to increasing carbon sequestration.

Eligible offsets retirement summary

Offsets retired for Climate Active carbon neutral certification											
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Stapled quantity	Eligible quantity retired (tCO ₂ -e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Dempsey Ridge Wind	VCU	Verra	28 Nov 2022	10840-251077541-251079796-VCS-VCU-1590-VER-US-1-780-01012020-31122020-0	2020	-	2,256	2,248	0	8	0.05%
Lynwood Human-Induced Regeneration Project	ACCU	ANREU	2 Nov 2023	8,356.145,896 – 8,356.150,270	2022-2023	-	4,375	0	0	4,375	25%
Crow Lake Wind	VCU	Verra	1 Nov 2023	12913-461379222-461383596-VCS-VCU-260-VER-US-1-756-01012020-31122020-0	2020	-	4,375	0	5	4,370	25%
Dora 6.5MW Geothermal Energy	VCU	Verra	1 Nov 2023	4151-176393966-176394479-VCU-010-MER-TR-1-120-01012013-31122013-0 4152-176394912-176394933-VCU-010-MER-TR-1-120-01012014-31122014-0 14360-580134469-580134519-VCS-VCU-290-VER-TR-1-120-01012015-31122015-0 15802-719700042-719702954-VCS-VCU-290-VER-TR-1-120-01012019-31122019-0	514t 2013 22t 2014 51t 2015 2,913t 2019	-	3,500	0	0	3,500	20%

Teak Reforestation	VCU	Verra	1 Nov 2023	14113-556108081-556113330-VCS-VCU-576-VER-MX-14-1740-01012019-31122019-0	2019	-	5,250	0	0	5,250	30%
Total eligible offsets retired and used for this report										17,503	
Total eligible offsets retired this report and banked for use in future reports										5	

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Australian Carbon Credit Units (ACCUs)	4,375	25%
Verified Carbon Units (VCUs)	13,128	75%

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Transaction Details

Transaction details appear below.

Transaction ID	AU30495
Current Status	Completed (4)
Status Date	02/11/2023 12:23:41 (AEDT) 02/11/2023 01:23:41 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	Retired on behalf of IFM Investors for their Climate Active certification FY23

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF101280					2022-23		8,356,145,896 - 8,356,150,270	4,375

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

Location-based method:

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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.

For this certification, electricity emissions have been set by using the **market-based approach**.

Market-based approach summary			
Market-based approach	Activity Data (kWh)	Emissions (kg CO ₂ -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	0	0	0%
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	252,681	0	32%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	83,625	0	11%
Residual Electricity	445,108	425,078	0%
Total renewable electricity (grid + non grid)	336,306	0	43%
Total grid electricity	781,414	425,078	43%
Total electricity (grid + non grid)	781,414	425,078	43%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	445,108	425,078	
Scope 2	393,082	375,394	
Scope 3 (includes T&D emissions from consumption under operational control)	52,026	49,684	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	43.04%
Mandatory	10.70%
Voluntary	32.34%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	375.39
Residual scope 3 emissions (t CO₂-e)	49.68
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	91.51
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	12.11
Total emissions liability (t CO₂-e)	103.63

Figures may not sum due to rounding. Renewable percentage can be above 100%

Location-based approach summary						
Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	100%	(kWh)	Scope 2 Emissions (kgCO ₂ -e)	Scope 3 Emissions (kgCO ₂ -e)	(kWh)	Scope 3 Emissions (kgCO ₂ -e)
ACT	0	0	0	0	0	0
NSW	221,121	221,121	161,418	13,267	0	0
SA	0	0	0	0	0	0
VIC	560,293	560,293	476,249	39,221	0	0
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	781,414	781,414	637,668	52,488	0	0
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	0	0	0	0		
Total electricity (grid + non grid)	781,414					

Residual scope 2 emissions (t CO ₂ -e)	637.67
Residual scope 3 emissions (t CO ₂ -e)	52.49
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	351.56
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	28.93
Total emissions liability	380.48

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO ₂ -e)
<i>ISPT PTY LTD (carbon neutral base building electricity – VIC office) 2 Lonsdale St Melbourne</i>	336,600	0
<i>Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market based method is outlined as such in the market based summary table.</i>		

Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO ₂ -e)
<i>Not applicable</i>	0	0
<p><i>Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market based summary table.</i></p>		

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

Relevant non-quantified emission sources	Justification reason
N/A	N/A

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
Refrigerants	N	N	N	N	N	<p>Size: Estimated to be less than 1% of total emissions.</p> <p>Influence: IFM does not have direct operational control over the topping up of any refrigerant gases.</p> <p>Risk: This source does not create significant supply chain risks, and it is unlikely to be of significant public interest.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: IFM have not previously had direct control over topping up of refrigerant gases.</p>
Investments	Y	N	N	N	N	<p>Size: Scope 1 & 2 emissions from operation of assets are estimated to be large for the organisation.</p> <p>Influence: IFM has limited influence in reducing scope 1 and 2 emissions of the assets with no operational control.</p> <p>Risk: There is some degree of climate risk in the investment portfolio however this is marginal and limited.</p> <p>Stakeholders: Comparable organisations do not include these emissions under organisational certification.</p> <p>Outsourcing: Assets not previously operated by IFM.</p>



An Australian Government Initiative

