

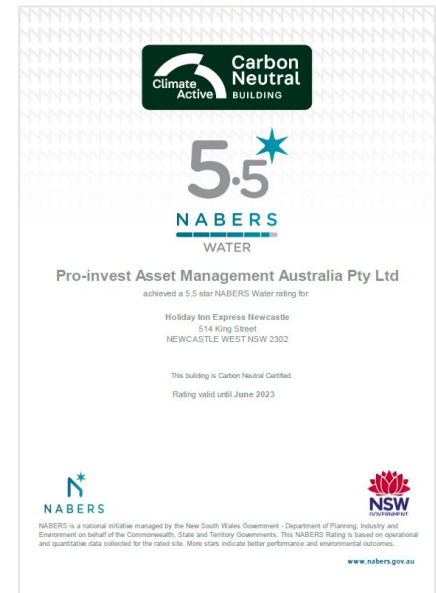


ENERGY EFFICIENCY CASE STUDIES

FEBRUARY 2023

1st Carbon Neutral Hotel Building Under NABERS Climate Active Pathway in 2021!

Holiday Inn Express Newcastle, developed by Pro-invest Group, has officially become the first hotel building in Australia to obtain Carbon Neutral certification under the NABERS Climate Active pathway; a testament to the hotel's efficient design, operations and management, led by Pro-invest Group.



In 2021, Holiday Inn Express Newcastle was the first hotel building to achieve carbon neutral certification under the NABERS Climate Active Pathway, and in 2022, renewed its certification!

This is testament to the efficient design, operations and management of the hotel, with support from Carbon Offsets with 447 tCO₂-e covered in 2022 (and 686 tCO₂-e in 2021). These emissions were considered relatively low to the standard comparable hotel. This project serves part of Pro-invest Group's broader agenda to target Net Zero by 2030 across its hotel portfolio.

The Holiday Inn Express Newcastle hotel served as a trial for this portfolio-wide strategy and has been considered a success.

By 2022, the hotel renewed its carbon neutral certification with Pro-invest Group gaining greater insight into emission reduction levers.

CEFC releases 'Clean Energy' Investments Insights Case Study on HIE Melbourne Southbank

ESG initiatives and practices are a cornerstone of Pro-invest Group's business operations and it is with great pleasure that our energy conservation efforts at HIE Melbourne Southbank is featured in this CEFC Investment Insights Case Study.



'Hotels are traditionally high energy consumers and high carbon emitters. Focusing on energy efficiency solutions is helping to cut those emissions, as well as delivering benefits to hotel owners and operators, while offering guests the opportunity to make more sustainable accommodation choices.'

ESG initiatives and practices are a cornerstone of Pro-invest Group's business operations and it is with great pleasure that our energy conservation efforts at HIE Melbourne Southbank is featured in this CEFC Investment Insights Case Study.

Pro-invest Group's mission is to create sustainable returns in an effective and responsible way. We have been actively incorporating ESG best practices for more than 5 years and will continue to build on this across our business.

[Click here](#) to learn how CEFC's finance is helping Pro-invest Group's HIE Melbourne Southbank deliver more sustainable outcomes and a greener hotel experience for customers.

New Build NABERS Case Study

‘Hotels are traditionally high energy consumers and high carbon emitters. Focusing on energy efficiency solutions is helping to cut those emissions, as well as delivering benefits to hotel owners and operators, while offering guests the opportunity to make more sustainable accommodation choices.’




Hotel Overview	
Location	Southbank Precinct Melbourne VIC Australia
Brand / Chain Scale	Holiday Inn Express / Upper Midscale
Rooms / Keys	345
Hotel Opening	December 2019
Pro-invest Involvement	Design, development, operation & asset management.
NABERS Baseline	4.5-star NABERS Energy 4.5-star NABERS Water
NABERS Target	5-star NABERS Energy 4.5-star NABERS Water
NABERS Achieved	5-star NABERS Energy (without GreenPower)
Efficiency Variance	c. 25% uplift in energy efficiency p.a.
Project	The hotel development was designed & built to achieve a 5-Star NABERS Energy rating, which equates to 25 per cent lower energy consumption when compared with a 4.5 Star rating. Pro-invest Group developed and operates the hotel. The CEFC committed \$39mn towards a construction and term debt facility for the project, as part of a co-financing package with the Commonwealth Bank of Australia.

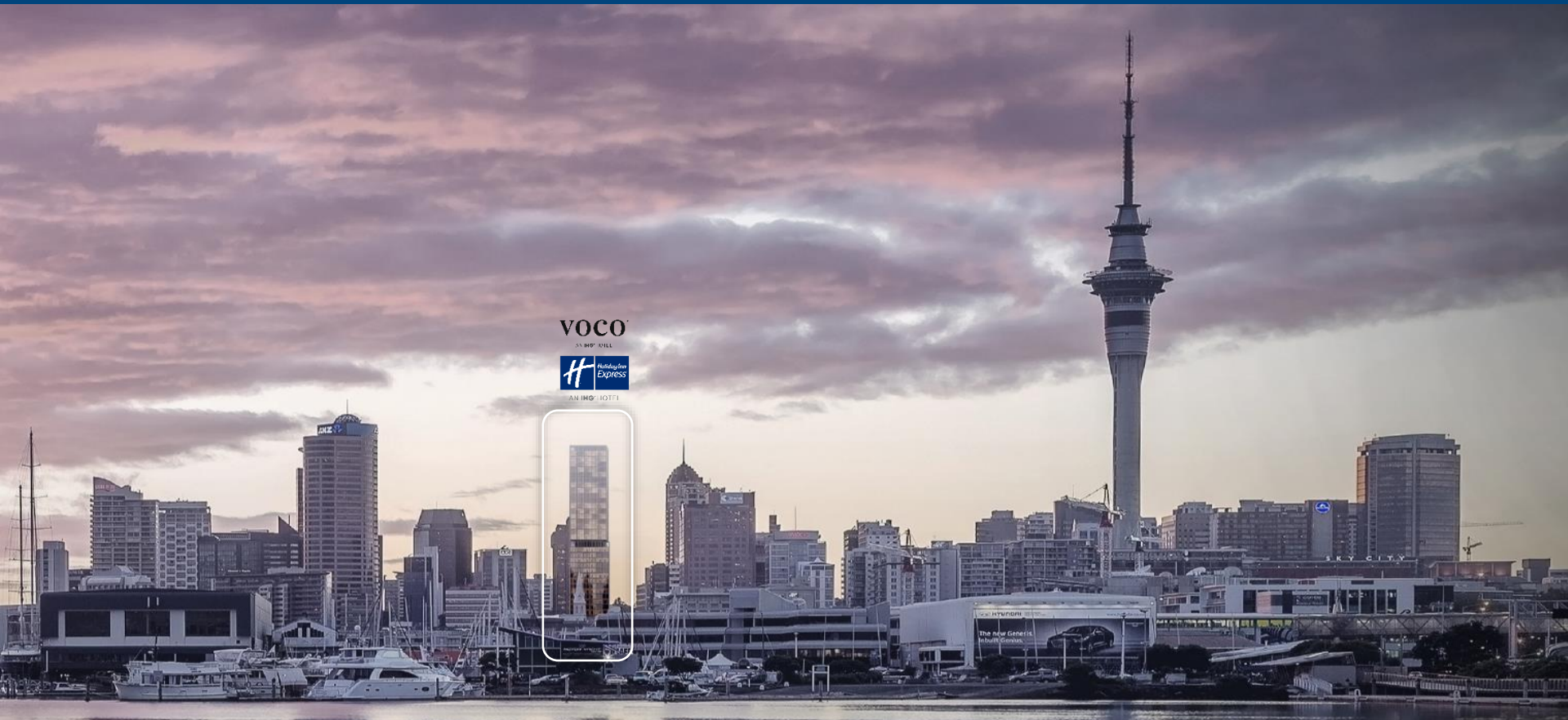
25% Energy Efficiency Uplift Initiatives	
Initiatives for 0.5-Star Uplift	Improvement
Energy Fine Tuning & BMS Connection to All Meters	0.11
Improved Air-cooled Chillers	0.17
Integrate Demand Controlled Ventilation Throughout with Occupancy Sensors	0.02
Integration of Heat Recovery System	0.09
Lighting Power Density for Carpark Lighting Design	0.03
LED to Additional Areas & Motion Sensors. Stairwell LED Lighting with Integrated Dimming	0.03
Regenerative Lift Drive (5 no.) High Rise Lifts	0.03
Install 45kW PV System	0.05
CIMEnergy Optimisation & Monitoring	0.05
Total NABERS Uplift	0.58
Supplementary Sustainability Initiatives Included	
<ul style="list-style-type: none"> ✓ Sensors & Management Systems ✓ Carbon Neutral Modular Carpet ✓ 45kW rooftop solar system ✓ Eco-smart mini-bar fridges ✓ Prefabricated modular bathrooms ✓ Bulk dispensers of quality shampoo, conditioner & soaps ✓ High performing air conditioning system ✓ Energy optimisation & monitoring 	

Kimpton Margot Sydney Case Study: Repositioned Asset Energy Improvement Roadmap

Implementing the Energy Conservation Measures identified could result in a 25% energy efficiency uplift and a 5-star NABERS Energy rating – an industry leadership project for a 5-star luxury heritage listed hotel.



Hotel Overview		Project Snapshot
Location	Sydney CBD, NSW, Australia	<ul style="list-style-type: none"> Energy Audit & Engineering Review conducted on the then Primus branded Sydney based hotel. NABERS Energy rating conducted on the Primus branded asset resulted in a 4.5-star NABERS Energy achievement. Engineering Review identified a total of 15 Energy Conservation Measures (ECMs) feasible to be adopted over course of 2022 to 2023 for 0.5-star improvement. 0.5-star uplift by way of the c. 15 x ECMs would result in an anticipated energy uplift of c. 25%. The hotel has since been refurbished, repositioned and rebranded to be the Kimpton Margot Hotel Sydney and is currently within the preliminary phases to renew its NABERS Energy rating and obtain a NABERS Water rating. The ECMs identified are progressively being adopted over the coming c. 6 months, with energy efficiency and savings expected to be realised in the year of 2023.
Brand / Chain Scale	Kimpton / Upper Upscale Luxury Lifestyle	
Rooms / Keys	172 (would be increased to 185 keys)	
Hotel Opening	February 2022	
Pro-invest Involvement	Rebranding/refurbishment, operation & asset management.	
NABERS Baseline	None – achieved 4.5-star NABERS Energy with no Water rating.	
NABERS Target	5-star NABERS Energy 4.5-star NABERS Water	
Efficiency Variance	c. 25% uplift in energy efficiency p.a.	
Project	Upon assessment following contract exchange, the asset achieved a 4.5-star NABERS Energy. An Energy / Engineering Audit was conducted on the asset, identifying c. 15 Energy Conservation Measures for Adoption to uplift its efficiency by c. 25%.	<div style="text-align: center;">  <p>5★ Five-star luxury hotel prepared to achieve -star NABERS Energy rating Over 2022-2024 period</p> </div> <div style="text-align: center;"> <p>25% Energy efficiency capability which would result in substantial energy cost savings for the asset.</p> </div>



VOCO

BY HILTON



AN IHG HOTEL



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