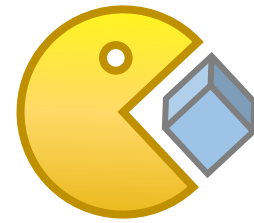


# WATTBLOCK ENERGY REPORT

## PORTFOLIO ASSESSMENT



**Strata Pacman**

Prepared For:	Your Strata Management Street Address Sydney NSW 2000	Strata Customers:	607
		Total Energy Spend:	Est. \$23 million p.a.
		Date:	18/05/16

### ENERGY SAVINGS OPPORTUNITY

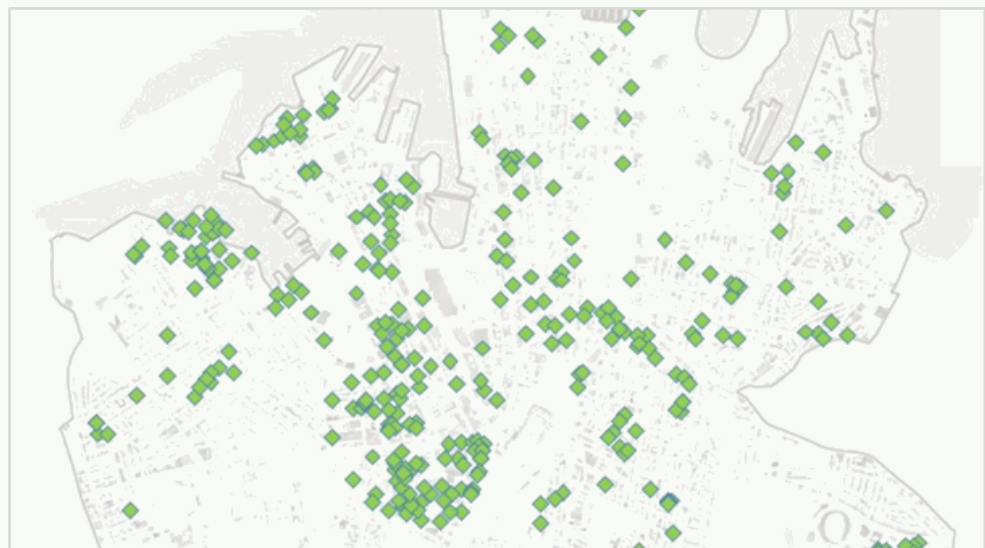
Wattblock analytics estimates the total cost savings opportunity for common area electricity and apartments for your portfolio of customers.

TOTAL PORTFOLIO ENERGY SPEND (PER ANNUM)	ESTIMATED COST SAVINGS (PER ANNUM)	ESTIMATED NET PROJECT COST OPPORTUNITY	AGGREGATE PAYBACK PERIOD (YEARS)
<b>\$23 million</b> <small>Energy &amp; Maintenance</small>	<b>\$9 million</b> <small>Energy &amp; Maintenance</small>	<b>\$33 million</b> <small>Net After Rebates</small>	<b>3.7</b> <small>Net After Rebates</small>

### CUSTOMER DISTRIBUTION

Your Strata is responsible for 0.5% of the Australian residential strata market. The portfolio is entirely within NSW with concentration around Sydney.

The highest customer concentration is in Ultimo with 10% share of that suburb.



### COMMON AREA ENERGY SPEND

Wattblock identifies the top five suburbs where Your Strata buildings are represented.

Figures represent common area energy & maintenance spend and does not include apartment energy usage.

Rank	Suburb	Blocks	Avg Spend	Total Spend	Share
1	Sydney CBD	18	\$71,775 p.a.	\$1.3 million p.a.	10%
2	Ultimo	138	\$4,932 p.a.	\$0.7 million p.a.	5%
3	Pyrmont	71	\$9,463 p.a.	\$0.4 million p.a.	6%
4	Glebe	73	\$5,421 p.a.	\$0.4 million p.a.	2%
5	Surry Hills	30	\$12,309 p.a.	\$0.3 million p.a.	4%
<b>TOTAL PORTFOLIO</b>		<b>607</b>	<b>\$10,110 p.a.</b>	<b>\$6.2 million p.a.</b>	<b>0.2%</b>

## TOTAL BUILDING ENERGY CONSUMPTION

Wattblock estimates the overall energy footprint of buildings within the portfolio including common areas and the aggregate energy usage of apartments.

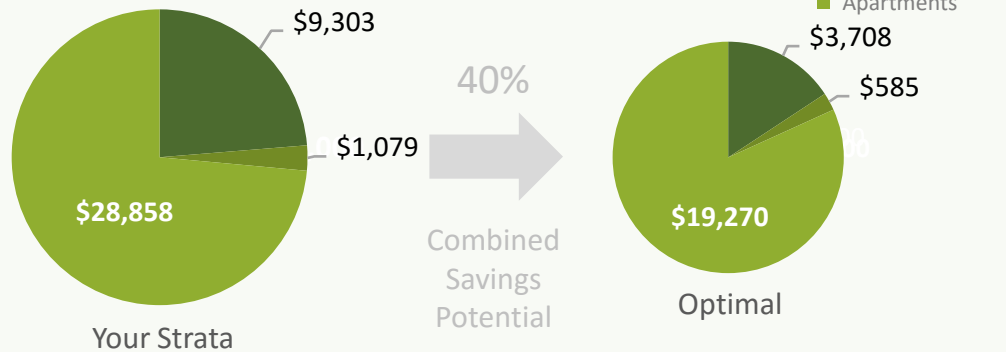
### CUSTOMER BREAKDOWN

**Your Strata** customers are mostly Low Rise representing 53% of the total customer portfolio energy spend.

**Your Strata** Low Rise customers represent 0.2% of the total Australian market.

Wattblock portfolio analysis estimates that **Your Strata's** portfolio energy consumption can be reduced by 40% or \$9 million p.a.

Annual Energy Spend Per Customer Building



Rank	Strata Type	Blocks	Avg Spend	Total Spend	Share
1	Low Rise	525	\$23,519 p.a.	\$12 million p.a.	0.2%
2	Mid Rise	58	\$83,314 p.a.	\$5 million p.a.	0.1%
3	High Rise	26	\$236,451 p.a.	\$6 million p.a.	0.1%
<b>TOTAL PORTFOLIO</b>		<b>607</b>	<b>\$38,209 p.a.</b>	<b>\$23 million p.a.</b>	<b>0.2%</b>

### PORTFOLIO BENCHMARK

On average **Your Strata's** portfolio compares favourably with the average strata manager portfolio.

High Rise remains the biggest energy savings opportunity across the **Your Strata** portfolio.

**Your Strata's** portfolio is performing best in the High Rise category being 5% better than the average portfolio.

Annual Savings Opportunity Per Apartment



Strata Type	Your Strata	Avg Portfolio	Difference
High Rise	\$2,785 p.a.	\$2,919 p.a.	\$133 p.a. ✓
Mid Rise	\$2,143 p.a.	\$2,205 p.a.	\$62 p.a.
Low Rise	\$1,862 p.a.	\$1,893 p.a.	\$31 p.a.
<b>PORTFOLIO</b>	<b>\$2,099 p.a.</b>	<b>\$2,156 p.a.</b>	<b>\$57 p.a.</b>

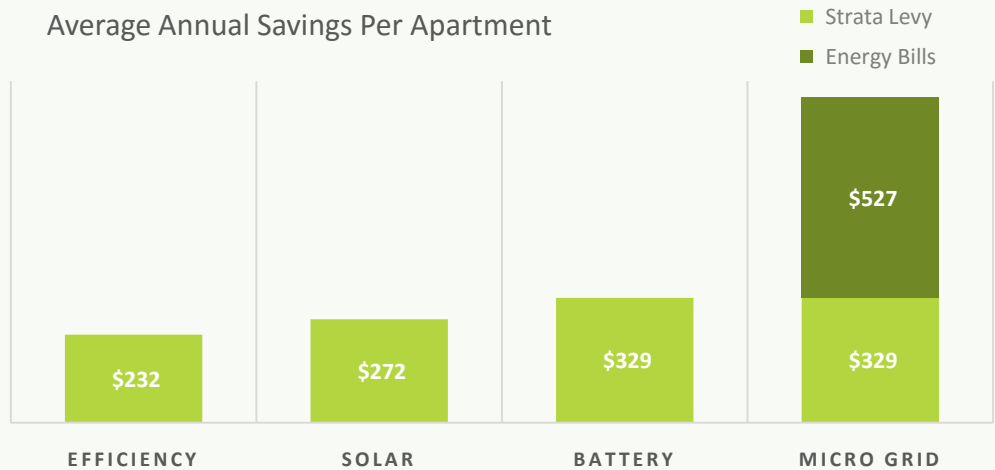
✓ Your Strata Portfolio Favourable

## CUMULATIVE COST REDUCTION

Wattblock reports assist strata committees to reduce their energy costs through efficiency, solar, battery and micro grid supply.

**Your Strata** portfolio customers could save an estimated \$527 p.a. on strata levies and \$329 p.a. on apartment energy bills.

### Average Annual Savings Per Apartment

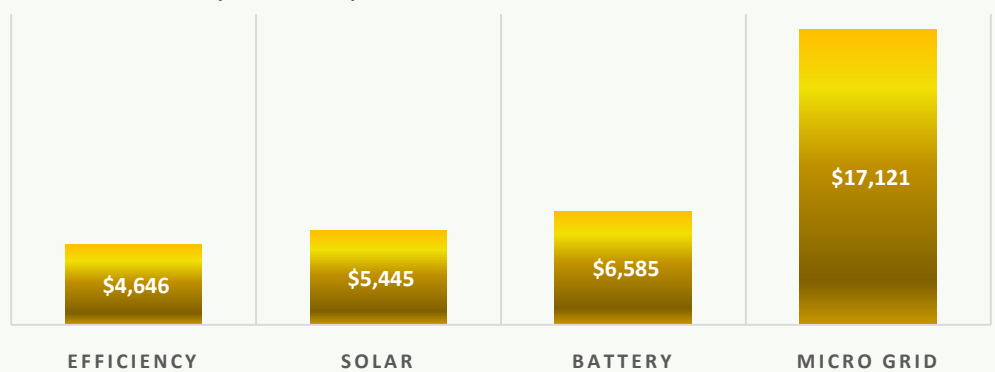


## PROPERTY VALUATION IMPACT

A building with lower operating costs is worth more because net income to property owners is increased.

For **Your Strata's** portfolio the total valuation increase represents an average of \$17,121 per apartment.

### Valuation Impact Per Apartment



Note: Valuation impact is based on 20x multiple of cash flow.

## ENVIRONMENTAL ACHIEVEMENT

Following energy efficiency, solar and battery projects, the blocks within the **Your Strata** portfolio will exceed their pro-rata share of the national carbon reduction target of 5% set for 2020. If every block did this, we would be well on our way to exceeding the target.



PROPORTION OF POPULATION WITHIN YOUR PORTFOLIO	AVERAGE OCCUPANCY RATE PER APARTMENT	AVERAGE NUMBER OF BLOCK RESIDENTS	ANNUAL ENERGY PER UNIT ELECTRICITY + GAS MJ / YR
0.1%	1.92	34	30,130
AVERAGE BLOCK CO <sub>2</sub> EMISSIONS (TONNES/YR)	EMISSIONS AFTER ALL IDENTIFIED INITIATIVES (TONNES/YR)	CO <sub>2</sub> EMISSIONS SAVINGS (TONNES/YR)	NATIONAL CO <sub>2</sub> REDUCTION TARGET 2020 CONTRIBUTION
169	154	15	173%

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