


 The header features a dark blue background with white line-art illustrations. On the left, there are icons for a wind turbine, a sun, solar panels, a sheep, and a tree. In the center, a circular icon shows two buildings. On the right, there are icons for a city skyline, a person on a bicycle, and a tree. The main title 'GREEN BUILDINGS' is prominently displayed in large, bold, white capital letters.
 

# GREEN BUILDINGS

## ELIGIBILITY CRITERIA AND DOCUMENTATION REQUIREMENTS

### THIS DOCUMENT SETS OUT:

1. How an ANZ Business Green Loan can be used to finance, or refinance, a new or existing green building or the finance of a major refurbishment or fitout
2. What you can apply for (qualifying expenses)
3. The documentation and evidence you'll need to provide at each stage – on application, on completion (if applicable), and ongoing during the term of the loan.

In this document, when we use the term:

- 'green building' we mean a commercial, residential or community building that has resulted in, or on completion of the development will result in, green certification.
- 'green certification' we mean the applicable minimum required Green Star, Homestar, HomeFit or NABERSNZ rating certification set out in the 'Other documents and evidence required section' below.
- 'commercial building' we mean office, industrial, retail, health facilities, retirement villages, community facilities, big box retailers and other non-residential buildings.

### 1. WHAT CAN AN ANZ BUSINESS GREEN LOAN BE USED FOR?

An ANZ Business Green Loan can be used to:

- Finance the purchase of an existing green building which attained practical completion within 24 months of the date of your application, **or**
- Refinance debt incurred in relation to an existing green building which attained practical completion within 24 months of the date of your application, **or**
- Finance a major commercial building refurbishment or fitout, which, on practical completion, results in the building being certified with the required minimum GreenStar rating set out in the 'Other documents and evidence required section' below, **or**
- Finance a major residential refurbishment, which, on completion, results in the building being certified with the required minimum Homestar or HomeFit rating set out in the 'Other documents and evidence required section' below, **or**
- Finance the construction of a new green building.

Please note:

- The minimum building ratings, evidence, and information that you'll need to provide to obtain the required performance rating depends on your scenario and building type. For further information please visit the [NZGBC website](#).
- These requirements are based upon the [New Zealand Green Building Council's \(NZGBC\) draft criteria](#) for sustainable finance transactions, dated March 2022 and are subject to change.
- The minimum design phase, green certification and operational rating certificate requirements are correct as of the date of this document, are subject to change and you'll need to check the eligibility criteria for details of the latest form of certificate required.

## 2. WHAT CAN YOU APPLY FOR? (QUALIFYING EXPENSES)

Purchasing or refinancing an existing green building	Construction of a new building or community or major refurbishment or interior fitout (commercial buildings only) resulting in green certification
<p><b>You can apply for:</b></p> <p>Costs directly connected to the purchase of an existing green building, or</p> <p>The refinance of debt directly incurred in connection with the construction of the building if you already own an existing green building.</p>	<p><b>You can apply for:</b></p> <p>Costs directly incurred with the construction of a green building, or in the case of a major refurbishment, costs which result in the building achieving the required minimum green certification.</p>
<p><b>Evidence of qualifying expenses required:</b></p> <p>If you're purchasing an existing green building, you'll need to provide a copy of the sale and purchase agreement and an independent valuation from a registered valuer acceptable to us.</p> <p>If you're refinancing debt incurred in connection with an existing green building, you'll need to provide evidence of the debt to be repaid and an independent valuation from a registered valuer acceptable to us.</p>	<p><b>Evidence of qualifying expenses required:</b></p> <p>Your loan will be drawn down in instalments as the build/refurbishment proceeds. Prior to each instalment, you'll need to provide evidence in a form we're happy with of the qualifying expenses to be included in that instalment by way of:</p> <ul style="list-style-type: none"> <li>• Invoices that include your business name, <b>and</b></li> <li>• Clear evidence of the relevant supplier details, <b>and</b></li> <li>• Clear description of the goods and services provided, <b>or</b></li> <li>• Quantity surveyor progress reports.</li> </ul> <p>Your loan agreement may also state that you have to provide certain evidence to us (such as progress certificates from a quantity surveyor) as a condition of each instalment.</p>
<p>The amount we will lend is also subject to ANZ lending criteria, including loan to value ratios.</p>	<p>The amount we will lend is also subject to ANZ lending criteria, including loan to value ratios.</p>

### 3. OTHER DOCUMENTS AND EVIDENCE REQUIRED

To be eligible (and remain eligible) for an ANZ Business Green Loan you'll need to provide certain documents and evidence at different stages – on application, on completion (for new buildings and major refurbishments), and annually during the term of your loan. Below we've set out what you need to provide and when.

#### On application:

##### **Purchasing or refinancing an existing green building**

A completed ANZ Business Green Loan application form, including details of the environmental benefits of your green building and how this fits with the overall environmental strategy of your business. You'll find more information on what you need to provide in the application form – you can get a copy of the application form from your relationship manager.

In some cases, we may need an external consultant to verify the expected environmental benefits of your green building at your cost (we'll let you know before we engage an external consultant).

Green building rating certificate – with a **minimum** rating of:

##### **Commercial buildings:**

- 5 Green Star Design & As Built v1 rating, **or**
- 5 Green Star Design & As Built v1.1 rating, **or**
- 4 Star NABERSNZ **or**
- 4 Green Star Performance rating; **or**
- Green Star Performance rating and 8/20 (base building); **or**
- Green Star Performance rating and 9/23 (whole building) in the greenhouse gas emissions credit

##### **Community or precinct developments**

- 5 Green Star Communities rating

##### **Residential buildings:**

- 7 Homestar v4 rating, **or**
- 7 Homestar v5 rating

##### **Construction of a new building community, or major refurbishment or interior fitout (commercial buildings only) resulting in a green certification**

A completed ANZ Business Green Loan application form, including details of the environmental benefits of your green building or major refurbishment and how this fits with the overall environmental strategy of your business. You'll find more information on what you need to provide in the application form – you can get a copy of the application form from your relationship manager.

In some cases, we may need an external consultant to verify the expected environmental benefits of your green building or major refurbishment at your cost (we'll let you know before we engage an external consultant).

Design phase rating certificate (or equivalent formal documentation) with a **minimum** rating as shown below:

##### **Commercial buildings – new green building:**

- 5 Green Star Design & As built v1 rating, **or**
- 5 Green Star Design & As built v1.1 rating

##### **Commercial buildings – major refurbishment:**

- 5 Green Star Design & As Built v1 rating, **or**
- 5 Green Star Design & As Built v1.1

##### **Commercial buildings – interior fitout:**

- 5 Green Star - Interiors NZ v1.1 rating

##### **Community or precinct developments:**

- 5 Green Star Communities rating

##### **Residential building – new green building:**

- 7 Homestar v4 rating, **or**
- 7 Homestar v5 rating

##### **Residential buildings – major refurbishment:**

- HomeFit certified

On completion (new building, community, major refurbishments and interior fitouts only):

#### **Construction of a new building, or community, or major refurbishment or interior fitout resulting in green certification**

Following practical completion, you'll need to provide us with:

- a report which sets out your progress towards receiving the applicable green certification set out below before the first 12-month anniversary of practical completion (where certification hasn't been issued), and
- a copy of the certification on the date which is the earlier of 30 days of issuance and 24 months of practical completion.

Minimum certification rating requirements:

##### **Commercial buildings – new green building:**

- 5 Green Star Design & As Built v1 rating, **or**
- 5 Green Star Design & As Built v1.1 rating

##### **Commercial buildings – major refurbishment:**

- 5 Green Star Design & As Built v1 rating, **or**
- 5 Green Star Design & As Built v1.1 rating

##### **Commercial buildings – interior fitout:**

- 5 Green Star - Interiors NZ v1.1 rating

##### **Community – new green community**

- 5 Green Star Communities rating

##### **Residential buildings – new green building:**

- 7 Homestar v4 rating, **or**
- 7 Homestar v5 rating

##### **Residential buildings – major refurbishment:**

- HomeFit certified

## Ongoing during the term of the loan (commercial buildings and communities only):

### Purchasing or refinancing an existing green building or community

#### Commercial buildings:

You'll need to provide an annual operational rating certificate and evidence, starting on the second anniversary of the date the green building rating certificate was issued, with a minimum rating of:

- 4 Star NABERSNZ; **or**
- 4 Green Star Performance rating; **or**
- Green Star Performance rating and 8/20 (base building); **or**
- Green Star Performance rating and 9/23 (whole building) in the greenhouse gas emissions credit.

#### Community:

- If your Green Star – Communities certificate will expire during the term of your green loan, you will need to provide us with evidence that the project has been recertified no later than the expiry date of the current certificate.

Each year you must also supply annual performance reporting with the following metrics provided for your building (at a minimum). This information can be provided in your certificate of operational performance:

- Annual energy usage per square meter, measured in kWh/ m2.
- Annual energy use, measured in Kwh.
- Annual tonnes CO<sub>2</sub>e, measured in tonnes.
- Annual tonnes CO<sub>2</sub>e / m2 per square meter, measured in tonnes/ m2, for the gross building area.

### New building or community, or major refurbishments or interior fitout resulting in green certification

#### Commercial buildings:

You'll need to provide an annual operational rating certificate and evidence, starting on the second anniversary of the date the green building rating certificate was issued, with a minimum rating of:

- 4 Star NABERSNZ; **or**
- 4 Green Star Performance rating; **or**
- Green Star Performance rating and 8/20 (base building); **or**
- Green Star Performance rating and 9/23 (whole building) in the greenhouse gas emissions credit.

#### Community:

- If your Green Star – Communities certificate will expire during the term of your green loan, you will need to provide us with evidence that the project has been recertified no later than the expiry date of the current certificate.

Each year you must also supply annual performance reporting with the following metrics provided for your building (at a minimum). This information can be provided in your certificate of operational performance:

- Annual energy usage per square meter, measured in kWh/ m2.
- Annual energy use, measured in Kwh.
- Annual tonnes CO<sub>2</sub>e, measured in tonnes.
- Annual tonnes CO<sub>2</sub>e / m2 measured in tonnes/ m2, for the gross floor area.

## NEED HELP?

If you need any help or have questions, please contact your relationship manager or call us on 0800 269 249.

## IMPORTANT INFORMATION

ANZ Business Green Loans are subject to the terms of a loan agreement. The ANZ Business Green Loan terms will include (among other things) items that must be satisfied before the loan can be drawn, the use of the loan and information that you will need to provide to us during the term of the loan. All drawdown conditions must be met prior to drawdown. If you don't comply with the ANZ Business Green Loan terms it may result in the loan ceasing to be "green" and any applicable pricing benefits of the loan being green being removed.

This eligibility criteria document is subject to change, non-exhaustive and ANZ may seek additional information or ask you to clarify any information you have given to us. ANZ may apply discretion when assessing applications and reserves the right to decline applications even where eligibility criteria is met. ANZ Business Green Loans are only available to ANZ Business customers (residential buildings are only eligible where the building is held for business purposes). Offer is subject to change. ANZ lending and eligibility criteria, terms and conditions and fees apply. The content of this eligibility criteria is correct as of 5 April 2024 and is subject to change.