POWERED BY GROWTHPOINT PROPERTIES

Growthpoint x Fuel Switch

Frequently Asked Questions

What is e-co_2

e-co_2 is Growthpoint's national wheeling initiative for delivering renewable energy to buildings through the national grid. It allows clean electricity, generated from sources such as wind, solar and hydro, to be matched to buildings regardless of their physical location. This energy is secured through a long-term Power Purchase Agreement with Etana Energy, which will provide 195 Gigawatt-hours of renewable electricity annually.

What is energy wheeling and how does it work

Wheeling is the process of transporting electricity from where it is generated to where it is consumed using existing grid infrastructure. In this case, renewable energy is generated at remote sites and wheeled across the Eskom grid to Growthpoint buildings across the country.

Why does wheeling not prevent load shedding

Wheeling uses Eskom's infrastructure. Our buildings will still be affected by load shedding. However, increasing the volume of independent renewable energy on the grid helps strengthen the system over time and supports long-term energy security.

Who is Fuel Switch

Fuel Switch is a blockchain-based platform that issues, tracks and verifies Renewable Energy Certificates (RECs) and Carbon Credits (CCs). It manages the full lifecycle of each certificate and ensures compliance with both global and local standards, including South Africa's national registry, zaRECs, as well as the internationally recognised registry, I-RECs. Tenants access their certificates directly via the Fuel Switch platform.

What is a Renewable Energy Certificate

A Renewable Energy Certificate, or REC, certifies that one megawatt-hour of renewable electricity was generated and added to the national grid. Each REC includes metadata that links it to the time, location and type of generation. It serves as formal proof of renewable energy generation.

What is certifiable renewable energy

Certifiable renewable energy is clean electricity that has been independently verified and recorded through a recognised system. In this case, Fuel Switch issues RECs that track every unit of renewable energy delivered through Growthpoint's e-co_2 initiative. This allows tenants to claim the environmental benefit of their clean energy use with confidence.

How do RECs help tenants

Tenants who have subscribed to the e-co_2 initiative, receive RECs automatically for their portion of clean energy consumed. These certificates can be used to reduce Scope 2 emissions, improve ESG reporting or be traded in the voluntary carbon market. They offer both environmental and financial value.

What is the difference between using renewable energy and holding a REC

Using renewable energy refers to physically consuming electricity that was generated from a renewable source. A REC is the verified proof that this renewable energy was produced .

Can more than one party claim the same REC
No. Each REC is uniquely issued, assigned and retired after use. Only one entity can claim the environmental benefit. Growthpoint allocates RECs to its tenants that have subscribed to the e-co_2 initiative, allowing them to claim their clean energy use directly.

How are RECs tracked and verified
RECs are tracked by REC Registries, of which South Africa's national registry, zaRECs, as well as I-RECs, are recognised entities. Each certificate is recorded, time-stamped, assigned to a specific energy source and retired once used. Fuel Switch integrates directly with the relevant registries to ensure accuracy, transparency and compliance.

What is the difference between bundled and unbundled RECs
Bundled RECs are sold together with the physical electricity. Unbundled RECs are sold separately from the electricity they represent. Growthpoint tenants receive unbundled RECs through the e-co_2 initiative, which allows energy to be delivered through the grid and certified independently

How does blockchain support certification
Blockchain creates a secure digital record that tracks each REC from issuance to retirement. The record is tamper-proof, transparent and permanently accessible. This adds credibility and trust to the certification process, which is critical for ESG and audit purposes. Fuel Switch uses a carbon-neutral blockchain and smart contracts to ensure speed, reliability and security.

How do RECs compare to Carbon Credits
RECs represent the environmental attribute of renewable electricity that has been produced. Carbon Credits enable the holder thereof to reduce or remove greenhouse gas emissions from business activities. Both have value but serve different purposes. RECs are used to offset Scope 2 emissions, while Carbon Credits generally apply to offsets of Scope 1 or Scope 3 emissions.

What are Scope 2 emissions
Scope 2 emissions are the indirect emissions produced by the generation of purchased electricity. For example, the emissions created by Eskom to power a building. Growthpoint tenants can reduce their Scope 2 emissions by redeeming RECs that certify that clean was generated which can be offset against their energy consumption.

What are Scope 1 and Scope 3 emissions
Scope 1 emissions are direct emissions from company-owned sources such as vehicles or diesel-generators. Scope 3 emissions are all other indirect emissions in a company's value chain, including those from suppliers, travel, commuting and waste. While RECs apply specifically to Scope 2, they can support broader sustainability reporting across all three scopes.

When will tenants begin receiving RECs
The first RECs will be available to tenants that have subscribed to the e-co_2 initiative, with first energy to be produced for the e-co_2 initiative from October 2025 when the Lesotho Highlands hydroelectric plant becomes operational. Wind and solar generation from Etana's portfolio will be added to the e-co_2 initiative from 2026 to 2028.

What is included in the renewable energy mix
Growthpoint's agreement with Etana Energy secures a diversified mix of clean energy, including wind, solar and hydro. Once fully operational, the 195GWh supplied to Growthpoint Properties will consist of approximately 67% wind, 18% solar and 15% hydro. This energy is wheeled into the grid and matched to the energy consumption of relevant Growthpoint buildings nationwide.

How much renewable energy is Growthpoint securing via PPA from Etana Energy

Once fully operational, Growthpoint will have access to 195 Gigawatt-hours of renewable energy each year.

How is electricity consumption tracked

Smart meters will be installed on-site to ensure accurate measurement and allocation of RECs to each tenant.

Is this the first solution of its kind in South Africa

Yes. This is the first commercial-scale model in South Africa's property sector that enables tenants to receive certified clean energy via RECs. It creates a verifiable pathway for tenants to prove renewable energy use at building level.

Why is this important now

Certification of clean energy generated enables Growthpoint to pass the benefit of clean energy to its tenants. This partnership makes it possible to measure and prove clean energy use at scale, with a system backed by recognised standards, blockchain technology and one of South Africa's leading property owners which in turn creates accountability and transparency.

Is this mandatory

No. The use of RECs falls within the voluntary market. However, they are increasingly expected as part of ESG reporting, green finance, investor disclosures and supply chain compliance.

What makes Fuel Switch different

Fuel Switch combines advanced blockchain infrastructure, smart contract automation and direct integration with multiple registries. It is built for scale, capable of handling over 10,000 transactions per second, and is already trusted by major corporates in South Africa. The platform is fully aligned with local and international registries, and offers a secure, transparent system for renewable energy certification.

What are Growthpoint's sustainability credentials

Growthpoint has installed more than 61 Megawatt-peak of solar PV across its portfolio and has signed a power purchase agreement to wheel 195 Gigawatt-hours of renewable energy annually. To date, 122 of its properties hold green building certifications. Growthpoint aims to reach carbon neutrality by 2050 for buildings across its portfolio.