

Climate Active Carbon Neutral certification

Public Disclosure Statement

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

Responsible entity name: City of Brisbane Investment Corporation (CBIC)

Building / Premises: ATO Gosford

Project Address: 99 Georgiana Terrace, Gosford NSW 2250

This building has been Certified Carbon Neutral Base Building by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 30/06/2021 to 30/06/2022.

Emissions Reduction Strategy

ATO Gosford has achieved a NABERS Energy Rating of 5.5 Stars

Expires 30th June 2022

Reporting Year Period

The rating period / reporting year

12 consecutive months of data used to calculate the NABERS Star rating.

**01/03/2020
To
28/02/2021**



1. Carbon Neutral Information

1A Introduction:

As Brisbane's Urban Wealth Fund, CBIC is driven to deliver long-term investment growth that will fund Brisbane's future amenity needs. CBIC specialises in unlocking the potential of under-utilised Brisbane City Council assets to deliver strong, sustainable and socially responsible investments for Brisbane City (City). In addition, CBIC will purchase property from market participants where these properties meet CBIC's investment objectives.

CBIC's direct property portfolio includes investments in Queensland and NSW, totalling over \$293 million as at 30 June 2021. These assets are diversified across the retail, commercial and industrial sectors and service local, state and federal government tenants as well as ASX listed and small private businesses. CBIC's total funds under management is \$335 million as at 30 June 2021.

CBIC's investment philosophy is guided by a sustainable and ethical approach to environmental, social and governance issues. As a government backed investor, it is essential that CBIC's investment decisions deliver long-term sustainable returns, based upon transparent and responsible investment and governance frameworks.

With CBIC's portfolio currently spanning Queensland and NSW, it is essential that CBIC not only ensures that it is investing responsibly for the communities it serves, but also that its investments make a positive contribution to environmental and social outcomes for the communities in which it invests. Over the past five years, CBIC has revitalised a heritage listed building, delivered libraries within the Brisbane LGA and is currently developing Specialist Disability Accommodation. Dividends generated by CBIC, are invested into Brisbane's parks and green space thereby enhancing CBIC's contribution to the city.

CBIC's Gosford building will be the first Carbon Neutral Certified property in its portfolio. The building was completed in 2017 and is a purpose-built facility, providing high quality office accommodation for the Australian Taxation Office. The building provides a long lease term and a secure income stream, but also delivers strong environmental performance including a 5.5-star NABERS rating and now carbon neutrality.

CBIC is committed to actively monitoring the environmental performance of its portfolio with a focus on delivering improved environmental performance over the next 3 years.

CBIC also prides itself on its commitment to quality governance, with a governance structure designed to manage risks and deliver better returns.

CBIC is immensely proud of its contribution to funding Brisbane's future.



1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>

Table 2. Exclusions	
The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions.	Transport and waste transport
Reasons each excluded emission source has been excluded	Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods. Inclusion is not practical or technically feasible at this time.



2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	48.2
Scope 1: Natural gas	22.4
Scope 1: Diesel	2.7
Scope 2: Electricity	244.9
Scope 3: Natural gas, diesel and electricity	33.7
Scope 3: Water and Wastewater	2.7
Scope 3: Waste	64.6
Total Net Emissions	419

3. Carbon Offsets Summary

Table 4. Offsets retired

Offset Project	Unit Type	Registry	Vintage	Date of Cancellation	Serial Numbers	Offset Quantity (t CO ₂ –e)
Chuanwei Group 24 MW Waste Gas based Captive Power Plant, China	VCUs	Verra	2013	2021	10458-219009437-219009855-VCS-VCU-259-VER-CN-1-12-01012013-31122013-0	419
Total Offset Units cancelled						419
Net emissions after offsetting						0
Total offsets banked for use in future years						0

— Report end —