

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:

Cbus Property 447 Collins Street Pty Ltd ATF
447 Collins Street Unit Trust And ISPT Pty Ltd
ATF Industry Superannuation Property Trust
No. 2 ACN 064 041 283

Building / Premises:

447 Collins Street Melbourne VIC 3000

This building / project 447 Collins Street Melbourne VIC 3000 has been Certified Carbon Neutral by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 15/12/2021 to 15/12/2022.

Emissions Reduction Strategy

447 Collins Street Melbourne VIC 3000 has achieved a NABERS Energy rating of 5.5 Star

Expires 15/12/2022

Reporting Year Period

The rating period / reporting year

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

01/11/2020

to

31/10/2021



1. Carbon Neutral Information

1A Introduction:

447 Collins St Melbourne

Located at 447 Collins Street in Melbourne's CBD, Cbus Property's \$1.25 billion Collins Arch development is a world-class mixed-use precinct spanning a 6,000-square-metre city block on the city's premier commercial and retail strip. The precinct encompasses luxury residences, a five-star W Melbourne hotel, commercial office space, vibrant retail and dining offerings, and approximately 1,900 square metres of public open space, including the new Market Street Park and tiered amphitheatre.

Designed by internationally acclaimed SHoP Architects and Woods Bagot, the twin towers of Collins Arch are joined by an eight-level sky bridge, spanning 14 metres. The West Tower contains approximately 49,000 square metres of PCA Premium grade office accommodation, developed in conjunction with ISPT.

447 Collins Street's pathway to Net Zero (carbon neutral) includes a number of initiatives, such as achieving a 5.5 star NABERS Energy rating. 447 Collins' base building is powered by 100 per cent renewable electricity via the City of Melbourne's second Melbourne Renewable Energy Project (MREP2) renewable power purchase agreement (PPA).

Cbus Property

Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$65 billion at 30 June 2021.

Cbus Property has responsibility for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial and residential sectors. The property portfolio currently exceeds \$5.5 billion, with a further \$4.0 billion of development work 'in hand', making Cbus Property one of Australia's leading integrated property investors.

Since inception in 2006, Cbus Property has built a strong reputation by delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. In 2018, Cbus Property signed up to the World Green Building Council's Advancing Net Zero initiative, committing our office portfolio to achieve Net Zero Carbon by 2030.

Cbus Property has made significant inroads into our Net Zero strategy throughout the past few years, having been awarded the highest NABERS Energy rated portfolio in Australia for two consecutive years by the NABERS Sustainable Portfolios Index (2020 and 2021). We have also signed all office buildings in our portfolio up to purchase renewable electricity, most notably via our 10-year renewable energy power purchase agreement for our



Melbourne-based portfolio through the City of Melbourne's second Melbourne Renewable Energy Project (MREP2) project.

Cbus Property has now fast-tracked our Net Zero Carbon commitment from 2030 to early 2022, undertaking NABERS Climate Active Carbon Neutral certification across our entire office portfolio, with the goal to manage the most sustainable portfolio in Australia.

ISPT

At ISPT, we recognise our duty to anticipate and manage the impacts of climate change as part of our responsible investment approach. We aim to mitigate the impact on our portfolio and operations through the efficient and effective use of natural resources to drive net positive environmental outcomes.

ISPT has committed to future generations by taking immediate action on climate change through carbon neutral certification. We've accomplished this carbon neutral position by managing climate risks in our portfolio and operations through energy efficiency, onsite renewables, offsite renewables through Power Purchase Agreements (PPAs), and then by offsetting the remainder of emissions with the use of 100% Australian Carbon Credit Units.

ISPT is now looking to include our joint venture assets in collaboration with our co-owners and excited to build on our carbon neutral portfolio.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or	X
	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. <i>(Delete this row if not applicable)</i>	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	0
Scope 1: Natural gas	595
Scope 1: Diesel	4
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	46
Scope 3: Water and Wastewater	51
Scope 3: Waste	41
Total Net Emissions	737

3. Carbon Offsets Summary

Table 4. Offsets retired

Offset project, unit type & registry (include link to offsets)	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO ₂ –e)
Rimba Raya Biodiversity Reserve Project, VCU, VERRA registry, Indonesia	2014	03/03/2022	7627-414493891-414494627-VCU-016-MER-ID-14-674-01072014-31122014-1	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=161776	737
Total Offset Units cancelled					737
Net emissions after offsetting					0
Total offsets banked for use in future years					0

— Report end —