

Climate Active Carbon Neutral certification

Public Disclosure Statement

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

Responsible entity name: Cbus Property 171 Collins Pty Ltd and P.T Limited as Custodian for the Charter Hall Office Collins Street Trust

Building / Premises: 171 Collins Street Melbourne VIC 3000

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 01/05/2022 to 30/04/2023.

Emissions Reduction Strategy

171 Collins Street has achieved a NABERS Energy rating of 6.0 Stars

Expires 30th April 2023

Reporting Year Period

The rating period / reporting year

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

01/01/2021 to
31/12/2021



1. Carbon Neutral Information

1A Introduction:

171 Collins Street

171 Collins Street is a Premium-grade office building located in the Paris end of Melbourne's CBD. Comprising 33,000sqm of NLA over 18 floors, the building is anchored by tenants such as BHP, Wood, Evans & Partners and Aware Super.

171 Collins Street was completed in 2014 and is owned by Joint Venture owners, Cbus Property and Charter Hall. Designed by Bates Smart, the building has won multiple awards since inception such as the Best Commercial High-Rise Development Australia 2014 and the Development Excellence Award for Sustainability Development 2014.

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 \$5.0 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 us to achieve Net Zero Carbon by 2030.

Cbus Property has made significant inroads into our Net Zero strategy throughout the past few years. Cbus Property was awarded the highest NABERS Energy rated portfolio in Australia for two consecutive years by the NABERS Sustainable Portfolios Index (2020 and 2021). Cbus Property has also signed all commercial 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 portfolio.



Charter Hall

Charter Hall Group (ASX:CHC) is one of Australia's leading integrated property groups. Our diversified property and funds management platform extends across the Office, Industrial & Logistics, Retail and Social Infrastructure sectors. Through active partnership, we drive value and mutual success for our customers. Charter hall has \$52.3bn in Funds Under Management and our approach to ESG aligns with our approach to creating long-term sustainable growth and returns.

Sustainability is integrated into how we think and work. It's the forward-focused lens we use to assess, manage and achieve our goals. It's also part of how we work in partnership with our customers, to create long-term risk adjusted returns for investors and healthier places for people and our planet. Our focus on delivering sustainable growth and returns and responsibly managing third party capital enables us to respond to the needs of customers through integrating sustainable outcomes into our core capabilities

Beginning 1 July 2021, Charter Hall's Office portfolio signed an agreement to supply 100% renewable electricity for base building operations, covering 1.50 million square metres (sqm) of workplace assets in its portfolio with renewable power, representing \$19.04 billion in gross asset value. This accounts for 100% of electricity contracts in Charter Hall's management control within the office portfolio and 65% of Charter Hall's Group electricity purchase. This has been procured as a net electricity cost saving creating environmental value alongside financial for tenant customers and investors. Charter Hall has also commenced assessment of long-term renewable electricity direct supply options as part of its approach to achieving and maintaining net zero in operation.

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	0
Scope 1: Natural gas	388
Scope 1: Diesel	1.6
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	30
Scope 3: Water and Wastewater	21
Scope 3: Waste	22
Total Net Emissions	463

3. Carbon Offsets Summary

Table 4. Offsets retired				
Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Offset Quantity (t CO ₂ -e)
Rimba Raya Biodiversity Reserve Project, VCU, Verra	2013	08/11/2021*	5816-261750962-261751329-VCU-016-MER-ID-14-674-01072013-31122013-1	368
Rimba Raya Biodiversity Reserve Project, VCU, Verra	2013	08/11/2021*	5784-259474155-259474216-VCU-016-MER-ID-14-674-01072013-31122013-1	62
Rimba Raya Biodiversity Reserve Project, VCU, Verra	2014	25/05/2022	7627-414675317-414675512-VCU-016-MER-ID-14-674-01072014-31122014-1	196
Total Offset Units cancelled				626
Net emissions after offsetting				-163
Total offsets banked for use in future years				0

*These offsets were cancelled for the building's previous certification. They have been shown in this PDS as the rating period overlaps with the previous rating period.

— Report end —

