

Australian Government

Climate Active Carbon Neutral Initiative

Public Disclosure Summary:

Commercial Building Portfolio



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity: Lendlease Building Pty Ltd

Commercial Portfolio Name: Lendlease APPFC Portfolio Upgrade (GS-3224P) Year 3

Commercial Portfolio Overview:

Established in 1994, Lendlease's Australian Prime Property Fund (APPF) Commercial is a core wholesale unlisted property trust that owns a portfolio of prime commercial properties across Australia. The Fund seeks to deliver returns through the long-term ownership, development and repositioning of world class, highly sustainable office precincts with superior connectivity, activation and amenity that offer a superior Worklife[®] experience for customers.

APPF Commercial has a vision to be recognised as a world leader in the delivery of environmental, social and governance (ESG) outcomes in the Australian unlisted property sector. The Fund views ESG outcomes as an opportunity to improve the competitiveness and performance of its investments primarily through the Fund's ability to create places, amenities and services for its tenant community that deliver both financial and social benefits. It acknowledges the sustainability aspirations of the broader Lendlease Group and key target to be a 1.5°C aligned company by being net zero carbon in operation by 2025 for assets (Scope 1 & Scope 2), and absolute zero by 2040.

APPF Commercial commenced its net zero carbon journey with a key commitment in its Responsible Property Investment (RPI) Strategy to be net zero carbon by 2025, complemented in December 2019, when the fund committed the portfolio to the World Green Building Council's Net Zero Carbon Buildings Commitment. This commitment promotes and supports the acceleration of net zero carbon buildings to 100% by 2050.

Achieving the Climate Active Carbon Neutral certification accelerates APPF Commercial's net zero carbon goal five years ahead of the original commitment of 2025 and supports the portfolio's focus areas to reduce carbon by avoiding through better building design, efficient infrastructure, and occupant education and behavioural initiatives; implement on and off-site low carbon and renewable energy sources and mitigating by purchasing or providing conditions for carbon offsets to cover emissions.

Lendlease Funds Management Australia is also a proud signatory to the Investor Group on Climate Change (IGCC)'s Climate League 2030, a new ten-year, private sector-led initiative to help reduce Australia's annual greenhouse gas emissions by at least 230 million tonnes by 2030, in line with Australia's commitments under the Paris Agreement.

	B1	B2	B3	B4	B5	B6	B7	B8
Building Address	1 O'Connell Street, Sydney NSW 2000	10 Spring Street, Sydney NSW 2000	16 Spring Street, Sydney NSW 2000	25 Constitution Avenue, Canberra ACT 2601	485 LaTrobe Street, Melbourne VIC 3000	800 Collins Street, Melbourne VIC 3008	Darling Quarter, 1-25 Harbour Street, Sydney NSW 2000	Darling Square 35 Tumbalong Boulevard, Sydney NSW 2000
Short description of building project	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building
Certified carbon neutral for whole or base building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building
Carbon Neutral Certification Period Certified by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period:	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021	21/12/2020 to 20/12/2021
Reporting Year Period The building's nominated Green Star – Performance period constitutes 12 consecutive months from which data will be drawn for the purposes of the portfolio's Green Star – Performance assessment:	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020	01/07/2019 to 30/06/2020

Emissions Reduction Strategy	B1	B2	B3	B4	B5	B6	B7	B8
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department's website)								
A 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification:								



1. Carbon Neutral Information

Please refer to tables in the previous and subsequent sections for an overview of the portfolio’s carbon neutral information.

Table 1. Emissions Boundary

Table 1. Emissions Boundary	B1	B2	B3	B4	B5	B6	B7	B8
Base / Whole Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building
Included emissions sources Emissions boundary (in terms of geographic boundary, building operations, relevance and materiality) as including the following emission sources:	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.	Scope 1, 2 and 3 emissions from the base building as defined by the Green Star Performance framework boundary.
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.	Waste transport	Waste transport	Waste transport	Waste transport	Waste transport	Waste transport	Waste transport	Waste transport
	Transport	Transport	Transport	Transport	Transport	Transport	Transport	Transport
Reasons for each emissions source exclusion	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time	Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time
Shared Services Are shared services present within the project boundary which enable the building to fulfil its function? Y / N	N	N	N	N	N	N	N	N
Shared Services – Emissions If shared services are present, demonstrate how emissions from these services were apportioned for carbon neutral building certification	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2. Emissions Summary

Table 2. Emissions Source – Summary
(only for projects using the 15B, 15C, or 15D pathway)

	t CO2 –e B1	B2	B3	B4	B5	B6	B7	B8
Scope 1: Refrigerants	186.77	44.14	9.25	110.67	161.76	131.93	284.38	89.48
Scope 1: Combustion of fuel	232.87	0.054	0.271	47.31	324.31	111.22	617.38	296.28
Scope 2: Electricity	1767.97	471.03	219.37	437.04	1885.33	1137.78	2309.25	1541.44
Scope 2: LGCs generated onsite and not surrendered								
Scope 3: Fuel & electricity	254	52	24	60	218	125	410	244
Scope 3: Water	17.05	9.62	2.4	6.46	22.89	17.32	44.16	29.6
Scope 3: Wastewater	NA	NA	NA	NA	NA	NA	NA	NA
Scope 3: Waste (includes transport)	291.66	93.69	6.65	14.18	58.38	73.17	363.18	62.51
Total Gross Emissions	2750.32	670.534	261.941	675.66	2670.67	1596.42	4028.35	2263.31
Green Power purchased (scope 2)								
Total Net Emissions	2750.32	670.534	261.941	675.66	2670.67	1596.42	4028.35	2263.31

3. Carbon Offsets Summary

Please provide an aggregate offsets summary for the portfolio as a whole.

Table 4. Offsets retired

Building	Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date retired	Serial Numbers	Offset Quantity (t CO ₂ –e)
25 Constitution Avenue, Canberra ACT 2601	GreenPower Procurement – decoupled power	01/01/2020 – 30/06/2020	20/08/2020	NA	189
	Offset project: Native Forest Protection, Tasmania Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020 - 2021	18/11/2020	3,801,760,797 - 3,801,766,285	243
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	245
800 Collins Street, Melbourne VIC 3008	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	726
	Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	435
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-	436

Building	Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date retired	Serial Numbers	Offset Quantity (t CO2 –e)
	Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833			403-01012013-31122013-0	
Darling Quarter, 1-25 Harbour Street, Sydney NSW 2000	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	1130
	Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	1449
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	1450
Darling Square 35 Tumbalong Boulevard, Sydney NSW 2000	GreenPower Procurement – decoupled power	01/01/2020 – 30/06/2020	20/08/2020	NA	568
	Offset project: Native Forest Protection, Tasmania Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020 - 2021	18/11/2020	3,801,760,797 - 3,801,766,285	847
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	849

Building	Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date retired	Serial Numbers	Offset Quantity (t CO2 –e)
1 O'Connell Street, Sydney NSW 2000	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	385
	"Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)"	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	1183
	"Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833 "	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	1184
10 Spring Street, Sydney NSW 2000	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	372
	Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	148
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	150

Building	Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date retired	Serial Numbers	Offset Quantity (t CO2 -e)
16 Spring Street, Sydney NSW 2000	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	93
	Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	84
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	86
485 LaTrobe Street, Melbourne VIC 3000	Greenpower procurement - decoupled power	1/1/2020-30/6/2020	20/08/2020	NA - GreenPower	883
	Offset project: Native Forest Protection, Tasmania, Unit type: ACCU Registry: not available, retirement on Australian National Registry of Emissions Units (screenshot appended to submission)	2020-2021	18/11/2020	3,801,760,797 - 3,801,766,285	893
	Offset project: Siam Cement Group, Biomass to Energy project, Thailand Unit type: VCU Registry: https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=114833	2013	18/11/2020	6047-276762452-276767955-VCU-008-APX-TH-4-403-01012013-31122013-0	895

Total Offset units retired	14923
Net emissions after offsetting	0
Total offsets banked for use future years: (if any)	4.079
[include serial numbers]	

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