

Public Disclosure Statement:  
Commercial Building Portfolio



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible Entity:** Lendlease Building Pty Ltd

**Commercial Portfolio Project Name:** Lendlease Commercial Office – Portfolio Recertification 2021-2024

**Commercial Portfolio Owner:** Lendlease Building Pty Ltd

**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.

Total emissions offset	2718 tCO2-e
Offsets bought	20% ACCUs, 80% VCU
Renewable electricity	99%

	B1: One Melbourne Quarter	B2: 1 O'Connell Street Sydney	B3: 10 Spring Street Sydney	B4: 16 Spring Street Sydney	B5: 485 La Trobe Street Melbourne	B6: Darling Quarter	B7: Darling Square	B8: Two Melbourne Quarter	B9: 469 La Trobe Street	B10: 8 Spring St
<b>Building Address</b>	699 Collins St, Docklands, VIC 3008	1 O'Connell St, Sydney, NSW 2000	10 Spring St, Sydney, NSW 2000	16 Spring St, Sydney, NSW 2000	485 La Trobe St, Melbourne, VIC 3000	1/25 Harbour St, Sydney, NSW 2000	35 Tumbalong Boulevard, Sydney NSW 2000	697 Collins St, Docklands, VIC 3008	469 La Trobe St, Melbourne, VIC 3000	8 Spring St, Sydney, NSW 2000
<b>Short description of building project</b>	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building	Office Building
<b>Certified carbon neutral for whole or base building</b>	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building
<b>Carbon Neutral Certification Period</b> Certified by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period:	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024	7/9/2023 to 6/9/2024
<b>Reporting Year Period</b> 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:	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022	1/7/2021 to 30/6/2022

Emissions Reduction Strategy	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
The Responsible Entity has achieved either: (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department’s website)										
At least 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"/>	<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"/>	<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"/>	<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	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
Base / Whole Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building	Base Building
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.	All scope 1,2 and 3 emissions from the base building as defined by the Green Star – Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.
If an emission source cannot be quantified, please outline why:	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	Scope 3: Transport  Emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
<b>Shared Services</b> 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	N	N

Table 1. Emissions Boundary	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10
<b>Shared Services – Emissions</b> 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	N/A	N/A

2. Emissions Summary

Table 3. Emissions Source – Summary (t CO2-e)	B1: One Melbourne Quarter	B2: 1 O'Connell Street Sydney	B3: 10 Spring Street Sydney	B4: 16 Spring Street Sydney	B5: 485 La Trobe Street Melbourne	B6: Darling Quarter	B7: Darling Square	B8: Two Melbourne Quarter	B9: 469 La Trobe Street	B10: 8 Spring St
Scope 1: Refrigerants	3.35	186.77	44.14	9.29	161.76	284.38	89.48	70.43	79.87	14.77
Scope 1: Combustion of fuel	53	119	0	0	258	188	145	291	83	15
Scope 2: Electricity	0	0	0	0	0.061	0	0	0	0	0.078
Scope 3: Electricity	0	0	0	0	0.007	0	0	0	0	0.009
Scope 3: Fuel	4	30	0	0	20	48	37	23	6	4
Scope 3: Water	11.813	8.106	4.192	2.195	9.782	13.617	12.376	16.608	2.012	1.188
Scope 3: Wastewater	0	0	0	0	0	0	0	0	0	0
Scope 3: Waste (includes transport)	28.565	123.595	36.713	2.649	29.078	40.934	22.233	25.73	44.928	8.622
Total Emissions	100.728	467.471	85.045	14.134	478.688	574.931	306.089	426.768	215.81	43.667
Total Emissions in Portfolio										2713.331

3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year (t CO2 –e)		B1: One Melbourne Quarter	B2: 1 O'Connell Street Sydney	B3: 10 Spring Street Sydney	B4: 16 Spring Street Sydney	B5: 485 La Trobe Street Melbourne	B6: Darling Quarter	B7: Darling Square
Base Year:	FY2020-21	130	1441	193	67	449	1112	388
Year 1:	FY2021-22	100.728	467.471	85.045	14.134	478.688	574.931	306.089

Emissions since base year (t CO2 –e) for buildings newly added at this reporting period, FY2021-22.		B8: Two Melbourne Quarter	B9: 469 La Trobe Street	B10: 8 Spring St
Base Year:	FY2021-22	426.768	215.81	43.667

4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO2e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
Wind Power Project at Anthiyur, Tamil Nadu	VCU	VERRA	1/12/2021	<a href="#">8408-15663385-15666660-VCS-VCU-997-VER-IN-1-682-01012019-31102019-0</a>	01/01/2019 to 31/10/2019	3276	3276	9	1091	2176	80%
KACCU-AUS-Darling River Conservation 9	ACCU	ANREU	2/3/2023	3,807,595,789 3,807,598,938  Refer to Appendix B	2021	3150	3150	0	2608	542	20%
Total offsets retired this report and used in this report										2718	
Total offsets banked for use future years: (if any)									3699		

\* If a hyperlink is not feasible, refer to appendix for screenshot.

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCU)	542	20%
Verified Carbon Units (VCUs)	2176	80%



5. Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

Large-scale Generation  
certificates (LGCs)\*

9360

Other RECs

0

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Table 8. REC Information

Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
Sun Metals – Solar - QLD	LGCs	REC Registry	20/01/2023	SRPVQL69	48657-48791	2021	135	Solar	QLD, Australia
Sun Metals – Solar - QLD	LGCs	REC Registry	20/01/2023	SRPVQL69	1-5530	2022	5,530	Solar	QLD, Australia
Sun Metals – Solar - QLD	LGCs	REC Registry	20/01/2023	SRPVQL69	5531-9493	2022	3,963	Solar	QLD, Australia
Total LGCs surrendered this report and used in this report							9360		

Appendix A: Electricity Summary

Electricity emissions are calculated using a market based approach.

Location-based method

The location-based method provides a picture of a business’s electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Market-based method

The market-based method provides a picture of a business’s electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach - Total Renewables Summary*	B1: One Melbourne Quarter	B2: 1 O’Connell Street Sydney	B3: 10 Spring Street Sydney	B4: 16 Spring Street Sydney	B5: 485 La Trobe Street Melbourne	B6: Darling Quarter	B7: Darling Square	B8: Two Melbourne Quarter	B9: 469 La Trobe Street	B10: 8 Spring Street
Total renewables (grid and non-grid) (kWh)	629,664	1,817,968	1,014,023	308,143	1,555,448	1,938,014	1,230,103	1,167,416	1,177,234	454,318
Mandatory * (kWh)	116,664	336,968	188,023	57,143	288,380	198,014	228,103	216,416	218,234	84,231
Voluntary * (kWh) - LGCs	513,000	1,481,000	826,000	251,000	1,267,000	1,740,000	1,002,000	951,000	959,000	370,000
Behind the meter (kWh)	0	0	0	0	0	0	0	0	0	0
Residual Electricity Emission Footprint (t CO2-e)	0	0	0	0	0	0	0	0	0	0
Market Based Approach Emissions Footprint (t CO2-e)	0	0	0	0	0.068	0	0	0	0	0.087
Renewable electricity %	100	100	100	100	99	100	100	100	100	99
Location Based Approach Summary										
Location Based Approach Emissions Footprint (t CO2-e)	580.2	1,424.9	795.1	241.6	1,434.1	837.3	964.6	1,076.2	1,085.3	356.2

Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Offset Screenshots

CERTIFICATE NO. **LLEA-0123**  
LEND LEASE CORPORATION

TEM RETIREMENT  
REPORT


Cancelled on behalf of Lendlease’s Australian Building business, for its Green Star and Climate Active Performance Portfolio for the FY 2021-2022 period.



REFERENCE	PROJECT NAME	SERIAL NO.	COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	KACCU-AUS-Darling River Conservation 9	SN 3,807,595,789 - 3,807,598,938	Australia	ERF132688	Regen	2021	02/03/2023	3,150
							TOTAL	3,150

EVIDENCE  
RETIREMENT  
CONFIRMATION

OFFSET REF 1: Australian National Register of Emission Units  
[LINK TO REGISTRY](#)  
SN3,807,595,789 - 3,807,598,938



Australian Government  
Clean Energy Regulator

Australian National Registry  
of Emissions Units

ANREU Home  
Account Holders  
Accounts  
Unit Position Summary  
Projects  
Transaction Log  
CER Notifications  
Public Reports  
My Profile

Transaction Details

Transaction details appear below.

Transaction ID

AU19366

Current Status

Completed (4)

Status Date

03/08/2021 16:22:09 (AEST)  
03/08/2021 06:22:09 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Grant, Andrew William Thorold

Transaction Approver

Grant, Andrew William Thorold

Comment

Cancelled on behalf of Lendlease's Australian Building business, for its Green Star and Climate Active Performance Portfolio for the FY 2021-2022 period.

Transferring Account

Account Number

AU-2734

Account Name

Tasman Environmental Markets Pty Ltd

Account Holder

Tasman Environmental Markets Pty Ltd

Acquiring Account

Account Number

AU-1068

Account Name

Australia Voluntary Cancellation Account

Account Holder

Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF132688</a>					2020-21		3,807,595,789 - 3,807,598,938	3,150

— Report end —