

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: The Trust Company (Australia) Limited ATF Keppel REIT (Australia) sub-trust 2 and Mirvac Real Estate Pty Ltd

Building / Project Name: 8 Chifley Square

Building Owner (if different from Responsible Entity): As above

Project Address: 8 Chifley Square, Sydney NSW 2000

This building / project name has been Certified Carbon neutral (base building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 10/07/2024 to 09/07/2025.

Total emissions offset	200 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	100%

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>

Emissions Reduction Strategy

Neutral Certificate are displayed on the Department's website)	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>
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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

Reporting Year Period day month year – day month year

The project's nominated Green Star - Performance period	01/07/2022
12 consecutive months from which data will be drawn for the	to
purposes of the project's Green Star – Performance	30/06/2023
assessment.	

1. Carbon Neutral Information

1A Introduction:

8 Chifley Square is an iconic Sydney landmark, designed by Richard Rogers, with the Lippmann Partnership, and offering 19,347 square metres of premium grade office space. Centred within Australia's leading business precinct, this 32-level tower is minutes from bus, rail and ferry transport hubs. The architectural masterpiece pioneered the vertical village in Australia.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

	Base Building; or	<input checked="" type="checkbox"/>
The Responsible Entity has achieved Carbon Neutral Certification for the	Whole Building.	<input type="checkbox"/>

Table 1. Emissions Boundary

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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	Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.	
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Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>
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2. Emissions Summary

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway)

	t CO ₂ –e
Scope 1: Refrigerants	0
Scope 1: Combustion of fuel	116.1
Scope 2: Electricity	0
Scope 3: Fuel & electricity	29.5
Scope 3: Water	7.74
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	45.84
Total Emissions	199.18

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
Base Year:	2022-23	199.18

4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO ₂ – e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
Floresta Verde REDD+ Project, Brazil	VCU	VERRA	25/03/2024	9166-72244297-72244496-VCS-VCU-1531-VER-BR-14-1953-01012017-31122017-1 https://registry.verra.org/myModule/rpt/myreport.asp?r=206&h=235224	2017	200	200	0	0	200	100%
Total offsets retired this report and used in this report										200	

Table 6. Offsets retired

Total offsets banked for use future years: (if any)

0

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	200	100%

5. Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method. If not applicable, please write 'N/A'.

**Large-scale Generation
certificates (LGCs)***

869

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
Solar Farm	LGC	REC Registry	28/7/2023	SRPVSA06	1-13174 13175-29152 29153-33333 141577-155863	2023	47,647	Solar	SA, Australia

Table 8. REC information

					155864-155890				
Solar Farm	LGC	REC Registry	22/2/2023	SRPVSA66	92159-95127 62717-65965 106019-118270	2022	18,470	Solar	SA, Australia
Solar Farm	LGC	REC Registry	22/2/2023	SRPVNSW1	137976-141255 143646-147369 24939-27779	2022	9,845	Solar	NSW, Australia
Total LGCs surrendered this report and used in this report							869*		

* Note that above LGCs were retired on behalf of the Mirvac portfolio. Of the LGCs retired for the portfolio, 869 MWh were attributed to 8 Chifley Square specifically, as noted in the above reporting claim.

Appendix A: Electricity Summary

Electricity emissions are calculated using a market-based method.

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

Total renewables (grid and non-grid) (kwh)	1,069,624
Mandatory * (kwh)	201,089
Voluntary * (kwh) - LGCs	868,535
Behind the meter (kwh)	0
Residual Electricity (kwh)	0
Market Based Approach Emissions Footprint (tCO2-e)	0

Location Based Approach Summary

Location Based Approach Emissions Footprint (tCO2-e)	785.1
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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.

— **Report end** —