

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The Trust Company (PTAL) ATF Suntec REIT 177 Trust.

Building / Premises name: 177 Pacific Highway

Building Address: 177 Pacific Highway, North Sydney, NSW 2060

Corresponding NABERS Energy Rating number OF29246

This building 177 Pacific Highway has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 18/10/2023 to 17/10/2024.

Total emissions offset	1473 tCO2-e
Offsets bought	24.98% ACCUs, 75.0% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	35.7% of electricity is from renewable sources

Emissions Reduction Strategy

177 Pacific Highway has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 17th of October 2024

Reporting Year Period

The rating period / reporting year	1/07/2022
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/06/2023



1. Carbon Neutral Information

1A Introduction:

177 Pacific Highway North Sydney is a A-Grade office building with 40,000 sqm of commercial office space across 30 levels with ground-level retail offering that was architecturally designed by Bates Smart with work, life and an environmental balance in mind. This building is part of the wider global assets of Suntec REIT, managed by ESR Australia.

ESR has set out the roadmap to achieve 100% carbon neutrality for all assets under management by 2030. Suntec REIT intends to follow this roadmap and in the meantime continue to improve the operational energy ratings/efficiencies of all its assets. As such, ESR is focused on the continuation of CBRE's sustainability roadmap reporting to improve the buildings efficiency and will review all options in achieving a carbon neutral status. These options but are not limited to the purchasing of carbon credits in such a time the building's energy efficiency has been fully optimised.

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"/>
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.

2. Emissions Summary

Table 2. Emissions Source – Summary

	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	125.2
Scope 1: Diesel	4.7
Scope 2: Electricity	956.6
Scope 3: Natural gas	31.8
Scope 3: Diesel	1.1
Scope 3: Electricity	104.8
Scope 3: Waste	232.3
Scope 3: Water and Wastewater	15.6
Other Scope 1,2 and 3 emissions	0.0

Total Emissions	1,473
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*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 –e) (total quantity retired) ***			
Woodstock HIR	ACCU	Voluntary cancellations register	7/05/2024	3,797,316,416 3,797,316,783 https://cer.gov.au/markets/reports-and-data/voluntary-cancellations-register	2019-20	368	368	0	368	25.0%
MRF wind power project in Tamilnadu managed by Enercon India Limited	VCU	VERRA	7/05/2024	8863-VCS-VCU-291-VERIN-1-380-11032018-10122018-0 50669332 50670436 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=242765	2018	1105	1105	0	1105	75.0%
TOTAL Eligible Quantity used for this reporting period claim									1,473	
TOTAL Eligible Quantity banked for future reporting periods								0		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

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

1. Large-scale Generation certificates (LGCs)*	0
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* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC Information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report								0			

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

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 (onsite and offsite) (cell D45)	592,652	kWh
Mandatory * (RET) (cell D32)	309,194	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	283,458	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	1,066,114	kWh
Percentage renewable electricity – (cell D46)	35.73%	
Market Based Approach Emissions Footprint (cell M47)	1,061,397	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell M47)	1,310,426	kgCO₂-e

Note

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

Appendix B: Screenshots of offsets purchased



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

AU33586

Current Status

Completed (4)

Status Date

07/05/2024 15:03:47 (AEST)
07/05/2024 05:03:47 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Krislie

Transaction Approver

Gurney, Annabelle

Comment

Retired on behalf of Suntec REIT 177 Trust for its organisational Climate Active carbon neutral certification for 177 Pacific Hwy, North Sydney

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia 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	Entry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF102171					2019-20		3,797,316,416 - 3,797,316,703	368

Logged in as: Krislie Chandra / Industry User

—Report end—