

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The Trust Company (Australia) Limited ATF Jubilee Brisbane Trust

Building / Premises name: Jubilee Place

Building Address: 470 St Pauls Terrace, Fortitude Valley, QLD 4006

Corresponding NABERS Energy Rating number OF30690

This building Jubilee Place 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 22/4/2024 to 21/4/2025.

Total emissions offset	140 tCO2-e
Offsets bought	0.00% ACCUs, 100.0% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Jubilee Place has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 21st of April 2025

Reporting Year Period	
The rating period / reporting year	1/01/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to 31/12/2023

1. Carbon Neutral Information

1A Introduction:

Jubilee Place located at 470 St Pauls Terrace in Fortitude Valley is owned by a fund managed by Credit Suisse. The building has 14 storeys of A Grade 17,500 sqm office space.

Jubilee Place has been purposefully designed with market-leading sustainability initiatives and features ensuring an optimal experience for customers and visitors alike. The following summarises the major building Sustainability targets:

- 6 Star Green Star Design & As Built
- Gold WELL Core and Shell Rating
- 5 Star NABERS Energy rating
- 100% green power
- Platinum WiredScore Certification

1B Emission sources within certification boundary

Table 1. Emissions Boundary

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

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
Office tenancy lighting and power	Office tenancy lighting, power and supplementary AC are excluded as per NABERS minimum energy coverage requirements for base building offices. Furthermore, these uses are outside the operational control of the building owner.
Retail tenancy lighting, power and water use	Retail tenancy lighting, power, supplementary AC and water are excluded as per NABERS minimum coverage requirements for base building offices. Furthermore, these uses are outside the operational control of the building owner.
Tenant-managed waste streams	Tenant-managed waste streams not managed by the building owner are excluded as per NABERS requirements for base building offices.

2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		8.4
Scope 1: Natural gas		6.8
Scope 1: Diesel		0.3
Scope 2: Electricity		0.0
Scope 3: Natural gas		1.2
Scope 3: Diesel		0.1
Scope 3: Electricity		0.0
Scope 3: Waste		96.3
Scope 3: Water and Wastewater		26.3
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		140

*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) ***			
Liugui Afforestation Project	VCU	Verra	21/05/2024	13228-480393867-480394008-VCS-VCU-1310-VER-CN-14-2387-01012018-31122018-1 https://registry.verra.org/mymodule/rpt/CertificateInfo.asp?b=1&rhid=228739	01/01/2018 - 31/12/2018	142	142	2	140	100.0%
TOTAL Eligible Quantity used for this reporting period claim									140	
TOTAL Eligible Quantity banked for future reporting periods								2		

* 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)	1,185,590	kWh
Mandatory * (RET) (cell D32)	173,090	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	928,597	kWh
Onsite renewable energy consumed (cell D40+D43)	83,903	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	-173,090	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M47)	-172,325	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	817,165	kgCO₂-e

Note

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

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 68.81% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate



Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 6.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	8.40
Method 2	Method 2 not applied
Total	8.40

Appendix D: Screenshots of offsets purchased



Certificate of Verified Carbon Unit (VCU) Retirement


Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 21 May 2024, 142 Verified Carbon Units (VCUs) were retired on behalf of:

The Trust Company (Australia) Limited ATF Jubilee Brisbane Trust

Project Name
Liugui Afforestation Project

VCU Serial Number
13228-480393867-480394008-VCS-VCU-1310-VER-CN-14-2387-01012018-31122018-1

Additional Certifications
CCB-No Distinction

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