

Australian Government

Carbon Neutral Program

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

1. Certification Summary

**Responsible Entity name:** The GPT Group

**Building / Project Name:** 22 Hume Drive, Bundamba QLD 4304

**Project Address:** 22 Hume Drive, Bundamba QLD 4304

**Certification Type:** Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building.

This building has been certified carbon neutral for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	4021 tCO2-e
Offsets bought	100% VCUs
Renewable electricity used in the construction of the building	0 %
Technical Assessment	Completed
Third Party Validation	Completed

## 2. Carbon Neutral Information

### Description of the certification

GPT is a leading Australian property group & real estate investment trust that is committed to being a positive contributor to environmental sustainability while improving resilience to environmental changes.

GPT - 22 Hume Drive has achieved an 8% reduction in upfront carbon emissions under the Green Star Design & As Built v1.3. GPT has taken a step ahead by offsetting the upfront embodied carbon emissions in accordance with the Climate Active Guideline.

### Project description

This is an industrial speculative asset with one warehouse and an attached office.

The project site is located within the Citiswich Business Park, south of Warrego Highway and north of Brisbane Road. The site is bound to the north by Hume Drive, to the south by rail line, by developed and un-developed industrial allotments to the east, and un-development residential allotments to the west.

	Green Star – Homes rating	<input type="checkbox"/>
The building is registered with the GBCA to achieve either:	Green Star rating (Legacy tools)	<input checked="" type="checkbox"/>
	Design & As Built v1.3	
	Green Star Buildings rating	<input type="checkbox"/>
The Responsible Entity has achieved either	Green Star Homes rating and <ul style="list-style-type: none"><li>Green Star Buildings - Life Cycle Impacts</li></ul>	<input type="checkbox"/>
	Green Star – Design & As-Built rating and <ul style="list-style-type: none"><li>Credit 15 – Greenhouse Gas Emissions</li><li>Credit 19A - Life Cycle Assessment</li></ul>	<input checked="" type="checkbox"/>

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Green Star Buildings rating and  
all the below *Green Star Buildings*  
credits



- Upfront Carbon Emissions – Minimum Expectations
  - Energy Use - Minimum Expectations
  - Energy Source – Exceptional Performance
  - Other Carbon Emissions – Exceptional Performance
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Date of practical completion.

August 2023

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### 3. Emissions Boundary

#### Inside the emissions boundary

Embodied emissions during pre-construction stage(A0)

Embodied emissions through raw material supply(A1)

transport of raw materials during product stage (A2)

manufacturing of products(A3)

Transportation of materials to site (A4)

Construction and installation of material on-site(A5)

#### Outside the emissions boundary

No exclusions.

**Inside emissions boundary****Quantified**

Embodied emissions during pre-construction stage(A0)

Embodied emissions through raw material supply(A1)

transport of raw materials during product stage (A2)

manufacturing of products(A3)

Transportation of materials to site (A4)

Construction and installation of material on-site(A5)

**Non-quantified**

N/A

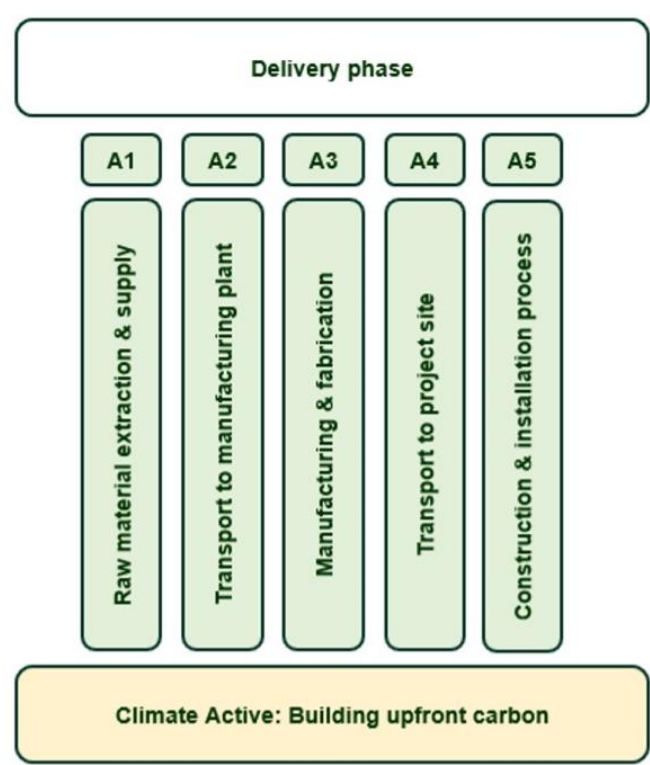
**Optionally Included**

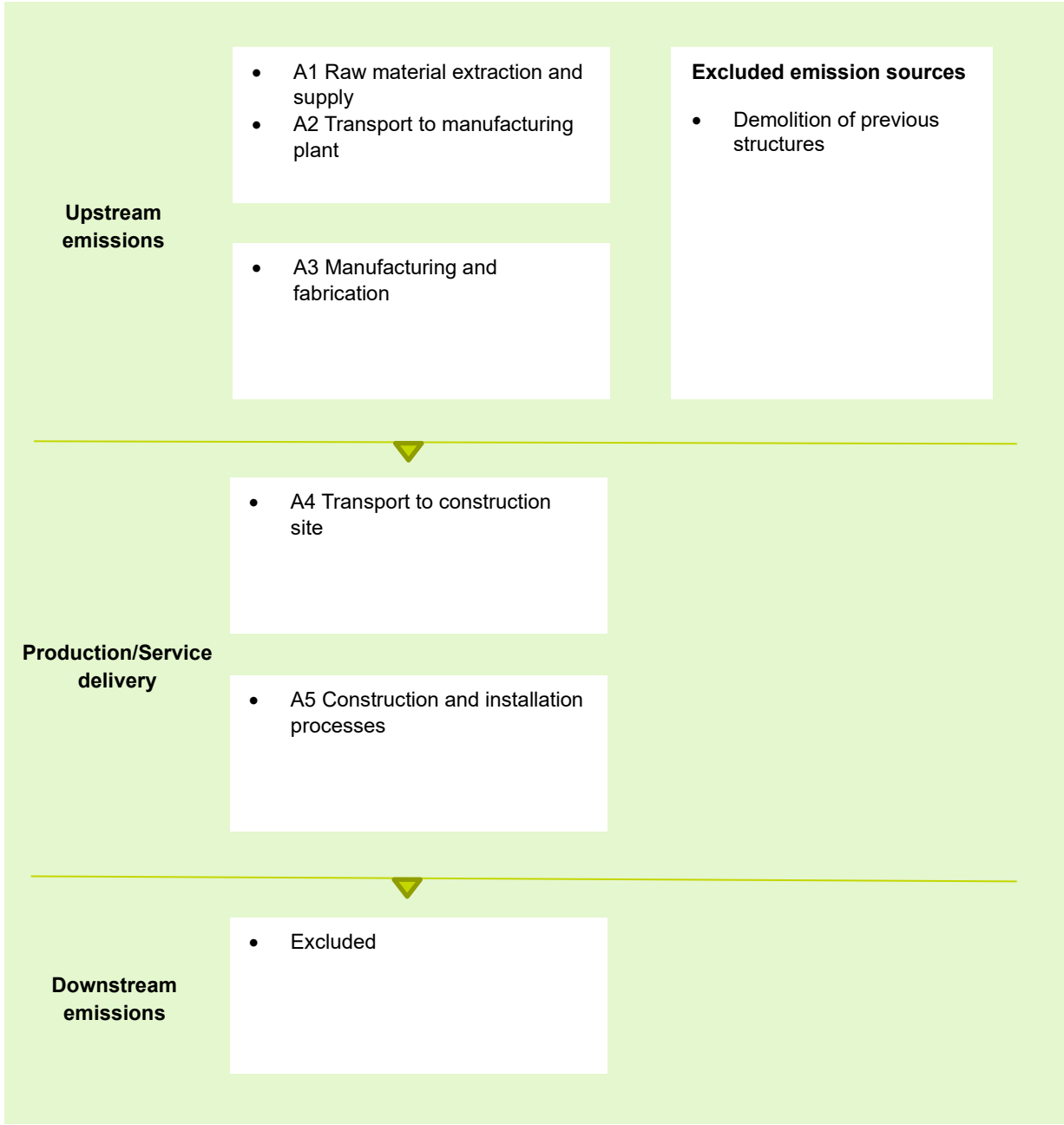
N/A

**Outside emissions boundary**

N/A

Product Process Diagram





**Data Management plan for non-quantified sources**

N/A

## 4. Emissions Reductions

### Emissions Reduction Strategy

The project has the following initiative contributing to the reduction of upfront carbon emission:

1. Holcim Ecopact Concrete used in footing, sprinkler tanks slabs, office slabs, etc.
2. Reduction in structural steel quantity
3. Carbon Neutral certified Interface carpet installed at the office space.

The project has targeted a 5 Star rating under Green Star - Design & As Built, demonstrating Australian Excellence in environmentally sustainable building practices.

The project has reduced potential future operational emissions through the incorporation of Solar PV systems within it, to reduce the overall energy consumption by producing some of it on site. Also, through state-of-the-art water heating systems are being implemented and which avoids gas usage.

The upfront emissions reductions strategies include:

- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials.
- Incorporating EPD's for a major elements.
- Modularising elements of construction to reduce waste and transport emissions.
- Reduction in structural steel quantity.
- Completed a full life cycle assessment, demonstrating a cumulative impact of more than 29% reduction for modules A1-A5.

### Climate Active carbon neutral products and services

N/A. No Climate Active carbon neutral products and services were used.

5. Emissions Summary

Summary

Stage	At Practical Completion (t CO2-e)
A1-A3 Product	3370
A4 Transport	265
A5 Construction	386
Total Emissions	4021
Emissions intensity per functional unit (t CO2-e/m2)	0.35
Number of functional units offset	11,654 out of 11,654
Please outline if any uplift factors were included in the emissions total	N/A

The functional unit is sqm of Gross Floor Area (GFA). The project has a GFA of 11,654m<sup>2</sup>.



## 6. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Quantity	Eligible Quantity (tCO <sub>2</sub> – e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	Verified Carbon Units (VCUs)	Verra	30/09/2024	<a href="#">13274-487209524-487213544-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0</a>	0	2019	4021	4021	0	Not relevant, as a one-off certification only. No future reporting will occur	4021	100%
<b>Total offsets retired this report and used in this report</b>											4021	
<b>Total offsets banked for use future years: (if any)</b>												

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	4021	100%

### Co-benefits

GPTs aim is to have a positive impact on nature. Therefore, it actively acquires and invests in projects that not only remove carbon in the future but also provide benefits such as water preservation, biodiversity conservation, and collaboration with Traditional Owners. GPT also advocates for the adoption of nature-based solutions within the industry. This is driven by the scientific imperatives of reducing overall carbon dioxide equivalent levels in the atmosphere and addressing the issue of biodiversity loss.

The main purpose of the renewable solar power project is to generate a clean form of electricity through renewable solar energy source. The project is a bundled project activity which involves installation of 220 MW solar project in different states of India through SPVs. The Indian grid is mainly dominated by thermal/fossil fuel based power plant which impacts greatly the local ecosystems.

### Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

N/A. No additional offsets were cancelled for purposes other than Climate Active Carbon Neutral Certification.

### Renewable Energy Certificate (REC) summary

N/A. No Renewable Energy Certificates were voluntarily surrendered for the construction of this project.