

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: The GPT Group

Building / Premises name: CBW

Building Address: 181 William Street, Melbourne , VIC 3000

Corresponding NABERS Energy Rating number: N69123

This building CBW 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 18/9/2024 to 17/9/2025.

Total emissions offset	509 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

CBW has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 17th of September 2025

Reporting Year Period		
The rating period / reporting year		1/07/2023
12 consecutive months of data used to calculate the NABERS Star rating.		to
		30/06/2024



# 1. Carbon Neutral Information

## 1A Introduction:

GPT is a global leader in environmental sustainability. GPT’s carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability. Since 2020 GWOF has achieved and maintained continuous carbon neutral operations as certified by Climate Active. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets.

### GWOF Carbon Neutral Pathway:

- Investing heavily in dealing with the most material source of inherent emissions - energy
- Eliminating Scope 2 emissions by procuring 100% renewable electricity and by installing on-site solar
- Offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impact relating to Australian-based reforestation projects, which provide water and biodiversity co-benefits in collaboration with Traditional Owners.
- Driving waste recovery to increase A-Grade recycling rates

GWOF’s carbon neutral achievement is validated in line with the Climate Active Certification and GPT is also aligning its measurement methods with the international Greenhouse Gas Protocols.

## 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.

## 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
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## 2. Emissions Summary

Table 2. Emissions Source – Summary		t CO <sub>2</sub> –e
Scope 1: Refrigerants		72.3
Scope 1: Natural gas		235.3
Scope 1: Diesel		0.8
Scope 2: Electricity		0.0
Scope 3: Natural gas		18.3
Scope 3: Diesel		0.2
Scope 3: Electricity		0.0
Scope 3: Waste		148.3
Scope 3: Water and Wastewater		33.5
Other Scope 1,2 and 3 emissions		0.0
<b>Total Emissions</b>		<b>509</b>

\*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) ***			
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	20/12/2023	13274-487162559-487162710-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=229629">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=229629</a>	26/06/2019 - 31/12/2019	152	152	0	152	29.9%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/02/2024	13274-487169787-487169947-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=234885">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=234885</a>	26/06/2019 - 31/12/2019	161	161	0	161	31.6%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	31/10/2024	13274-487213714-487213811-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=269206">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=269206</a>	26/06/2019 - 31/12/2019	98	98	0	98	19.3%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	31/10/2024	13274-487213812-487213909-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=269207">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=269207</a>	26/06/2019 - 31/12/2019	98	98	0	98	19.3%
TOTAL Eligible Quantity used for this reporting period claim									509	
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)*	1272
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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
Snowtown South Wind Farm - SA	LGC	CER	30/11/2023	95640-95914	WD00SA17	45258	275	275	0	Wind	SA
Stockyard Hill - Wind - VIC	LGC	CER	9/02/2024	743750-744022	WD00VC39	45329	273	273	0	Wind	VIC
Snowtown South Wind Farm - SA	LGC	CER	30/11/2023	95915-95958	WD00SA17	45258	44	44	0	Wind	SA
Moorabool Wind Farm - Vic	LGC	CER	13/09/2024	69916-70481	WD00VC41	45538	566	566	0	Wind	VIC
Moorabool Wind Farm - Vic	LGC	CER	13/09/2024	70986-71185	WD00VC41	45539	200	114	0	Wind	VIC
Total LGCs surrendered this report and used in this report								1,272			

## 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)	1,569,434	kWh
Mandatory * (RET) (cell D32)	297,434	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,272,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-688	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-626	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,349,122	kgCO <sub>2</sub> -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 29.13% of this claim’s total emissions

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

Excellent
<b>Good</b>
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 14.20% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	72.27
Total	<b>72.27</b>

Appendix D: Screenshots of offsets purchased

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RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
26/06/2019	31/12/2019	13274-487213714-487213811-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	98	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GPT RE	The GPT RE Limited for CBW - 181 William St. for the period 01/01/2024 to 30/06/2024	31/10/2024

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26/06/2019	31/12/2019	13274-487162559-487162710-VCS-VCU-1491-VER-	152	VCU	1976	Renewable Solar Power Project by	Energy industries (renewable/non-			Multiple Sites	India (IN)	Pangolin Associates	NCOS	GWOFF	The GPT Wholesale Office Fund for CBW - 181 William St	20/12/2023





26/06/2019

31/12/2019

VCU-1491-VER-13274-487169787-487169947-VCS-IN-1-1976-26062019-31122019-0

161

VCU

1976

Project by Shapoorji Pallonji

renewable sources)

Multiple Sites

India (IN)

Pangolin Associates Pty Ltd

Programme

NCOS

for the period 01/07/2023 to 30/09/2023

26/12/2023

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