

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The GPT Group

Building / Premises name: 32 Smith Street

Building Address: 32 Smith Street, Parramatta, NSW 2150

Corresponding NABERS Energy Rating number N69281

This building 32 Smith Street 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 29/10/2024 to 28/10/2025.

Total emissions offset	121 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

32 Smith Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 28th of October 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. In 2024 GPT has achieved carbon neutral operations as certified by Climate Active on all GPT Managed assets. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets.

GPT 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

GPT’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 ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		36.1
Scope 1: Diesel		3.8
Scope 2: Electricity		0.0
Scope 3: Natural gas		9.2
Scope 3: Diesel		0.9
Scope 3: Electricity		0.0
Scope 3: Waste		51.0
Scope 3: Water and Wastewater		19.9
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		121

*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	7/12/2023	13274-487143304-487143341-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=227610	26/06/2019 to 31/12/2019	38	38	0	38	31.4%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/02/2024	13274-487168822-487168845-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=234877	26/06/2019 to 31/12/2019	24	24	0	24	19.8%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	10/11/2024	13274-487213930-487213988-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=269212	26/06/2019 to 31/12/2019	59	59	0	59	48.8%
TOTAL Eligible Quantity used for this reporting period claim									121	
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)*	849
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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	REC	30/11/2023	100442-100638	WD00SA17	2023	197	178	0	Wind	SA
Stockyard Hill - Wind - VIC	LGC	REC	9/02/2024	743122-743331	WD00VC39	2023	210	210	0	Wind	VIC
Snowtown South Wind Farm - SA	LGC	REC	9/02/2024	103811-103812	WD00SA17	2023	2	2	0	Wind	SA
Moorabool Wind Farm - Vic	LGC	REC	21/10/2024	81964-82410	WD00VC41	2024	447	447	0	Wind	VIC
Stockyard Hill - Wind - VIC	LGC	REC	8/11/2024	273118-273129	WD00VC39	2024	12	12	0	Wind	VIC
Total LGCs surrendered this report and used in this report								849			

LGC surrender note:

Only 178 of the 197 surrendered units from the first surrender for the months of July 23 to sep 23 have been used to avoid double counting with the previous carbon neutral claim.

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)	1,104,363	kWh
Mandatory * (RET) (cell D32)	198,369	kWh
LGCs voluntarily surrendered (cell D36+D37)	849,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	56,994	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-1,119	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-1,018	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	763,763	kgCO ₂ -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 42.11% 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 0.00% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

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
25/05/2019	31/12/2019	13274-487158823-487158845-VCS-VCU-1491-VER-IN-1-1975-26052019-31122019-0	24	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 32 Smith Street, for the period 01/10/2023 to 31/12/2023	08/02/2024
1 - 1 : 1																

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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
26/05/2019	31/12/2019	13274-487143304-487143341-VCS-VCU-1491-VER-IN-1-1975-26052019-31122019-0	38	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 32 Smith Street, for the period 01/07/2023 to 30/09/2023	07/12/2023
1 - 1 : 1																

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26/06/2019	31/12/2019	13274-487213930-487213988-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	59	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 32 Smith Street, for the period 01/01/2024 to 30/06/2024	10/11/2024
1 - 1 : 1																

Report end

