Climate Active Carbon Neutral certification

Public Disclosure Statement

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	99 Melbourne Street Real Estate Netherlands BV
Building / Premises name:	99 Melbourne Street
Building Address:	99 Melbourne Street, South Brisbane, QLD 4101
Corresponding NABERS Energy Rating number	OF33171

This building 99 Melbourne 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 10/11/2024 to 09/11/2025.

Total emissions offset	141 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

99 Melbourne Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 9th of November 2025

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/08/2023* *to* *31/07/2024*

1. Carbon Neutral Information

1A Introduction:

The building is owned by a fund based in Switzerland and managed by Credit Suisse Asset Management Global Real Estate. Credit Suisse Asset Management Global Real Estate aims to achieve “net zero” greenhouse gas emissions for Scope 1 and Scope 2 emissions by 2040, using the Greenhouse Gas Protocol (GHGP) reporting methodology. As interim target, CSAM GRE aims to reduce Scope 1 and Scope 2 greenhouse gas emissions by 2030 by 50% against 2020 emissions

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	■
	Whole Building.	□
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 light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outide the operational control of the building owner.
HVAC services to retail tenants	HVAC services to retail tenants are excluded on the basis of shared operational control. The building owner has elected to exclude these emissions from the claim.
Tenant-managed waste streams	Tenant-managed waste streams are 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	43.8
Scope 1: Natural gas	0.9
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.2
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	81.1
Scope 3: Water and Wastewater	14.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**141**

*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 (tCO2 –e) (total quantity retired) *****	**Eligible Quantity banked for future reporting periods**	**Eligible Quantity used for this reporting period claim**	**Percentage of total (%)**
Liugui Afforestation Project	VCU	Verra	15/11/2024	13228-480429000-480429140-VCS-VCU-1310-VER-CN-14-2387-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=250654	1/1/2018-31/12/2018	141	141	0	141	100.0%
TOTAL Eligible Quantity used for this reporting period claim									141	
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

* 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)	**565,735**	**kWh**
Mandatory * (RET) (cell D32)	73,974	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	390,158	kWh
Onsite renewable energy consumed (cell D41+D43)	101,603	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	**-73,974**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-67,316**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	**343,339**	**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 NABERSpathway, 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 57.49% 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:

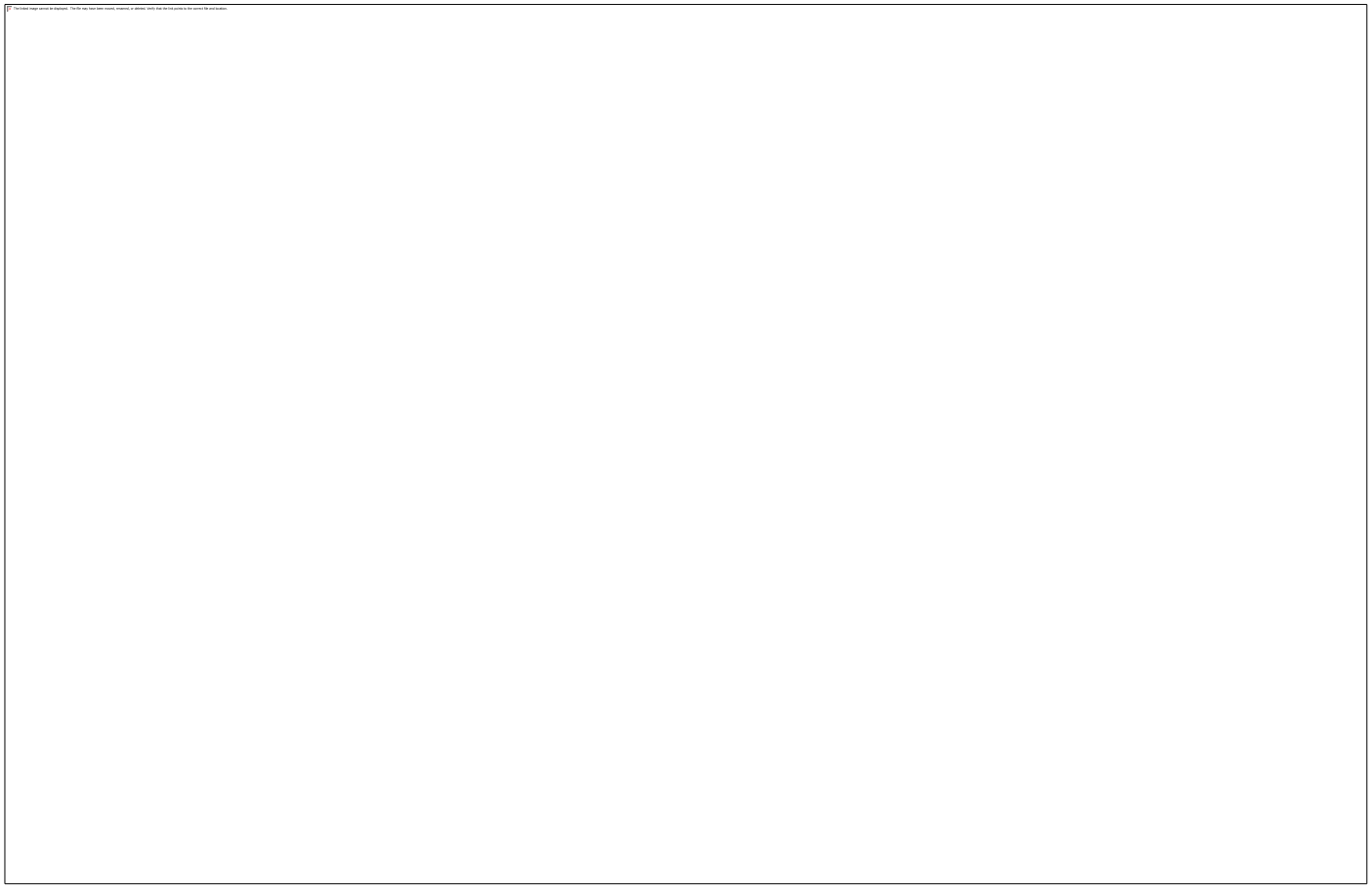
Method 1 – Estimation based on a default annual leakage rate

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

Refrigerant emissions make up 31.04% of this claim's total emissions.
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	43.77
Method 2	Method 2 not applied
Total	**43.77**

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
01/01/2018	31/12/2018	13228-480429000-480429140-VCS-VCU-	141	VCU	2387	Liugui Afforestation	Agriculture Forestry	CCB-No		Guangxi	China (CN)	South Pole Carbon	Environmental	99 Melbourne Street,	Credits retired on behalf of 99 Melbourne Street, South Brisbane	15/11/2024

01/01/2018	31/12/2018	1310-VER-CN-14-2387-01012018-31122018-1	141	VCU	2387	Afforestation Project	and Other Land Use	Distinction	Guangxi	China (CN)	Asset Management Ltd.	Benefit	South Brisbane c/o JLL	for the purpose of Climate Active Carbon Neutral Building certification for FY24.	15/11/2024

1 - 1 : 1

First Prev Go To Next Last

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