

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus Wholesale Management Limited

Building / Premises name: 80 Collins Street - South Tower

Building Address: 80 Collins Street, MELBOURNE, VIC 3000

Corresponding NABERS Energy Rating number OF30501

This building 80 Collins Street - South Tower 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 28/4/2024 to 27/4/2025.

Total emissions offset	800 tCO2-e
Offsets bought	0.00% ACCUs, 18.88% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

80 Collins Street - South Tower has achieved a NABERS Energy rating of 4.5 stars without GreenPower.

Expires 27th 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:

Dexus is committed to maintaining net zero emissions across its managed portfolio. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

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
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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	650.6
Scope 1: Diesel	9.5
Scope 2: Electricity	0.0
Scope 3: Natural gas	50.5
Scope 3: Diesel	2.3
Scope 3: Electricity	0.0
Scope 3: Waste	51.0
Scope 3: Water and Wastewater	35.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	800

*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) ***			
Nyaliga Fire Project	KACCU	ANREU	8/14/2023	AU29121 See screenshot in Appendix B	2021/22	363	363	0	363	45.4%
Guanare Forest Plantations	VCU	Verra	8/14/2023	10228-195905146-195907579-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214555	2018	77	77	0	77	9.6%
Mt Mulgrave Savanna Burning Project	KACCU	ANREU	2/06/2024	AU33277 See screenshot in Appendix B	2022/23	1	1	0	1	0.1%
Katingan Peatland Restoration and Conservation Project	VCU	Verra	2/06/2024	8473-23294526-23294685-VCS-VCU-263-VER-ID-14-1477-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=237288	2018	18	18	0	18	2.3%
Strathburn Station	KACCU	ANREU	2/06/2024	AU33272 See screenshot in Appendix B	2021/22	285	285	0	285	35.6%
Guanare Forest Plantations	VCU	Verra	2/06/2024	10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214568	2018	41	41	0	41	5.1%
Guanare Forest Plantations	VCU	Verra	2/06/2024	10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214568	2018	34	34	19	15	1.9%
TOTAL Eligible Quantity used for this reporting period claim									800	
TOTAL Eligible Quantity banked for future reporting periods								19		

* 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)*	1815
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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
Cherry Tree Wind Farm - VIC	LGC	REC	4/07/2023	9335-9814	WD00VC38	45117	480	480	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	REC	11/08/2023	1--11	WD00VC38	45156	11	11	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	REC	11/08/2023	566-966	WD00VC38	45156	401	401	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	REC	13/12/2023	7756-8163	WD00VC38	45282	408	408	0	Wind	VIC
Sun Metals -Solar- Qld	LGC	REC	6/02/2024	20643-21157	SRPVQL69	45331	515	515	0	Solar	QLD
Total LGCs surrendered this report and used in this report								1,815			

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)	2,222,154	kWh
Mandatory * (RET) (cell D32)	407,154	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,815,000	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)	-37,850	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-37,683	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	2,009,560	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 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 6.38% 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

Offsets cancelled for Climate Active Carbon Neutral Certification										Dexus Retirement Ref:		110	
Project description		Type of offset units		Registry	Eligible quantity (tCO ₂ e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period					
Nyaliga Fire Project		KACCU		ANREU	2,118	0	0	2118					
Serial number (and hyperlink to registry transaction record)							Vintage		Date retired				
8331535367 - 8331537484							2021/22		8/14/2023				
Retirement description													
2,118 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23													
Registry retirement link/evidence													
AU29121													
Transaction ID		AU29121											
Current Status		Completed (4)											
Status Date		14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT)											
Transaction Type		Cancellation (4)											
Transaction Initiator		Stuart, Benjamin Mathew Clarke											
Transaction Approver		Rockliff, Nathan Stephen											
Comment		2,118 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23											
Transferring Account						Acquiring Account							
Account Number		AU-2321				Account Number		AU-1068					
Account Name		Carbon Financial Services Pty. Ltd.				Account Name		Australia Voluntary Cancellation Account					
Account Holder		Carbon Financial Services Pty. Ltd.				Account Holder		Commonwealth of Australia					
Transaction Blocks													
Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF109670					2021-22		8,331,535,367 - 8,331,537,484	2,118
Transaction Status History													
Status Date						Status Code							
14/08/2023 14:33:50 (AEST)						Completed (4)							
14/08/2023 04:33:50 (GMT)													
14/08/2023 14:33:50 (AEST)						Proposed (1)							
14/08/2023 04:33:50 (GMT)													
14/08/2023 14:33:50 (AEST)						Account Holder Approved (97)							
14/08/2023 04:33:50 (GMT)													
14/08/2023 14:15:37 (AEST)						Awaiting Account Holder Approval (95)							
14/08/2023 04:15:37 (GMT)													
Transaction ID AU33277													
Current Status Completed (4)													
Status Date 19/04/2024 17:18:08 (AEST) 19/04/2024 07:18:08 (GMT)													
Transaction Type Cancellation (4)													
Transaction Initiator Gomez Pimpollo Mejia, Daniela													
Transaction Approver Zhou, Tom Yi Shang													
Comment 16 tonnes retired by Dexus on behalf of its managed property portfolio as part of a true-up process for FY23 to support its Climate Active certification in FY24													
Transferring Account						Acquiring Account							
Account Number		AU-2977				Account Number		AU-1068					
Account Name		South Pole Australia Financial Services Pty Ltd				Account Name		Australia Voluntary Cancellation Account					
Account Holder		South Pole Australia Financial Services Pty Ltd				Account Holder		Commonwealth of Australia					



services pty Ltd

Transaction Blocks													
Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF102090					2022-23		8,347,912,239 - 8,347,912,254	16

Transaction ID	AU33272
Current Status	Completed (4)
Status Date	19/04/2024 10:43:54 (AEST) 19/04/2024 00:43:54 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	468 tonnes retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

Transferring Account		Acquiring Account	
Account Number	AU-2321	Account Number	AU-1068
Account Name	Carbon Financial Services Pty. Ltd.	Account Name	Australia Voluntary Cancellation Account
Account Holder	Carbon Financial Services Pty. Ltd.	Account Holder	Commonwealth of Australia

Transaction Blocks													
Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100917					2021-22		8,345,973,951 - 8,345,974,350	400
AU	KACCU	Voluntary ACCU Cancellation			EOP100917					2021-22		8,345,983,398 - 8,345,983,465	68

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