PUBLIC DISCLOSURE STATEMENT

GOODMAN FUNDS MANAGEMENT AUSTRALIA LTD AS TRUSTEE OF GAI1 VIC 3 CHIFLEY TRUST

PRODUCT CERTIFICATION (AS BUILT)

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	Goodman Funds Management Australia Ltd as trustee of GAI1 Vic 3 Chifley Trust for Dutton Garage Expansion at Chifley Business Park, 13 Chifley Drive, Moorabbin Airport 3194
REPORT TYPE/ PERIOD	24 October 2024 As built certification
DECLARATION	*To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.* Emma McMahon Emma McMahon General Manager- Sustainability, Australia 24 October 2024

Australian Government
Department of Climate Change, Energy, the Environment and Water

Version March 2023.

1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	583 tCO2-e
THE OFFSETS USED	50% ACCUs 50% VCUs
RENEWABLE ELECTRICITY	0%
CARBON ACCOUNT	Prepared by: Goodman Property Services (Aus) Oct 2024
TECHNICAL ASSESSMENT	Completed 12/12/2024 LCI Consultants
THIRD PARTY VALIDATION	Completed 12/12/2024 LCI Consultants

Contents

2. CARBON NEUTRAL INFORMATION

Description of certification

This certification is for entity Goodman Funds Management Australia Ltd as trustee of GAI1 Vic 3 Chifley Trust (ABN: 13 113 249 595). The upfront carbon for the construction of Dutton Garage Expansion at Chifley Business Park, 13 Chifley Drive, Moorabbin Airport 3194, is net zero emissions in accordance with the Climate Active Guideline: Building Upfront Carbon V1:2022.

The carbon inventory includes emissions calculated for stages A1 – A5 of the base building. The emissions boundary excludes A0 emissions.

The project has been designed in line with Green Star Design & As Built v1.3.

Product description

The Dutton Garage Expansion development consists of one tenancy containing a showroom and an office, with areas as follows,

- Showroom area- 1,509 m2
- External display Area- 1,546 m2
- Hardstand Area- 3,309 m2

Construction commenced in August 2023 with Practical Completion achieved in July 2024.

The functional unit for the project is sqm of Gross Floor Area (GFA) of constructed building. The emissions intensity (emissions per functional unit) for this development is 0.364 tonnes CO_2 - e/sqm and total GFA is 1,600 m^2.

Building Upfront Carbon provides coverage for all construction emissions treating the completed building as the product and the emissions boundary encompassing cradle to gate, where the gate is the delivery of the completed base building.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

The emissions boundary includes product stages A1 to A5 as per EN15804.

Quantified emissions have been deemed as ‘attributable processes’ that become the product or service, make the product or service, and carry the product or service through its life cycle. These have been quantified in the carbon inventory.

Non-quantified emissions have been deemed as attributable and are captured within the emissions boundary but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Non-attributable emissions have been deemed as not attributable to a product or service. They can be listed as outside of the emissions boundary (and are therefore not part of the carbon neutral claim). Further detail is available at Appendix D.

Inside emissions boundary

Quantified

Embodied emissions in construction materials incorporated into the structure (A1-3)

Embodied emissions in materials used during construction (for example: permanent formwork)

Transport of materials to the construction site (A4)

Construction energy (A5):

Electricity

Diesel

Petroleum

Construction waste (A5)

Non-quantified

Materials, such as bathroom fixers and kitchen cabinets were non quantified based on immateriality. These sources combined equal less than 5% of the carbon account.

Outside emission boundary

Non-attributable

Tenancy fitout

Base building operations (B6)

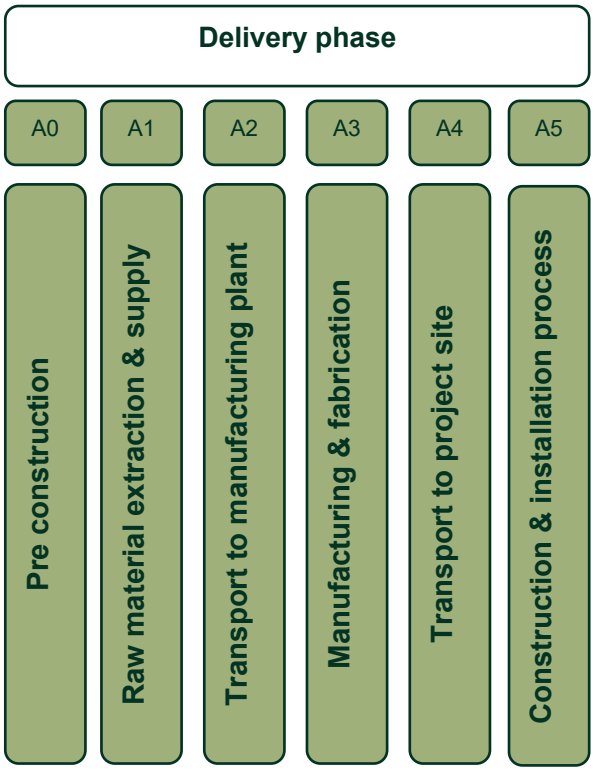
Tenancy operations (B6)

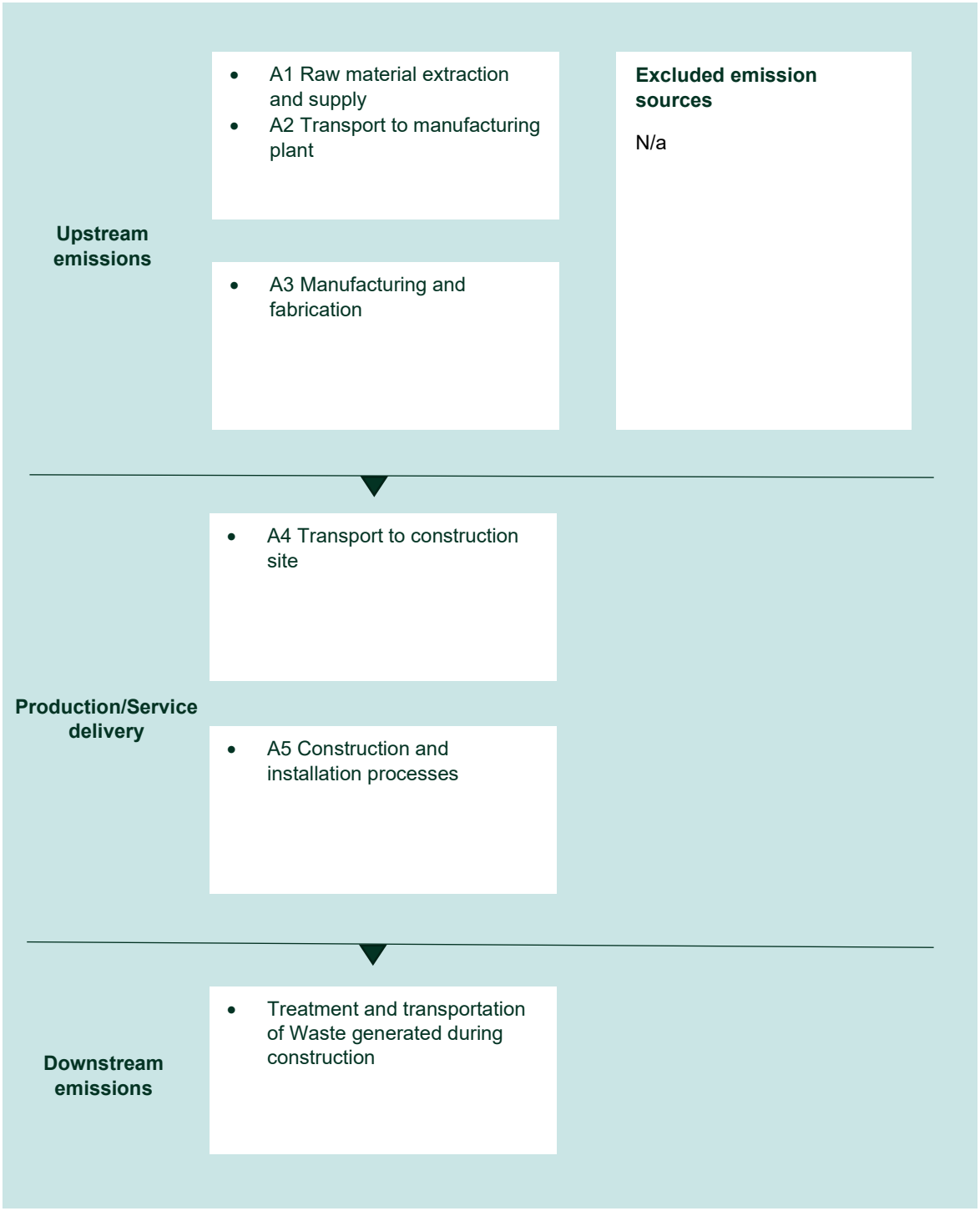
Building refurbishment or maintenance during operational lifetime (B1-7)

Demolition at end of life (C1-4)

Product process diagram

Cradle-to-gate where achievement of practical completion of the project marks the “gate”, lifecycle stages A1 to A5 as per EN15978.




Upstream emissions
A1 Raw material extraction and supply
A2 Transport to manufacturing plant
A3 Manufacturing and fabrication
Excluded emission sources
N/a
Production/Service delivery
A4 Transport to construction site
A5 Construction and installation processes
Downstream emissions
Treatment and transportation of Waste generated during construction

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

The design of Dutton Garage Expansion has been guided by the objective to minimise building lifecycle emissions recognising that decisions made to manage upfront emissions can influence operational emissions.

The upfront emissions reductions strategies include:

- Dematerialistion by optimising structural and façade elements;
- Prioritising:
    - lower carbon emissions materials;
    - Renewable materials;
    - Recycled materials; and
    - Materials recognised by third party certification schemes and independent verification methods e.g. Environmental product declarations (EPDs);
- Applying a project cost of carbon to provide a fair comparison of materials with varying carbon intensity;
- Modularising elements of construction to reduce waste and transport emissions;
- Local procurement of steel and concrete materials, where possible;
- Project diverted 94% waste from landfill; and
- Low carbon concrete with high SCM content was poured for Hardstand and lower floor slabs and recycled asphalt mix was used for pavements.

The operational emissions reductions include:

- Designed in line with a 5 star Green Star Design & As Built rating v1.3;
- Office designed in line with 5 star NABERS Energy requirements;
- Reduced HVAC and HWS operational energy consumption;
- Water efficient tap fittings to reduce leaks;
- Landscape irrigation with smart meters installed to reduce consumption;
- Rainwater and GPT installed to recycle water; and
- LED lights with motion sensors installed to reduce electricity consumption.

5. EMISSIONS SUMMARY

Climate Active carbon neutral products and services

The use of Climate Active carbon neutral products and services is included in the carbon account as 0 emissions.

Certified brand name	Product or Service used
	N/A

Emissions Summary Table

This certification is for a completed development with emissions calculated from product specific emission intensity information for construction materials using As-Built drawings and site plans. Emissions from electricity use and fuels used on the construction site have been modelled using hours of operation of different equipment used during construction with the emission factors embedded in e-Tool.

The functional unit for the project is sqm of Gross Floor Area (GFA) of constructed building. The emissions intensity (emissions per functional unit) for this development is 0.364 tonnes CO2 - e/sqm.

Stage	As-built kgCO2-e
Concrete pour - Hardstand	57.88
Gravel 100mm - Hardstand	7.41
Heavy Duty Hardstand - 4.97kg/m3 Steel Mesh	11.50
Concrete pour - Footpath Pavement	5.28
Footpath Pavement - Gravel 75mm	0.66
Footpath Pavement - SL72 Steel mesh	0.78
35mm Asphalt Paving Hot Mix (25% RAP)	18.61
Underneath Asphalt - Gravel 295mm	42.18
Concrete pour - Kerbs	2.35
Concrete pour - WH & Office Slab	84.42
WH & Office Slab - 20kg/m3 steel fibre	9.62
Concrete pour - Piles & Caps	6.09
Piles & Caps - Steel Bar	2.84
Piles & Caps - Steel Mesh	0.11
Concrete pour - Edge Beams	69.45
Edge Beams - Steel Bar	4.34
Edge Beams - Steel Mesh	1.66
Spandek Metal walls: Colorbond Steel 0,48mm	17.00
All Wall Framing Steel Girts: Galvanised structural steel	0.57
Canopy Roof: Colorbond Steel 0,48mm	1.60
Office & WH Roof: Colorbond Steel 0,48mm with	25.61
All Roof Framing: Galvanised Structural Steel	32.95
Steel Column: Galvanised Structural Steel	13.72
Others	166.33
Total	**582.980**

No uplift factors were added in the emissions total.

Emissions intensity per functional unit	0.364
Number of functional units offset	1,600
Total emissions offset	= 0.364* 1,600 **= 582.98 tCO2e**

6. CARBON OFFSETS

Offsets retirement approach

The following criteria have been considered in the selection of carbon credits purchased for this project:

- Nature-based solutions projects (reforestation, afforestation, and improved forest management);
- All units must have a vintage year later than 2016;
- 50% of all projects are Australian Carbon Credit Units (ACCUs), issued by the Clean Energy Regulator;
- International offsets to include the following:
    - Certified Emissions Reductions (CERs), issued as per the rules of the Kyoto Protocol from Clean Development Mechanism projects;
    - Removal Units (RMUs) issued by a Kyoto Protocol country based on land use, land-use change and forestry activities under Article 3.3 or Article 3.4 of the Kyoto Protocol;
    - Verified Emissions Reductions (VERs) issued by the Gold Standard; and
    - Verified Carbon Units (VCUs) issued by the Verified Carbon Standard.

Carbon Conscious Carbon Capture Project, Western Australia

Registered in 2014, this project establishes permanent plantings of mallee eucalypt tree species on land that was predominantly used for agricultural purposes for at least five years prior to project commencement. The project area spans several properties across Western Australia.

Katingan Peatland Restoration and Conservation Project, Indonesia

The Katingan Peatland Restoration and Conservation Project seeks to protect and restore 149,800 hectares of peatland ecosystems, to offer local people sustainable sources of income, and to tackle global climate change. The project is located in the Central Kalimantan region of Indonesia, and is aimed at reducing and avoiding emissions related to Planned Deforestation and Reforestation in combination with Conservation of Undrained and Partially drained Peatland and Rewetting of Drained Peatland activities.

The ecologically significant tropical peatlands within the project area store approximately 20 times more carbon below ground than in above-ground vegetation, highlighting their important role as a carbon sink. The Katingan Mentaya REDD project finances the conservation of these peatlands by appropriately valuing the natural capital and the ecosystem services they provide, preventing significant volumes of carbon dioxide from being released into the atmosphere.

Practical completion	
1. **Total emissions footprint to offset for this report**	= **583** tonnes CO2-e
2. **Total offsets retired in design (commitment) PDS**	= 0
3. **Total offsets required for this report**	= **583** tonnes CO2-e

Co-benefits

Carbon Conscious Carbon Capture Project

- This Environmental Plantings project involves 5,700 hectares of reforestation, contained on 14 properties within the Central and Northern Agricultural Regions of Western Australia.
- From 2009 to 2010, over 6,000,000 native species mallee trees were planted on land previously cleared for dryland cropping and grazing, to reforest the area, with a permanence period of at least 100 years.

Katingan Peatland Restoration and Conservation Project

- In partnership with 34 local villages, the project aligns with sustainable development initiatives by building community capacity, increasing employment and education.
- By fostering inclusive partnerships and a culture of nature-connection and sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities, and reorient deforestation trends and their destructive environmental and climate impacts.

Eligible offsets retirement summary

Offsets retired for Climate Active Carbon Neutral Certification									
Project description	**Type of offset units**	**Registry**	**Date retired**	**Serial number (and hyperlink to registry transaction record)**	**Vintage**	**Stapled quantity**	**Eligible quantity used for commitment reporting (if applicable)**	**Eligible quantity used for final as-built reporting**	**Percentage of total (%)**
Carbon Conscious Carbon Capture Project 1	ACCUs	ANREU	27 Feb 2025	3,766,018,043 – 3,766,018,334	2017-18			292	50%
Katingan Peatland Restoration and Conservation Project	VCUs	VERRA	27 Feb 2025	6359-303334876 303335166-VCU-016-APX-ID-14-1477-01012017-31122017-1	2017			291	50%
							Total offsets retired this report and used in this report	583	100%
							Total offsets retired previously for commitment reporting (if applicable)	N/A	
							Total offsets retired	583	

Type of offset units	Eligible quantity used for commitment reporting (if applicable)	Eligible quantity used for final as-built reporting	Total eligible quantity used for commitment and final as-built reporting	Percentage of total
Australian Carbon Credit Units (ACCUs)	0	292	292	50%
Certified Emissions Reductions (CERs)	0	0	0	0
Removal Units (RMUs)	0	0	0	0
Verified Emissions Reductions (VERs)	0	0	0	0
Verified Carbon Units (VCUs)	0	291	291	50%

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

The retirement certificate for purchased Carbon credit projects are provided below.

50% Australian Carbon Credit Unit (ACCUS):

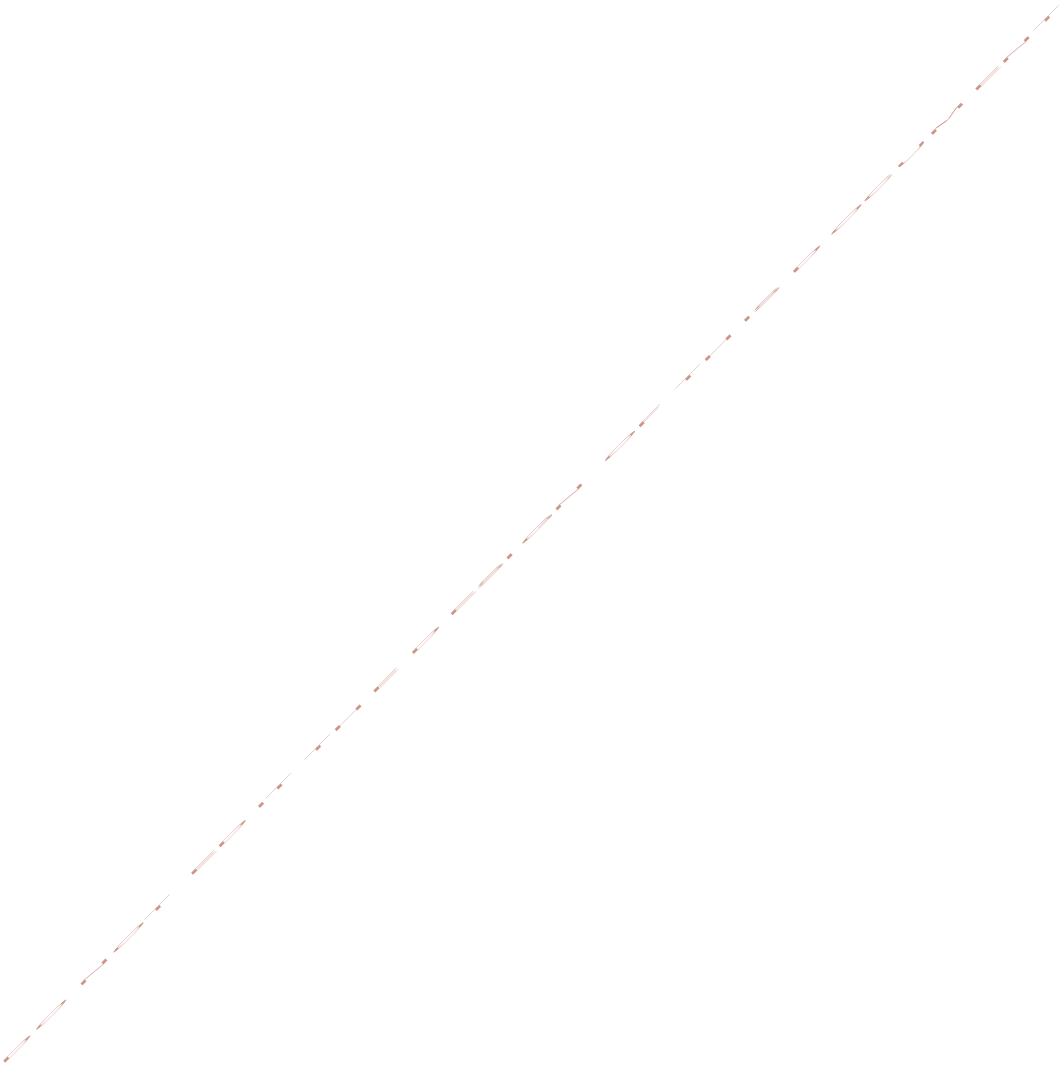
- **Carbon Conscious Carbon Capture Project**

50% Verified Carbon Units (VCUs)

- **Katingan Peatland Restoration and Conservation Project**

APPENDIX B: ELECTRICITY SUMMARY

Not applicable as electricity is calculated through Etool LCA software.

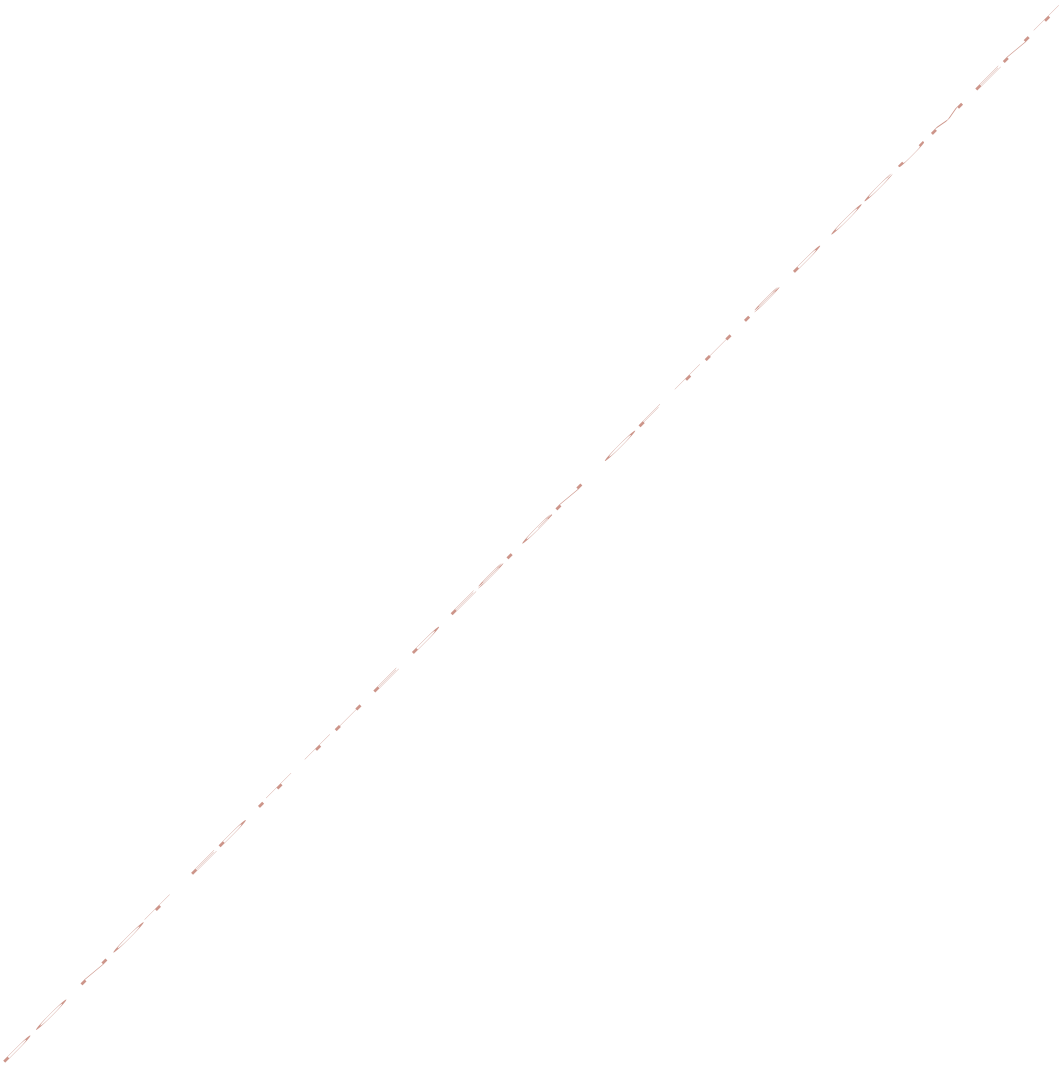


APPENDIX C: INSIDE EMISSIONS BOUNDARY

Emissions as described earlier within the boundary of phases A1 to A5 of the building construction project.

APPENDIX D: OUTSIDE EMISSION BOUNDARY

Emissions associated with future management of the building and use of the building by future occupants are excluded since they are non-attributable, outside of the emissions boundary.



An Australian Government Initiative

Climate Active