

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	AM Kent Street Property Pty Ltd as Trustee for the AM Kent Street Property Trust AND DWPL Nominees Pty Limited as Trustee for Kent Street Unit Trust
Building / Premises name:	Lumley House
Building Address:	309 Kent Street, SYDNEY, NSW 2000
Corresponding NABERS Energy Rating number	OF27908

This building Lumley House 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 28/10/2023 to 27/10/2024.

Total emissions offset	109 tCO2-e
Offsets bought	37.50% ACCUs, 32.2% VCU, 0.0% CERs, 30.3% VERs, 0.0% RMUs
Renewable electricity	100.0% of electricity is from renewable sources

Emissions Reduction Strategy

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

Expires 27th of October 2024

Reporting Year Period		
The rating period / reporting year		1/07/2022
12 consecutive months of data used to calculate the NABERS Star rating.		to
		30/06/2023

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.

2. Emissions Summary

Table 2. Emissions Source – Summary

	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	40,764.3
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	10,363.1
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	44,998.9
Scope 3: Water and Wastewater	12,613.7
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	109

*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) ***			
Guanare Forest Plantations	VCU	Verra	14/08/2023	10228-195866608-195866713-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=139065	2018	106	106	0	39	32.2%
Mt Mulgrave Savanna Burning Project	ACCU	ANREU	15/08/2023	8347905596 - 8347905688 NA	2022-2023	93	93	0	28	31.3%
Production and dissemination of Ceramic Water Priefers by Hydrologic in the Kingdom of Cambodia	VER	Gold Standard Impact Registry	5/06/2023	GS1-1-KH-GS1020-16-2016-5913-42107-42209 https://registry.goldstandard.org/credit-blocks/details/350410	2016	103	103	0	40	30.3%
Bamboo Station	ACCU	ANREU	29/05/2023	8341852449 - 8341852564 NA	2021-2022	116	116	35	2	6.3%
TOTAL Eligible Quantity used for this reporting period claim									109	
TOTAL Eligible Quantity banked for future reporting periods								35		

* 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.

Offset surrender note:
The remaining 67 offsets from the VCU serial numbers 10228-195866608-195866713-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 have been allocated to another building. The remaining 65 offsets from the ACCU serial numbers 8347905596 - 8347905688 have been allocated to another building. The remaining 63 offsets from the VER serial numbers GS1-1-KH-GS1020-16-2016-5913-42107-42209 have been allocated to another building. 79 offsets from the ACCU serial numbers 8341852449 - 8341852564 have been allocated to another building and 35 have been banked.

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)*	627
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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
Crudine Ridge Wind Farm - Wind - NSW	LGC	REC Registry	31/03/2023	91241-91375	WD00NS18	2022	135	135	0	wind	NSW, Australia
Crudine Ridge Wind Farm - Wind - NSW	LGC	REC Registry	31/03/2023	292965-293125	WD00NS18	2022	161	161	0	wind	NSW, Australia
Crudine Ridge Wind Farm - Wind - NSW	LGC	REC Registry	10/07/2023	32800-32999	WD00NS18	2023	200	200	0	wind	NSW, Australia
Mt Gellibrand Wind Farm - VIC	LGC	REC Registry	14/07/2023	60837-60967	WD00VC28	2022	131	131	0	wind	NSW, Australia
Total LGCs surrendered this report and used in this report								627			

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)	770,442	kWh
Mandatory * (RET) (cell D32)	143,442	kWh
LGCs voluntarily surrendered (cell D36+D37)	627,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	-904	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M47)	-900	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell M47)	607,935	kgCO₂-e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Screenshots of offsets purchased

	A	B	C	D	E	F	G																													
1	Offsets cancelled for Climate Active Carbon Neutral Certification					Dexus Retirement Ref:		49																												
2	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 the reporting period																													
3	Bamboo Station	KACCU	ANREU	116	0	0	116																													
4	Serial number (and hyperlink to registry transaction record)						Vintage	Date retired																												
5	8341852449 - 8341852564						2021/22	29/05/2023																												
6	Retirement description																																			
7	116 tonnes retired by Dexus on behalf of 309 & 321 Kent Street, Sydney for the purpose of Climate Active certification in FY23																																			
8	Registry retirement link/evidence																																			
9	AU27561																																			
	<div><div>Transaction ID</div><div>AU27561</div></div> <div><div>Current Status</div><div>Completed (4)</div></div> <div><div>Status Date</div><div>29/05/2023 11:15:57 (AEST) 29/05/2023 01:15:57 (GMT)</div></div> <div><div>Transaction Type</div><div>Cancellation (4)</div></div> <div><div>Transaction Initiator</div><div>Stuart, Benjamin Mathew Clarke</div></div> <div><div>Transaction Approver</div><div>Rockliff, Nathan Stephen</div></div> <div><div>Comment</div><div>116 tonnes retired by Dexus on behalf of 309 & 321 Kent Street, Sydney for the purpose of Climate Active certification in FY23</div></div>																																			
	Transferring Account <div><div>Account Number</div><div>AU-2321</div></div> <div><div>Account Name</div><div>Carbon Financial Services Pty. Ltd.</div></div> <div><div>Account Holder</div><div>Carbon Financial Services Pty. Ltd.</div></div>				Acquiring Account <div><div>Account Number</div><div>AU-1068</div></div> <div><div>Account Name</div><div>Australia Voluntary Cancellation Account</div></div> <div><div>Account Holder</div><div>Commonwealth of Australia</div></div>																															
	Transaction Blocks <table><thead><tr><th>Party</th><th>Type</th><th>Transaction Type</th><th>Original CP</th><th>Current CP</th><th>ERF Project ID</th><th>NGER Facility ID</th><th>NGER Facility Name</th><th>Safeguard</th><th>Kyoto Project #</th><th>Vintage</th><th>Expiry Date</th><th>Serial Range</th><th>Quantity</th></tr></thead><tbody><tr><td>AU</td><td>KACCU</td><td>Voluntary ACCU Cancellation</td><td></td><td></td><td>EOP101068</td><td></td><td></td><td></td><td></td><td>2021-22</td><td></td><td>8,341,852,449 - 8,341,852,564</td><td>116</td></tr></tbody></table>								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			EOP101068					2021-22		8,341,852,449 - 8,341,852,564	116
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			EOP101068					2021-22		8,341,852,449 - 8,341,852,564	116																							
	Transaction Status History <table><thead><tr><th>Status Date</th><th>Status Code</th></tr></thead></table>								Status Date	Status Code																										
Status Date	Status Code																																			

Offsets cancelled for Climate Active Carbon Neutral Certification				Dexus Retirement Ref:		80
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
Mt Mulgrave Savanna Burning Project	KACCU	ANREU	93	0	0	93
Serial number (and hyperlink to registry transaction record)					Vintage	Date retired
8347905596 - 8347905688					2022-23	15/08/2023
Retirement description						
93 tonnes retired by Dexus on behalf of 309 & 321 Kent Street Sydney for the purpose of Climate Active certification in FY23						
Registry retirement link/evidence						
AU29091						
<div><div>Transaction ID</div><div>AU29091</div><div>Current Status</div><div>Completed (4)</div><div>Status Date</div><div>15/08/2023 14:13:58 (AEST) 15/08/2023 04:13:58 (GMT)</div><div>Transaction Type</div><div>Cancellation (4)</div><div>Transaction Initiator</div><div>Gomez Pimpollo Mejia, Daniela</div><div>Transaction Approver</div><div>Zhou, Tom Yi Shang</div><div>Comment</div><div>93 tonnes retired by Dexus on behalf of 309 & 321 Kent Street Sydney for the purpose of Climate Active certification in FY23</div></div>						
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		

Services Pty Ltd

Account Holder

South Pole Australia Financial Services Pty Ltd

Account

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			ERF102090					2022-23		8,347,905,596 - 8,347,905,688	93

Property	Row Ref	Serial Number Range		Date Range		Offset units
		Start	End	From	To	
309 Kent Street Sydney	FY23--080--001	0	0	1/01/2023	31/03/2023	9
309 Kent Street Sydney	FY23--080--002	0	0	1/04/2023	30/06/2023	19



321 Kent Street Sydney	FY23--080--003	0	0	1/01/2023	31/03/2023	28
321 Kent Street Sydney	FY23--080--004	0	0	1/04/2023	30/06/2023	37

—Report end —