

## Climate Active Carbon Neutral certification

## Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** The Trustee for Dexus Australian Commercial Trust & The Trustee for Rialto Unit Trust (Rialto Co-Owners)

**Building / Premises name:** Rialto

**Building Address:** 525 Collins St, Melbourne, VIC 3000

**Corresponding NABERS Energy Rating number** OF37528

This building Rialto 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 12/3/2025 to 11/3/2026.

|                                     |                                                             |
|-------------------------------------|-------------------------------------------------------------|
| <b>Total emissions offset</b>       | 1269 tCO <sub>2</sub> -e                                    |
| <b>Offsets bought</b>               | 0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs |
| <b>Renewable electricity</b>        | 100.00% of electricity is from renewable sources            |
| <b>Emissions Reduction Strategy</b> |                                                             |

Rialto has achieved a NABERS Energy rating of 4.5 stars without GreenPower.

Expires 11th of March 2026

## Reporting Year Period

The rating period / reporting year 1/01/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
 31/12/2024



# 1. Carbon Neutral Information

## 1A Introduction:

Knight Frank is committed to maintaining net zero emissions at Rialto Towers, 525 Collins Street Melbourne on behalf of its co-owners Grollo Australia and Dexus Australian Commercial Trust. 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<br>Scope 2: Electricity<br>Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater. |

Emissions sources not included in this carbon neutral claim

Description & justification of the exclusion

**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.



## 2. Emissions Summary

| Table 2. Emissions Source – Summary | t CO <sub>2</sub> –e |
|-------------------------------------|----------------------|
| Scope 1: Refrigerants               | 360.1                |
| Scope 1: Natural gas                | 658.3                |
| Scope 1: Diesel                     | 3.9                  |
| Scope 2: Electricity                | 0.0                  |
| Scope 3: Natural gas                | 51.1                 |
| Scope 3: Diesel                     | 1.0                  |
| Scope 3: Electricity                | 0.0                  |
| Scope 3: Waste                      | 114.1                |
| Scope 3: Water and Wastewater       | 79.9                 |
| Other Scope 1,2 and 3 emissions     | 0.0                  |
| <b>Total Emissions</b>              | <b>1,269</b>         |

\*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

| Project Description                     | Type of offset units | Registry | Date retired | Serial numbers / Hyperlink*                                                                                                                                                                                                     | Vintage                  | Quantity ** | Eligible Quantity<br>(tCO <sub>2</sub> -e) (total quantity<br>retired) *** | Eligible Quantity<br>banked for future<br>reporting periods | Eligible Quantity used<br>for this reporting<br>period claim | Percentage of<br>total (%) |
|-----------------------------------------|----------------------|----------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|----------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|----------------------------|
| Rimba Raya Biodiversity Reserve Project | VCU                  | VERRA    | 3/04/2025    | 9900-157307827-157308694-VCS-VCU-263-VER-ID-14-674-01012018-31122018-1<br><a href="https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=283706">https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=283706</a> | 01/01/2018 to 31/12/2018 | 868         | 868                                                                        | 0                                                           | 868                                                          | 68.4%                      |
| Rimba Raya Biodiversity Reserve Project | VCU                  | VERRA    | 3/04/2025    | 9900-157306647-157306647-VCS-VCU-263-VER-ID-14-674-01012018-31122018-1<br><a href="https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=281161">https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=281161</a> | 01/01/2018 to 31/12/2018 | 1           | 1                                                                          | 0                                                           | 1                                                            | 0.1%                       |
| Rimba Raya Biodiversity Reserve Project | VCU                  | VERRA    | 3/04/2025    | 9900-157947914-157948313-VCS-VCU-263-VER-ID-14-674-01012018-31122018-1<br><a href="https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=283705">https://registry.verra.org/myModule/pt/myrpt.asp?r=206&amp;h=283705</a> | 01/01/2018 to 31/12/2018 | 400         | 400                                                                        | 0                                                           | 400                                                          | 31.5%                      |

|                                                              |  |       |
|--------------------------------------------------------------|--|-------|
| TOTAL Eligible Quantity used for this reporting period claim |  | 1,269 |
|--------------------------------------------------------------|--|-------|

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)* | 3253 |
|------------------------------------------------|------|

\* 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      | 31/01/2025     | 47939-48481               | WD000VC38                 | 2024              | 543            | 543                                           | 0                                          | Wind        | VIC      |
| Cherry Tree Wind Farm VIC         | LGC            | REC      | 16/08/2024     | 17108-18033               | WD000VC38                 | 2024              | 926            | 926                                           | 0                                          | Wind        | VIC      |
| Cherry Tree Wind Farm VIC         | LGC            | REC      | 16/08/2024     | 18034-18760               | WD000VC38                 | 2024              | 727            | 727                                           | 0                                          | Wind        | VIC      |
| Cherry Tree Wind Farm VIC         | LGC            | REC      | 16/08/2024     | 45873-46623               | WD000VC38                 | 2024              | 751            | 751                                           | 0                                          | Wind        | VIC      |
| Cherry Tree Wind Farm VIC         | LGC            | REC      | 16/08/2024     | 50631-50736               | WD000VC38                 | 2024              | 306            | 306                                           | 0                                          | Wind        | VIC      |

Total LGCs surrendered this report and used in this report

3,253



## 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                                   |                  |                      |
|---------------------------------------------------------|------------------|----------------------|
| <b>Total renewables (onsite and offsite) (cell D45)</b> | <b>4,009,757</b> | <b>kWh</b>           |
| Mandatory * (RET) (cell D32)                            | 753,504          | kWh                  |
| LGCs voluntarily surrendered (cell D36+D37)             | 3,253,000        | kWh                  |
| GreenPower voluntarily purchased (cell D34)             | 0                | kWh                  |
| Onsite renewable energy consumed (cell D41+D43)         | 3,253            | kWh                  |
| Onsite renewable energy exported (cell D40)             | 0                | kWh                  |
| <b>Total residual electricity (cell D44)</b>            | <b>-32,326</b>   | <b>kWh</b>           |
| <b>Percentage renewable electricity – (cell D46)</b>    | <b>100.00%</b>   |                      |
| Market Based Approach Emissions Footprint (cell M44)    | -29,417          | kgCO <sub>2</sub> -e |

Location Based Approach

|                                                        |           |                      |
|--------------------------------------------------------|-----------|----------------------|
| Location Based Approach Emissions Footprint (cell L47) | 3,417,793 | kgCO <sub>2</sub> -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 8.99% 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 air conditioning 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 28.38% 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          | 360.10                                                |
| Total             | 360.10                                                |

## Appendix D: Screenshots of offsets purchased

| From Village | To Village | Serial Number     | Quantity of Units | Unit Type | Project ID | Project Name                            | Project Type       | Additional Issuance Certifications                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Organisation Program | Project Site State/Province | Project Country/Area | Account Holder              | Retirement Reason | Beneficial Owner | Hollensen Freezone Details                                                                                                                | Date of Refinancing |
|--------------|------------|-------------------|-------------------|-----------|------------|-----------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|----------------------|-----------------------------|-------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 99000-       |            | 157307627         |                   |           |            |                                         | Agriculture        | 01 No Poverty, 02 Zero Hunger,                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                             |                      |                             |                   |                  |                                                                                                                                           |                     |
|              |            | 157308894         |                   |           |            |                                         | Forestry           | 03 Good Health and Well-being                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                             |                      |                             |                   |                  |                                                                                                                                           |                     |
| 01/01/2018   | 31/12/2018 | WCS-VCU-157308894 | 2608              | WCU       | 674        | Rimba Raya Biodiversity Reserve Project | and Other Land Use | 04 Quality Education, 05 Gender Equality, 09 Clean Water and Sanitation, 07 Affordable and Clean Energy, 08 Decent Work and Economic Growth, 09 Industry, Innovation and Infrastructure, 10 Reduced Inequalities, 11 Sustainable Cities and Communities, 12 Responsible Consumption and Production, 13 Climate Action, 14 Life Below Water, 15 Life on Land, 16 Peace, Justice, and Strong Institutions, 17 Partnerships for the Goals, CCB-Biodiversity Gold, CCB-Climate Gold, CCB-Community Good |                      | General Kalimantan          | Indonesia (ID)       | Pangolin Associates Pty Ltd | NCOS Programme    | Pangolin         | Voluntarily release of carbon credits against the carbon neutral Climate Active Standard in 2024, for the period 01/01/2024 to 31/12/2024 | 03/04/2025          |

[illegible]

| From Village | To Village | Serial Number | Quantity of Units | Unit Type | Project ID | Project Name | Project Type | Additional Insurance Certifications | Original Program | Project Site State/Province | Project Country/Area | Account Holder | Refinement Reason | Bi-ethical Owner | Refinement Reason Details | Date of Refinement |
|--------------|------------|---------------|-------------------|-----------|------------|--------------|--------------|-------------------------------------|------------------|-----------------------------|----------------------|----------------|-------------------|------------------|---------------------------|--------------------|
|--------------|------------|---------------|-------------------|-----------|------------|--------------|--------------|-------------------------------------|------------------|-----------------------------|----------------------|----------------|-------------------|------------------|---------------------------|--------------------|

|            |            |                                                 |     |     |     |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                |                             |                  |          |                                                                                                                                                                                                                         |            |
|------------|------------|-------------------------------------------------|-----|-----|-----|-----------------------------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|-----------------------------|------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 01/01/2018 | 31/12/2018 | 9900-                                           | 400 | VCU | 874 | Rimba Raya Biodiversity Reserve Project | Agriculture Forestry and Other Land Use | 01. No Poverty, 02. Zero Hunger, 03. Good Health and Well-being, 04. Quality Education, 05. Gender Equality, 06. Clean Water and Sanitation, 07. Affordable and Clean Energy, 08. Decent Work and Economic Growth, 09. Industry, Innovation and Infrastructure, 10. Reduced Inequalities, 11. Sustainable Cities and Communities, 12. Responsible Consumption and Production, 13. Climate Action, 14. Life Below Water, 15. Life on Land, 16. Peace, Justice, and Strong Institutions, 17. Partnership for the Goals, CCB, Biodiversity Gold, CCB-Climate Gold, CCB Community Gold. | Central Kalimantan | Indonesia (ID) | Pangolin Associates Pty Ltd | NCOS Programming | Pangolin | Voluntarily retired on behalf of RioBio, 52% Collins Street, Melbourne VIC 3000, to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2025, for the period - 01/01/2024 to 31/12/2024 | 03-04/2025 |
|            |            | 157947914-                                      |     |     |     |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                |                             |                  |          |                                                                                                                                                                                                                         |            |
|            |            | 157948313-                                      |     |     |     |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                |                             |                  |          |                                                                                                                                                                                                                         |            |
|            |            | VC.S.VC.L-203-VER-ID-14.674-01012018-31122018-1 |     |     |     |                                         |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                |                             |                  |          |                                                                                                                                                                                                                         |            |

Report end

