

Climate Active Carbon Neutral certification**Public Disclosure Statement**

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus Funds Management Limited AND GPT RE Limited

Building / Premises name: Australia Square Plaza

Building Address: 95 Pitt Street SYDNEY NSW 2000 , Sydney , NSW

Corresponding NABERS Energy Rating number 2000 OF34887

This building Australia Square Plaza has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 01/10/2023 to 30/9/2024 The carbon neutral certification is valid until 27/1/2026.

Total emissions offset	94 tCO ₂ -e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Australia Square Plaza has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 27th of January 2026

Reporting Year Period

The rating period / reporting year 1/10/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
30/09/2024

1. Carbon Neutral Information

1A Introduction:

Dexus and GPT are 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 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
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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		21.4
Scope 1: Diesel		0.0
Scope 2: Electricity		0.0
Scope 3: Natural gas		5.5
Scope 3: Diesel		0.0
Scope 3: Electricity		0.0
Scope 3: Waste		58.4
Scope 3: Water and Wastewater		8.1
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		94

*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 (%)
							((CO2 –e) (total quantity retired) ***			
156 - Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333850208 - 8333850276 See screenshot in Appendix D	2021 - 2022	69	69	65	4	4.3%
163 - Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333850391 - 8333850637 See screenshot in Appendix D	2021 - 2022	247	247	189	58	61.7%
191 - Carbon Conscios Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355776816 - 8355776897 See screenshot in Appendix D	2022 - 2023	82	82	75	7	7.4%
204- Carbon Conscios Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355769806 - 8355770049 See screenshot in Appendix D	2022 - 2023	244	244	236	8	8.5%
244 - Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	20/02/2025	8330605449 - 8330605453, 8330605457 - 8330605509 See screenshot in Appendix D	2021 - 2022	470	470	455	15	16.0%
271 - Carbon Conscious Carbon Capture Project 2	ACCU	ANREU	17/03/2025	8356964333 - 8356964334 See screenshot in Appendix D	2022 - 2023	386	386	384	2	2.1%
TOTAL Eligible Quantity used for this reporting period claim									94	
TOTAL Eligible Quantity banked for future reporting periods								1,404		

* 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 offsets 65, 189, 75, 236,455, and 389 originate from the listed registry in the Offsets summary table have been allocated to other Dexus buildings, with the additional note that 4, offsets originating from 8330605449 - 8330605453, 8330605457 – 8330605509 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)*	399
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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
Bango Wind Farm 1, feeder 973	LGC	REC	2/02/2024	13320-13421	WD00NS19	2023	102	102	0	Wind	NSW
Sebastopol Solar Farm	LGC	REC	31/05/2024	56360-56476	SRPXNS42	2023	117	117	0	Solar	NSW
Hillston Sun Farm	LGC	REC	16/08/2024	20233-20233	SRPXNS40	2023	1	1	0	Solar	NSW
Sebastopol Solar Farm	LGC	REC	16/08/2024	44424-44510	SRPXNS42	2023	87	87	0	Solar	NSW
Sebastopol Solar Farm	LGC	REC	8/11/2024	20283-20374	SRPXNS40	2023	92	92	0	Solar	NSW
Total LGCs surrendered this report and used in this report								399			

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -

0

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO2e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement

0 kWh

Evidence of purchase of this renewable electricity –

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)	491,507	kWh
Mandatory * (RET) (cell D32)	92,507	kWh
LGCs voluntarily surrendered (cell D36+D37)	399,000	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)	-3,600	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-3,276	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	356,173	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 62.08% 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	0.00
Method 2	0.00
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID	AU33230
Current Status	Completed (4)
Status Date	18/04/2024 12:21:16 (AEST) 18/04/2024 02:21:16 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	69 tonnes retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation 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			EOP100639					2021-22		8,333,850,208 - 8,333,850,276	69

Transaction ID	AU33233
Current Status	Completed (4)
Status Date	18/04/2024 12:23:44 (AEST) 18/04/2024 02:23:44 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	247 tonnes retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation 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			EOP100639					2021-22		8,333,850,391 - 8,333,850,637	247

Transaction ID	AU35464
Current Status	Completed (4)
Status Date	21/08/2024 15:06:34 (AEST) 21/08/2024 05:06:34 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account

Account	AU-2321
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Acquiring Account

Account	AU-1068
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Number

Account NameCarbon Financial Services Pty. Ltd.

Account HolderCarbon Financial Services Pty. Ltd.

Number

Account NameAustralia Voluntary Cancellation Account

Account HolderCommonwealth 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			EOP160636					2022-23		8,355,776,816 - 8,355,776,897	82
Transaction Status History													
Status Date							Status Code						
21/08/2024 15:06:34 (AEST)							Completed (4)						
21/08/2024 05:06:34 (GMT)													
21/08/2024 15:06:34 (AEST)							Proposed (1)						
21/08/2024 05:06:34 (GMT)													
21/08/2024 15:06:34 (AEST)							Account Holder Approved (97)						
21/08/2024 05:06:34 (GMT)													
20/08/2024 13:54:10 (AEST)							Awaiting Account Holder Approval (95)						
20/08/2024 03:54:10 (GMT)													

Transaction ID

Current Status

Status Date

Transaction Type

Transaction Initiator

Transaction Approver

Comment

AU35471

Completed (4)

21/08/2024 15:19:27 (AEST)
21/08/2024 05:19:27 (GMT)

Cancellation (4)

Stuart, Benjamin Mathew Clarke

Rockliff, Nathan Stephen

Retired by Dexu and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account

Account Number

Account Name

Account Holder

AU-2321

Carbon Financial Services Pty. Ltd.

Carbon Financial Services Pty. Ltd.

Acquiring Account

Account Number

Account Name

Account Holder

AU-1068

Australia Voluntary Cancellation Account

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			EOP100636					2022-23		8,355,769,806 - 8,355,770,049	244
Transaction Status History													
Status Date							Status Code						
21/08/2024 15:19:27 (AEST)							Completed (4)						
21/08/2024 05:19:27 (GMT)													
21/08/2024 15:19:27 (AEST)							Proposed (1)						
21/08/2024 05:19:27 (GMT)													
21/08/2024 15:19:27 (AEST)							Account Holder Approved (97)						
21/08/2024 05:19:27 (GMT)													
20/08/2024 14:07:08 (AEST)							Awaiting Account Holder Approval (95)						
20/08/2024 04:07:08 (GMT)													

Serial Number Range

Date Range

Transaction ID

Current Status

Status Date

Transaction Type

Transaction Initiator

Transaction Approver

Comment

AU39296

Completed (4)

20/02/2025 12:04:04 (AEDT)
20/02/2025 01:04:04 (GMT)

Cancellation (4)

Stuart, Benjamin Matthew Clarke

Rockliff, Nathan Stephen

Retired by Dexu and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY25

Transferring Account

Account Number

Account Name

AU-2321

Carbon Financial Services Pty.

Acquiring Account

Account Number

Account Name

AU-1068

Australia Voluntary Cancellation



	Ltd.
Account Holder	Carbon 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			ERF105045					2021-22		8,330,605,449 - 8,330,605,907	459
AU	KACCU	Voluntary ACCU Cancellation			ERF105045					2021-22		8,330,607,478 - 8,330,607,488	11

Transaction ID	AU40018
Current Status	Awaiting Account Holder Approval (95)
Status Date	17/03/2025 20:14:20 (AEDT) 17/03/2025 09:14:20 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Comment	Retired by Dexu on behalf of its managed property portfolio as part of a true-up process for FY24 to support its Climate Active certification in FY25

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation 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			EOP100638					2022-23		8,356,963,976 - 8,356,964,361	386

___Report end___