

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property 171 Collins Pty Ltd and P.T Limited as Custodian for the Charter Hall Office

Building / Premises name: 0

Building Address: 171 Collins Street, Melbourne, VIC 3000

Corresponding NABERS Energy Rating number OF31755

This building 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 31/5/2024 to 30/5/2025.

Total emissions offset	373 tCO2-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

171 Collins Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 30th of May 2025

Reporting Year Period

The rating period / reporting year 1/03/2023
12 consecutive months of data used to calculate the NABERS Star rating. to
29/02/2024



1. Carbon Neutral Information

1A Introduction:

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$94 billion at 30/06/24.

Cbus Property has built a strong reputation by delivering market-leading approach to its development projects and investments that sets the benchmark for sustainable buildings.

Cbus Property's net zero carbon strategy prioritises meaningful decarbonisation by energy efficiency, removing fossil fuels, and using renewable electricity. Cbus Property only relies on carbon offsets as a last resort.

Charter Hall Group (ASX:CHC) is one of Australia's leading integrated property groups. Our property and funds management platform extends across the Office, Industrial & Logistics, Retail and Social Infrastructure sectors. Beginning 1 July 2021, Charter Hall's Office portfolio signed an agreement to supply 100% renewable electricity for base building operations netting off its scope 2 emissions. While we electrify our portfolio, we have forward procured three years' worth of Australian carbon credit units from environmental planting and savanna burning projects to offset our scope 1 emissions

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" 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		<input type="checkbox"/> Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

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.

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		295.1
Scope 1: Diesel		1.2
Scope 2: Electricity		0.0
Scope 3: Natural gas		22.9
Scope 3: Diesel		0.3
Scope 3: Electricity		0.0
Scope 3: Waste		20.1
Scope 3: Water and Wastewater		32.7
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		373

*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) ***			
Blinky Forest Carbon Project	ACCU	Clean Energy Regulator	13/04/2023	8,356,590,297 – 8,356,590,563 See Screenshot in Appendix B	2022-23	267	267	105	162	43.4%
Wilinggin Fire Project	ACCU	Clean Energy Regulator	13/04/2023	8,332,626,977 – 8,332,627,400 See Screenshot in Appendix B	2021-22	424	175	105	70	18.8%
Biodiverse Carbon Conservation (EOP101147)	ACCU	Clean Energy Regulator	16/08/2024	8,356,310,052 - 8,356,310,093 See Screenshot in Appendix B	2022-23	42	42	0	42	11.3%
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement (ERF105045)	ACCU	Clean Energy Regulator	16/08/2024	3,800,817,466 - 3,800,817,564 See Screenshot in Appendix B	2019-2020	99	99	0	99	26.5%
TOTAL Eligible Quantity used for this reporting period claim									373	
TOTAL Eligible Quantity banked for future reporting periods								210		

* 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:
This calculation does not match as there have been offsets from these certificates used in previous years Carbon Neutral submissions. Hence the certification figure does not machth the eligible quantity used and banked as they have already been retired.

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)*	342
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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
Clements Gap Wind Farm - SA	LGC	CER	2/08/2024	141936-142061	WD00SA11	2022	126	126	0	Wind	SA
Clements Gap Wind Farm - SA	LGC	CER	2/08/2024	144744-144959	WD00SA11	2021	216	216	0	Wind	SA
Total LGCs surrendered this report and used in this report								342			

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)	875,025	kWh
Mandatory * (RET) (cell D32)	163,025	kWh
LGCs voluntarily surrendered (cell D36+D37)	342,000	kWh
GreenPower voluntarily purchased (cell D34)	370,000	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-428	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-427	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	804,629	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 5.38% 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



Australian Government

Clean Energy Regulator

Transaction Details

Transaction details appear below.

Transaction ID

AU26876

Current Status

Completed (4)

Status Date

2023-04-13 16:48:04 AEST

2023-04-13 06:48:04 GMT

Transaction Type

Cancellation (4)

Transaction Initiator

Moon, Saehaneul

Transaction Approver

Zhou, Tom Yi Shang

Comment

Credits retired by Cbus Property on behalf of 171 Collins St, Melbourne, VIC, based on the 50% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

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			EOP100662					2021-22		8,332,626,977 - 8,332,627,400	424
AU	KACCU	Voluntary ACCU Cancellation			ERF121326					2022-23		8,356,590,297 - 8,356,590,563	267

Transaction Status History

Status Date	Status Code
2023-04-13 16:48:04 AEST	Completed (4)
2023-04-13 06:48:04 GMT	
2023-04-13 16:48:04 AEST	Proposed (1)
2023-04-13 06:48:04 GMT	
2023-04-13 16:48:04 AEST	Account Holder Approved (97)
2023-04-13 06:48:04 GMT	
2023-04-06 17:27:55 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:27:55 GMT	

Accessibility

Disclaimer

Privacy



21 November 2024

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To whom it may concern

Re: Carbon Offset retirement evidence – 171 Collins Street, Melbourne

Charter Hall Wholesale Management Limited as a responsible entity for the Charter Hall Office Trust (CHOT) has retired Australian Carbon Credit Units (KACCU) to support the fund's carbon neutral claim for its owned assets for the period from 1 July 2023 to 30 June 2024. KACCU was cancelled



claim for its owned assets for the period from 1 July 2023 to 30 June 2024. KACCUs were cancelled at a fund level and the following cancelled KACCUs have been assigned to 171 Collins Street, Melbourne to support the asset’s carbon neutral claim.

Transaction date	16 August 2024
Transaction ID	AU35426
Type of units	KACCU
Total number of units	141
ERF project 1	Biodiverse Carbon Conservation (EOP101147)
Vintage	2022-2023
Serial number range project 1	8,356,310,052-8,356,310,093
Number of units project 1	42
ERF project 2	Tiwi Islands Savanna Burning for Greenhouse Gas Abatement (ERF105045)
Vintage	2019-2020
Serial number range project 2	3,800,817,466-3,800,817,564
Number of units project 2	99

Yours sincerely,

Ben McCluskey
Operations Efficiency Manager
Charter Hall

___Report end___

