

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Growthpoint Properties Australia Limited

Building / Premises name: 75 Dorcas Street

Building Address: 75 Dorcas Street, South Melbourne, VIC 3205

Corresponding NABERS Energy Rating number OF37753

This building 75 Dorcas Street 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 01/2/2024 to 31/1/2025 The carbon neutral certification is valid until 01/4/2026.

Total emissions offset	288 tCO2-e
Offsets bought	49.65% ACCUs, 50.35% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

75 Dorcas Street has achieved a NABERS Energy rating of 4 stars without GreenPower.

Expires 1st of April 2026

Reporting Year Period

The rating period / reporting year 1/02/2024 to 31/01/2025
12 consecutive months of data used to calculate the NABERS Star rating.



1. Carbon Neutral Information

1A Introduction:

In 2021, Growthpoint brought forward our net zero target to 1 July 2025, significantly earlier than the previous 2050 target. This commitment applies to our directly owned, operationally controlled office portfolio and corporate activities.

Our approach to net zero first seeks to eliminate emissions within our control and use offsets only for emissions sources we cannot feasibly eliminate.

Reducing energy consumption and minimising emissions offer significant advantages, particularly by enhancing resilience to transitional climate change risks and effectively addressing potential regulatory changes that could introduce stricter standards for building energy efficiency. Proactively reducing emissions demonstrates our commitment to sustainability while positioning us to adapt to evolving regulations and maintain operational efficiency. Additionally, our focus on energy efficiency aligns with tenant expectations for sustainable buildings, supporting their carbon reduction commitments and enhancing the overall attractiveness and value of our properties.

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		214.7
Scope 1: Diesel		3.0
Scope 2: Electricity		0.0
Scope 3: Natural gas		16.7
Scope 3: Diesel		0.7
Scope 3: Electricity		0.0
Scope 3: Waste		27.4
Scope 3: Water and Wastewater		25.5
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		288

*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) ***			
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	21/08/2025	17631-846666125-846666269-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=290178	1/1/24-31/8/24	145	145	0	145	50.3%
Northern Savanna Project.	ACCU	KACCU	21/05/2025	3801420395-3801420539 See screenshot in Appendix D	2019-20	145	145	2	143	49.7%
TOTAL Eligible Quantity used for this reporting period claim									288	
TOTAL Eligible Quantity banked for future reporting periods								2		

* 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)*	161
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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
Nevertire Solar Farm	LGC	CER	4/04/2025	95628-95788	SRPVNSM7	2024	161	161	0	Solar Farm	NSW
Total LGCs surrendered this report and used in this report								161			

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 requirement0 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)	895,481	kWh
Mandatory * (RET) (cell D32)	169,633	kWh
LGCs voluntarily surrendered (cell D36+D37)	161,000	kWh
GreenPower voluntarily purchased (cell D34)	564,849	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-795	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-723	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	769,431	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 9.50% 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

AU41533

Current Status

Completed (4)

Status Date

21/05/2025 11:41:28 (AEST)
21/05/2025 01:41:28 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Greening, Zachary Walter

Transaction Approver

Greening, Zachary Walter

Comment

Units retired for 75 Dorcas St, Melbourne VIC 3205 NABERS Carbon Neutral, rating period 1st Feb 24 – 31st Jan 2025, on behalf of Growthpoint Properties Australia Limited.

Transferring Account

Account Number

AU-3443

Account Name

NettZero Pty Ltd

Account Holder

NettZero 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			ERF104944					2019-20		3,801,420,395 - 3,801,420,539	145

Transaction Status History

Status Date	Status Code
21/05/2025 11:41:28 (AEST) 21/05/2025 01:41:28 (GMT)	Completed (4)
21/05/2025 11:41:28 (AEST) 21/05/2025 01:41:28 (GMT)	Proposed (1)
21/05/2025 11:41:28 (AEST) 21/05/2025 01:41:28 (GMT)	Account Holder Approved (97)
21/05/2025 11:40:21 (AEST) 21/05/2025 01:40:21 (GMT)	Awaiting Account Holder Approval (95)

___ Report end ___

