

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The GPT Group

Building / Premises name: Darling Park 3

Building Address: 201 Sussex Street, Sydney, NSW, 2000

Corresponding NABERS Energy Rating number: OF37495

This building Darling Park 3 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 01/1/2024 to 31/12/2024 The carbon neutral certification is valid until 29/4/2026.

Total emissions offset	223 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Darling Park 3 has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 29th of April 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:

### GPT's carbon neutral journey

The GPT Group's (GPT) carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability.

GPT's Climate Change and Energy Policy commits the group to carbon neutral targets in areas within control of the business while also encouraging stakeholders within its influence to reduce greenhouse gas emissions and energy use. GPT has committed to deliver carbon neutral base-building operations for all GPT Group assets by 2030. The GPT Wholesale Office Fund (GWOFF) will lead the way by delivering carbon neutral base building operations across its entire portfolio in 2022.

### GWOFF's carbon neutral pathway involves:

- investing heavily in dealing with the most material source of inherent emissions - energy. Energy is the second largest operational cost to GPT's buildings. GPT has developed an Energy Master Plan that will ensure achievement of targets in a manner that also reduces total energy cost and price volatility and contributes to reliability of supply through managing demand. This holistic approach is a big part of achieving the environmental commitments but also mitigates risk around escalating energy costs to the business;

## 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**

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
Office Tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner.
HVAC Services to retail tenants	Heat, ventilation and air-conditioning services to retail tenants are excluded on the basis these are outside the operational control of the base building
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices

## 2. Emissions Summary

Table 2. Emissions Source – Summary		t CO <sub>2</sub> –e
Scope 1: Refrigerants		52.0
Scope 1: Natural gas		67.5
Scope 1: Diesel		3.3
Scope 2: Electricity		0.0
Scope 3: Natural gas		17.2
Scope 3: Diesel		0.8
Scope 3: Electricity		0.0
Scope 3: Waste		59.7
Scope 3: Water and Wastewater		22.3
Other Scope 1,2 and 3 emissions		0.0
<b>Total Emissions</b>		<b>223</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

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO2 -e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	12/02/2025	13274-487231282-487231359-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281146">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281146</a>	26/06/2019 - 31/12/2019	78	78	0	78	35.0%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	13/02/2025	13274-487231360-487231507-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281147">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281147</a>	26/06/2019 - 31/12/2019	148	148	3	145	65.0%
TOTAL Eligible Quantity used for this reporting period claim									223	
TOTAL Eligible Quantity banked for future reporting periods								3		

\* 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:**  
Surrender note 1: The GPT Wholesale Office Fund for Darling Park 3 for the period 01/01/2024 to 30/06/2024, Surrender note 2: The GPT Wholesale Office Fund for Darling Park 3; for the period 01/07/2024 to 31/12/2024.

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)*	1397
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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
Moorabool	LGC	CER	21/10/2024	90865-91578	WD00VC41	2024	714	714	0	Wind	VIC
Stockyard Hill	LGC	CER	14/02/2025	821769-822451	WD00VC39	2024	683	683	0	Wind	VIC
Total LGCs surrendered this report and used in this report								1,397			

LGC surrender note:

Surrender note1 : Darling Park 3 / Base Building / Entire Area / 01-01-2024 to 30-06-2024

Surrender note 2: Darling Park 3 / Base Building / Entire Area / 01-07-2024 to 31-12-2024

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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>1,723,706</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	326,706	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,397,000	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
<b>Total residual electricity (cell D44)</b>	<b>-574</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	-522	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,257,887	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 26.77% 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 23.32% 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	52.00
Total	52.00

Appendix D: Screenshots of offsets purchased

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
26/06/2019	31/12/2019	13274-487231282-487231359-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	78	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for Darling Park 3, for the period 01/01/2024 to 30/06/2024	12/02/2025
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From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
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