

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** Perpetual Corporate Limited ATF Trustee for Suntec REIT 21 Trust

**Building / Premises name:** The Workshop

**Building Address:** 21 Harris St , Pyrmont, NSW 2009

**Corresponding NABERS Energy Rating number** OF37081

This building The Workshop 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 19/2/2025 to 18/2/2026.

Total emissions offset	155 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

The Workshop has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 18th of February 2026

Reporting Year Period		
The rating period / reporting year		1/11/2023
12 consecutive months of data used to calculate the NABERS Star rating.		to
		31/10/2024



# 1. Carbon Neutral Information

## 1A Introduction:

21 Harris Street is a 18,700m<sup>2</sup> modern campus-style A-Grade office and retail building with a focus on work-life balance and sustainability, managed by ESR Australia under Suntec REIT's global portfolio.

## 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
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.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner and are excluded as per the NABERS requirements for base building offices.
Retail tenants energy consumption (electricity and gas)	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the energy consumption of retail tenants is excluded on the basis that it is outside the operational control of the building owner and is billed directly to the tenants by their respective utility providers.
Retail and childcare tenants water consumption	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the water consumption of retail and childcare tenants is excluded on the basis that it is outside the operational control of the building owner and is appropriately sub-metered.



## 2. Emissions Summary

Table 2. Emissions Source – Summary		t CO <sub>2</sub> –e
Scope 1: Refrigerants		48.6
Scope 1: Natural gas		41.2
Scope 1: Diesel		0.0
Scope 2: Electricity		0.0
Scope 3: Natural gas		10.5
Scope 3: Diesel		0.0
Scope 3: Electricity		0.0
Scope 3: Waste		33.0
Scope 3: Water and Wastewater		21.3
Other Scope 1,2 and 3 emissions		0.0
<b>Total Emissions</b>		<b>155</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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 –e) (total quantity retired) ***			
April Salumei Rainforest Community Conservation Project	VCU	Verra	3/06/2025	17881-86250776-862520930-VCS-VCU-352-VER-PG-14-1122-01012014-31122014-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=295670">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=295670</a>	01/01/2014-31/12/2014	155	155	0	155	100.0%
TOTAL Eligible Quantity used for this reporting period claim									155	
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)*	0
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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
Total LGCs surrendered this report and used in this report								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>1,127,996</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	173,503	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	915,098	kWh
Onsite renewable energy consumed (cell D41+D43)	39,395	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-173,503</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-157,887</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>668,022</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 21.31% 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 31.34% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	48.57
Method 2	Method 2 not applied
Total	48.57



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
01/01/2014	31/12/2014	17881-862520776-862520930-VCS-VCU-352-VER-PG-14-1122-01012014-31122014-0	155	VCU	1122	April Salumei Rainforest Community Conservation Project	Agriculture Forestry and Other Land Use			East Sepik province	Papua New Guinea (PG)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	Suntec Real Estate Investment Trust	Retired on behalf of Perpetual Corporate Limited ATF Trustee for Suntec REIT 21 Trust for the Carbon Neutral certification for 21 Harris Street, Pyrmont for the 01/11/2023 - 31/10/2024 rating period.	03/06/2025
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