

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** APREF Property Pty Ltd atf APREF Banfield Road Trust

**Building / Premises name:** Macquarie Innovation Centre

**Building Address:** 2 Banfield Road, Macquarie Park, NSW 2113

**Corresponding NABERS Energy Rating number** OF34868

This building Macquarie Innovation Centre 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 01/1/2025 to 31/12/2025.

Total emissions offset	493 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	26.65% of electricity is from renewable sources

Emissions Reduction Strategy

Macquarie Innovation Centre has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 31st of December 2025

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:

AEW is a global real estate investment manager with US\$90.7 billion 1 assets under management. AEW is committed to a vision of prudent property stewardship and is focused on investing in properties and implementing improvements that further sustainability

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input 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		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
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
Staff travel	Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
Waste transport	Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.



---

Purchased goods and services	Upstream emissions from purchased goods and services are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
------------------------------	---

---

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	33.2
Scope 1: Diesel	1.4
Scope 2: Electricity	359.5
Scope 3: Natural gas	8.4
Scope 3: Diesel	0.3
Scope 3: Electricity	44.4
Scope 3: Waste	37.1
Scope 3: Water and Wastewater	8.6
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>493</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) ***			
Ventus Wind Farm	VCU	Verra Registry VCU	21/01/2025	17538-836835360-836835852-VCS-VCU-1491-VER-SV-1-1970-01022022-31122022-0 <a href="https://url.uk.m.mimecastprotect.com/s/8OYtCBP9IZkPlzyTzfmS2c2ON?domain=registry.verra.org">https://url.uk.m.mimecastprotect.com/s/8OYtCBP9IZkPlzyTzfmS2c2ON?domain=registry.verra.org</a>	2022	493	493		493	100.0%
TOTAL Eligible Quantity used for this reporting period claim									493	
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
--	---

\* 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>161,250</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	103,846	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	57,404	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>443,865</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>26.65%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>403,917</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>399,829</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 7.53% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
<b>Basic</b>
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
<b>Total</b>	<b>0.00</b>



Appendix D: Screenshots of offsets purchased

RETIRED UNITS																
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
01/02/2022	31/12/2022	17538-836835360-836835852-VCS-VCU-1491-VER-SV-1-1970-01022022-31122022-0	493	VCU	1970	Ventus Wind Farm in El Salvador	Energy industries (renewable/non-renewable sources)			Metapan	El Salvador (SV)	Swiss Carbon Value Ltd	Environmental Benefit	APREF Property Pty Ltd atf APREF Banfield Road Trust.	Retired on behalf of 2 Banfield Rd for the purpose of Climate Active Carbon Neutral Building certification for 2024.	21/01/2025
1 - 1 : 1																
<div><div>First</div><div>Prev</div><div>Go To</div><div>Next</div><div>Last</div></div>																

Report end