

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus & GPT RE Ltd

Building / Premises name: Australia Square Tower

Building Address: 264-278 George Street, Sydney NSW 2000

Corresponding NABERS Energy Rating number: OF34083

This building Australia Square Tower 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 01/10/2023 to 30/9/2024. The carbon neutral certification is valid until 28/12/2025.

Total emissions offset	506 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

Australia Square Tower has achieved a NABERS Energy rating of 4 stars without GreenPower.

Expires 28th of December 2025

Reporting Year Period

The rating period / reporting year 1/10/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
30/09/2024

1. Carbon Neutral Information

1A Introduction:

Dexus and the GPT Group are jointly committed to maintaining net zero emissions across the Australia Square precinct. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

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
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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	156.7
Scope 1: Diesel	1.4
Scope 2: Electricity	0.0
Scope 3: Natural gas	39.8
Scope 3: Diesel	0.3
Scope 3: Electricity	0.0
Scope 3: Waste	247.2
Scope 3: Water and Wastewater	60.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	506

*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) ***			
Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333850208 - 8333850276 See screenshot in Appendix D	2021 - 2022	69	69	66	3	0.6%
Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333850391 - 8333850637 See screenshot in Appendix D	2021 - 2022	247	247	184	63	12.5%
Carbon Conscios Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355776816 - 8355776897 See screenshot in Appendix D	2022 - 2023	82	82	7	75	14.8%
Carbon Conscios Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355769806 - 8355770049 See screenshot in Appendix D	2022 - 2023	244	244	7	237	46.8%
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	20/02/2025	8330605449 - 8330605907 8330607478 - 8330607488 See screenshot in Appendix D	2021 - 2022	459 11	470	342	128	25.3%
TOTAL Eligible Quantity used for this reporting period claim									506	
TOTAL Eligible Quantity banked for future reporting periods								606		

* 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:

The remaining offsets 66, 184, 75, 7, 7, and 342 originate from the listed registry in the Offsets summary table have been allocated to other Dexus buildings.

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)*	2845
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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.

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
Bango Wind Farm 1, feeder 973	LGC	REC	1/02/2020	13773-14485	WD00NS19	2023	713	713	0	Wind	NSW
Sebastopol Solar Farm	LGC	REC	30/05/2020	57483-58344	SRPXNS42	2023	862	862	0	Solar	NSW
Sebastopol Solar Farm	LGC	REC	15/08/2020	18893-18897	SRPXNS42	2023	5	5	0	Solar	NSW
Wellington Solar Farm	LGC	REC	15/08/2020	5843-6469	SRPVNSW1	2023	627	627	0	Solar	NSW
Wellington Solar Farm	LGC	REC	7/11/2020	7539-8176	SRPVNSW1	2023	638	638	0	Solar	NSW
Total IGCs surrendered this report and used in this report								2,845			

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		
Total renewables (onsite and offsite) (cell D45)	3,507,366	kWh
Mandatory * (RET) (cell D32)	662,366	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,845,000	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
Total residual electricity (cell D44)	-13,872	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-12,624	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	2,550,251	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 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 48.85% 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 AU33230
 Current Status Completed (4)
 Status Date 18/04/2024 12:21:16 (AEST)
 18/04/2024 02:21:16 (GMT)
 Transaction Type Cancellation (4)
 Transaction Initiator Gomez Pimpollo Mejia, Daniela
 Transaction Approver Zhou, Tom Yi Shang
 Comment 69 tonnes retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

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			EOP100639					2021-22		8,333,850,208 - 8,333,850,276	69

Transaction ID AU33233
 Current Status Completed (4)
 Status Date 18/04/2024 12:23:44 (AEST)
 18/04/2024 02:23:44 (GMT)
 Transaction Type Cancellation (4)
 Transaction Initiator Gomez Pimpollo Mejia, Daniela
 Transaction Approver Zhou, Tom Yi Shang
 Comment 247 tonnes retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

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

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 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			EOP100639					2021-22		8,333,850,391 - 8,333,850,637	247

Transaction ID AU35464
 Current Status Completed (4)
 Status Date 21/08/2024 15:06:34 (AEST)
 21/08/2024 05:06:34 (GMT)
 Transaction Type Cancellation (4)
 Transaction Initiator Stuart, Benjamin Mathew Clarke
 Transaction Approver Rockliff, Nathan Stephen
 Comment Retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account

Account Number AU-2321
 Account Name Carbon Financial Services Pty. ...

Acquiring Account

Account Number AU-1068
 Account Name Australia Voluntary Cancellation ...



Ltd.
Account Holder Carbon Financial Services Pty.
 Ltd.

Account
Account Holder Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100636					2022-23		8,355,776,816 - 8,355,776,897	82

Transaction Status History

Status Date	Status Code
21/08/2024 15:06:34 (AEST)	Completed (4)
21/08/2024 05:06:34 (GMT)	
21/08/2024 15:06:34 (AEST)	Proposed (1)
21/08/2024 05:06:34 (GMT)	
21/08/2024 15:06:34 (AEST)	Account Holder Approved (97)
21/08/2024 05:06:34 (GMT)	
20/08/2024 13:54:10 (AEST)	Awaiting Account Holder Approval (95)
20/08/2024 03:54:10 (GMT)	

Transaction ID AU35471
Current Status Completed (4)
Status Date 21/08/2024 15:19:27 (AEST)
 21/08/2024 05:19:27 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment Retired by Dexu and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY24

Transferring Account
Account Number AU-2321
Account Name Carbon Financial Services Pty.
 Ltd.
Account Holder Carbon 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	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100636					2022-23		8,355,769,806 - 8,355,770,049	244

Transaction Status History

Status Date	Status Code
21/08/2024 15:19:27 (AEST)	Completed (4)
21/08/2024 05:19:27 (GMT)	
21/08/2024 15:19:27 (AEST)	Proposed (1)
21/08/2024 05:19:27 (GMT)	
21/08/2024 15:19:27 (AEST)	Account Holder Approved (97)
21/08/2024 05:19:27 (GMT)	
20/08/2024 14:07:08 (AEST)	Awaiting Account Holder Approval (95)
20/08/2024 04:07:08 (GMT)	

Serial Number Range

Date Range

Transaction ID AU39296
Current Status Completed (4)
Status Date 20/02/2025 12:04:04 (AEDT)
 20/02/2025 01:04:04 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment Retired by Dexu and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY25

Transferring Account

Account Number AU-2321
Account Name Carbon Financial Services Pty.
 Ltd.

Acquiring Account

Account Number AU-1068
Account Name Australia Voluntary Cancellation
 Account



Account Holder Carbon Financial Services Pty.
Ltd.

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			ERF105045					2021-22		8,330,605,449 - 8,330,605,907	459
AU	KACCU	Voluntary ACCU Cancellation			ERF105045					2021-22		8,330,607,478 - 8,330,607,488	11

___Report end ___