Australian Government

Carbon Neutral Program

Public Disclosure Statement

An Australian Government Initiative

Climate Active

Green Building Council Australia

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: Goodman Australia Industrial Trust No. 1

Building / Project Name: Rosebery Engine Yards

Project Address: 131-151 Dunning Ave, Rosebery NSW 2018

Certification Type: Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building

This project name has been certified carbon neutral for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	3,810 tCO2-e
Offsets bought	50% ACCUs, 50% VCUs
Renewable electricity used in the construction of the building	N/A
Technical Assessment	Completed
Third Party Validation	Completed

greenstar

1. Carbon Neutral Information

Description of the certification

Goodman Group (ASX: GMG) is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom, North America and Brazil. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest industrial property group listed on the Australian Securities Exchange and one of the largest listed specialist investment managers of industrial property and business space globally.

Goodman's global property expertise, integrated own + develop + manage customer service offering and significant investment management platform ensures it creates innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long term returns for investors.

Sustainability is an integral part of Goodman's business strategy and this includes actions to reduce carbon emissions across it's operations. As part of FY25 strategy, a carbon budget has been assigned per new development project, with the aim of reducing, measuring and offsetting all upfront embodied carbon emissions going forward. In line with our strategy, Goodman is targeting carbon neutral development for its new project at 131-151 Dunning Ave in Rosebery, NSW 2018.

Project description

The project is located at 115-151 Dunning Avenue, Rosebery, NSW, 2018. The building is a repurposed industrial building. The new design will include office, retail and childcare space with a GFA of 13,636 m2.

LCA study has been conducted in accordance with the EN 15978 standard to assess the direct and indirect potential environmental impacts associated with the construction works at the site.

Construction commenced on September 2022 with Practical Completion achieved on 14th June, 2024.

The functional unit for the project is sqm of Gross Floor Area (GFA) and the emissions intensity (emissions per functional unit) for this development is 0.279 tonnes CO2 - e/sqm.

The Building Upfront Carbon Guideline provides coverage for all construction emissions treating the completed building as the product and the emissions boundary encompassing cradle to gate, where the gate is the delivery of the completed base building. The carbon inventory includes emissions calculated for stages A1 – A5 of the base building.

The project is registered with the Green Building Council of Australia targeting 5 stars Green Star under Design & As-Built v1.3.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools)	☐
	Green Star Buildings rating	☐
The Responsible Entity has achieved either	Green Star Homes rating and • Green Star Buildings - Life Cycle Impacts	☐
	Green Star – Design & As-Built rating and • Credit 19A - Life Cycle Assessment	☒
	Green Star Buildings rating and all the below ***Green Star Buildings*** credits • Upfront Carbon Emissions – Minimum Expectations • Energy Use - Minimum Expectations • Energy Source – Exceptional Performance • Other Carbon Emissions – Exceptional Performance	☐
Date of practical completion.	14/06/2024	

2. Emissions Boundary

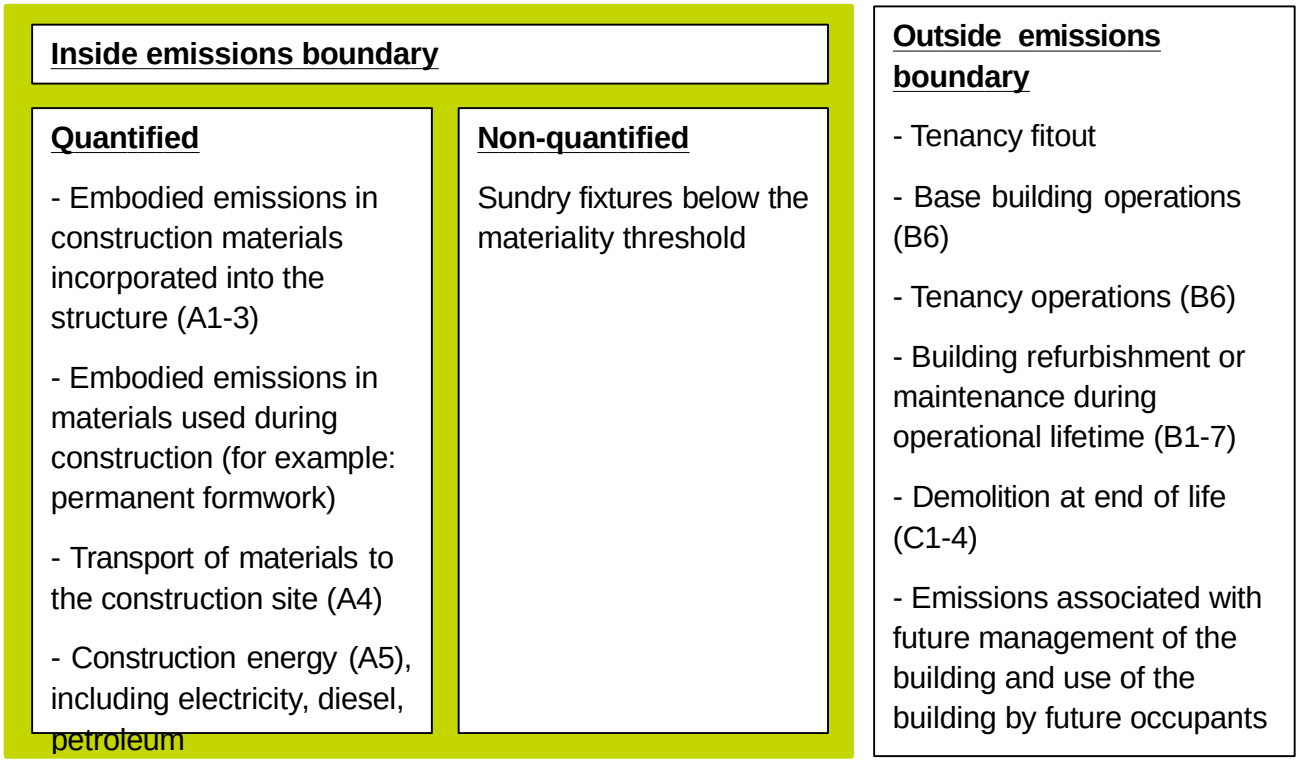
Inside the emissions boundary

- Embodied emissions in construction materials incorporated into the structure (A1-3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum
- Construction waste (A5)
- Sundry fixtures below the materiality threshold

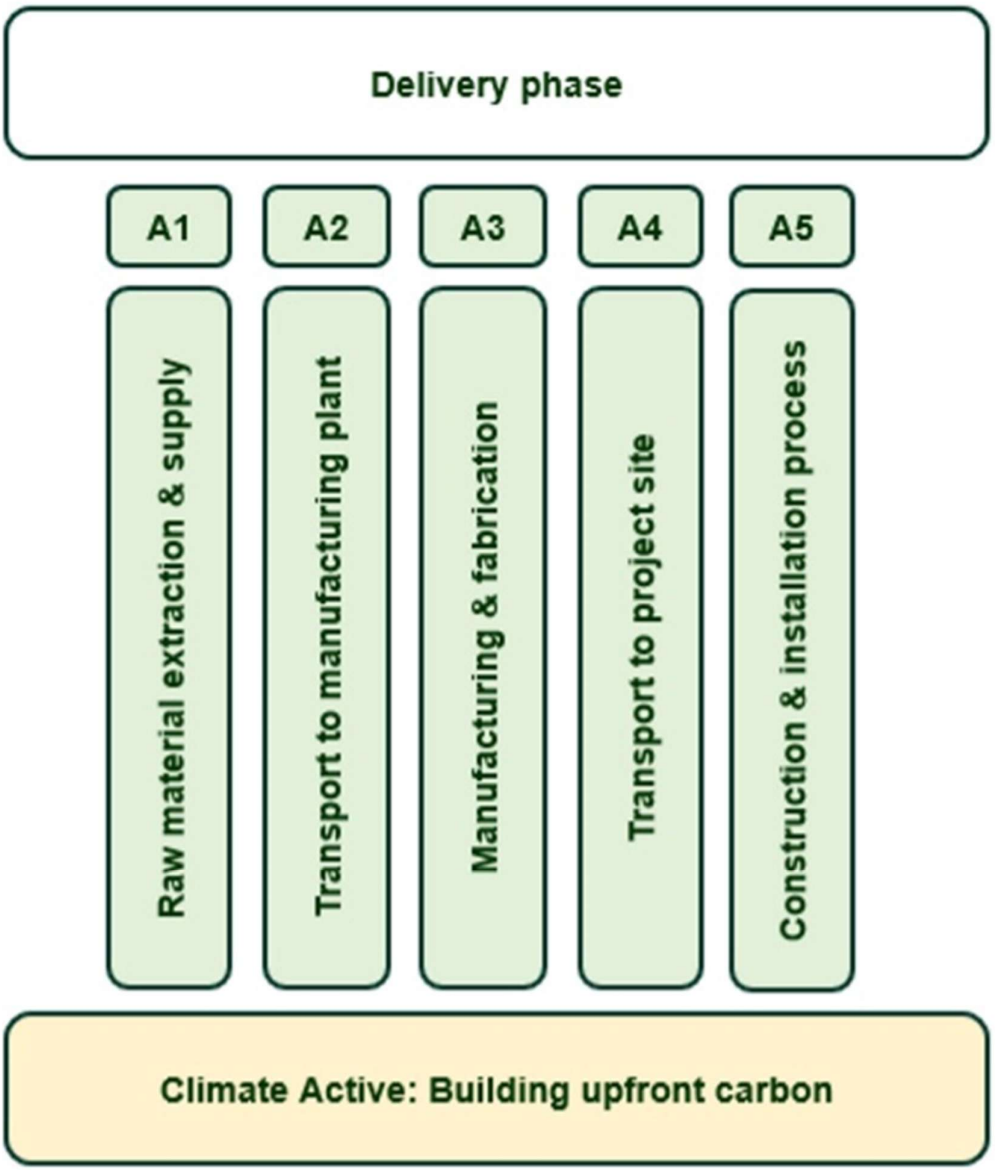
Outside the emissions boundary

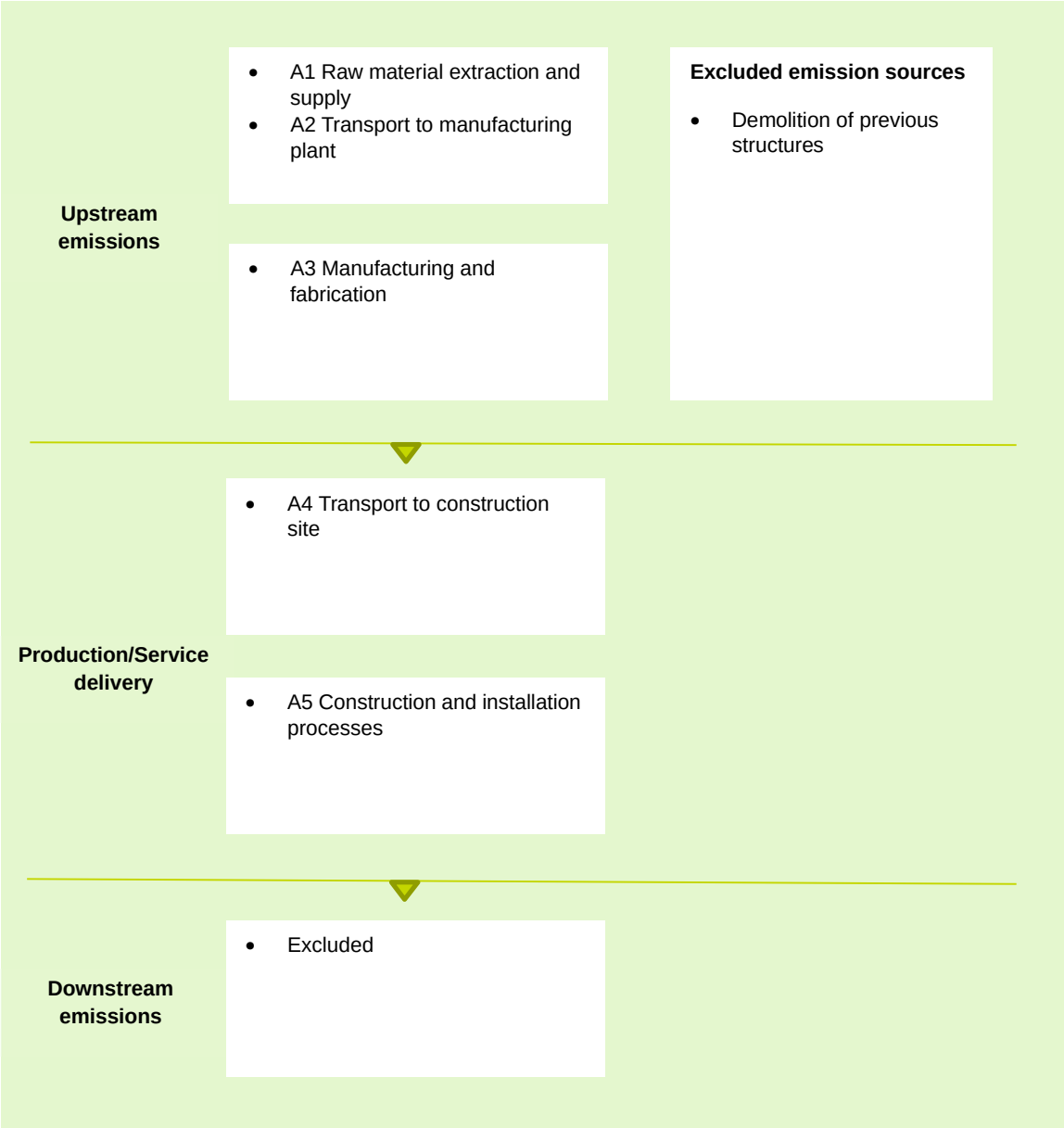
- Tenancy fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
- Demolition at end of life (C1-4)

This certification is for a new development of warehouse as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.



Product Process Diagram





Data Management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

3. Emissions Reductions

Emissions Reduction Strategy

The emissions strategy was to firstly avoid and reduce emissions by through design selections and an efficient building design. This included reusing existing structures, reducing upfront emissions by optimising the design and selecting low emission options in construction where possible, as well as installing specifying efficient systems to reduce operational emissions. Following this, the project has included renewable energy generation through installing PV system for the building's operation. Lastly, offsets were retired to cover remaining emissions associated with the construction of the project.

The operational emissions reduction strategies include:

- 250 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This include no gas for cooking, space heating, or hot water
- Best practice building envelope, including double glazed windows, to improve heating/cooling efficiencies
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Daylight harvesting
- LED Lights
- Translucent sheeting to allow natural light ingress;
- Rainwater harvesting;
- Native drought resistant landscaping;
- Electric vehicle charging stations;
- Low VOC Paints;
- Water efficient tap fittings.

The upfront emissions reductions strategies include:

- Dematerialisation by reusing exiting structure and optimising structural and façade elements. The heritage elements such windows, timber trusses, fixtures and external facades were re-used and restored.
- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- Requiring EPD’s for all major building elements
- Modularising elements of construction to reduce waste and transport emissions

- Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a cumulative impact reduction of 53% for all modules and a 46% reduction for modules A1-A5.

The project has also achieved a 5 Star rating under Green Star - Design & As-built v1.3, using the reference building pathway, meaning that the project must demonstrate a set improvement on a standard practice building from the NCC to achieve the 5 star rating.

Climate Active carbon neutral products and services

N/A

4. Emissions Summary

Summary

Stage	At Practical Completion (t CO2-e)
Concrete Slab	2326.17745
Roof	916.14693
Ceiling	20.51264
Foundation	149.65645
Frame	313.78766
Ground Services	229.48758
Service Equipment	198.16171
Walls	1488.16909
Construction - Landscaping	78.20299

Stage	At Practical Completion (t CO2-e)
Retention of existing building	-2553.40911
Waste EPD for waste diversion	-213.69342
Demolition	113.59251
Finishes	119.5562
Fixtures & Fittings	230.24479
Solar	282.09066
Removed Biogenic component from e-tool templates	111
Total Emissions	3810
Emissions intensity per functional unit	0.28
Functional units offset	13,636 out of 13,636
Please outline if any uplift factors were included in the emissions total	N/A

The functional unit is sqm of GFA. This project is 13,636 sqm.

5. Carbon Offsets Summary

Co-benefits

Carbon Conscious Carbon Capture Project

- This Environmental Plantings project involves 5,700 hectares of reforestation, contained on 14 properties within the Central and Northern Agricultural Regions of Western Australia.
- From 2009 to 2010, over 6,000,000 native species mallee trees were planted on land previously cleared for dryland cropping and grazing, to reforest the area, with a permanence period of at least 100 years.

Katingan Peatland Restoration and Conservation Project

- In partnership with 34 local villages, the project aligns with sustainable development initiatives by building community capacity, increasing employment and education.
- By fostering inclusive partnerships and a culture of nature-connection and sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities, and reorient deforestation trends and their destructive environmental and climate impacts.

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO2 –e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Carbon Conscious 2 Carbon	Australian Carbon Credit	ANREU	6/03/2025	8345001880 8345002871*		2022	992	0	992	26%

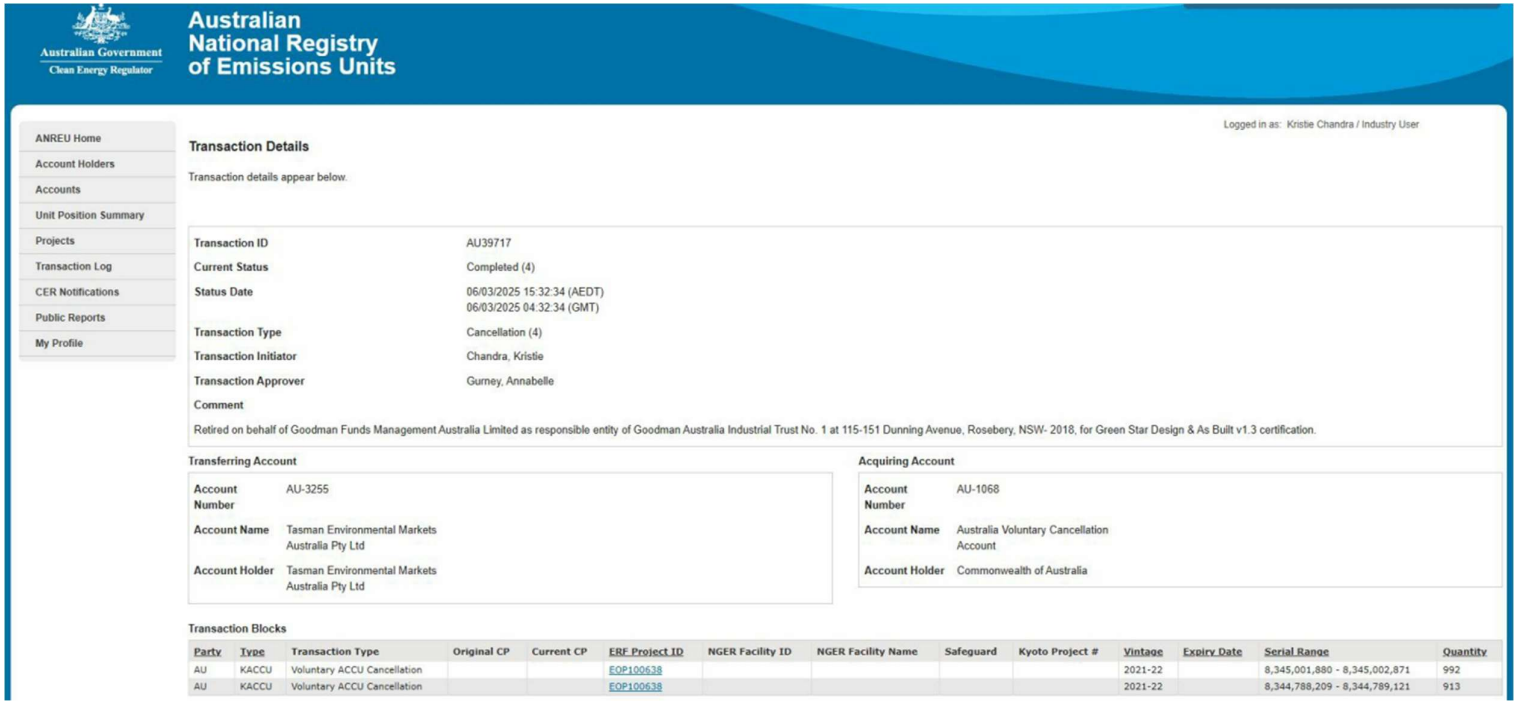
Capture Project	Units (ACCUs)									
Carbon Conscious 2 Carbon Capture Project	Australian Carbon Credit Units (ACCUs)	ANREU	6/03/2025	8344788209 8344789121*		2022	913	0	913	24%
Katingan Peatland Restoration and Conservation Project	Verified Carbon Units (VCUs)	VERRA	6/03/2025	6359-303346610-303348514-VCU-016-APX-ID-14-1477-01012017-31122017-1	1905*	2017	1905	0	1905	50%
Total offsets retired this report and used in this report									3810	

* Refer to Appendix A

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	1905	50%

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	1905	50%

Appendix A: Offset Retirement



Australian Government
Clean Energy Regulator

Australian National Registry of Emissions Units

ANREU Home
Account Holders
Accounts
Unit Position Summary
Projects
Transaction Log
CER Notifications
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Logged in as: Kristie Chandra / Industry User

Transaction Details

Transaction details appear below.

Transaction ID	AU39717
Current Status	Completed (4)
Status Date	06/03/2025 15:32:34 (AEDT) 06/03/2025 04:32:34 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kristie
Transaction Approver	Gurney, Annabelle
Comment	

Retired on behalf of Goodman Funds Management Australia Limited as responsible entity of Goodman Australia Industrial Trust No. 1 at 115-151 Dunning Avenue, Rosebery, NSW- 2018, for Green Star Design & As Built v1.3 certification.

Transferring Account

Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia 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			EOP100638					2021-22		8,345,001,880 - 8,345,002,871	992
AU	KACCU	Voluntary ACCU Cancellation			EOP100638					2021-22		8,344,788,209 - 8,344,789,121	913

Figure 1: Evidence: Retirement confirmation for ACCUs

vegetationlink
Verified Biodiversity Units

This certificate verifies that

Goodman Property Services (Aust) Pty Ltd

has protected

1,905m²

of critical habitat for biodiversity by purchasing and retiring
1,905 Biological Diversity Units

06/03/2025
Date of Issue

Registrar Certification

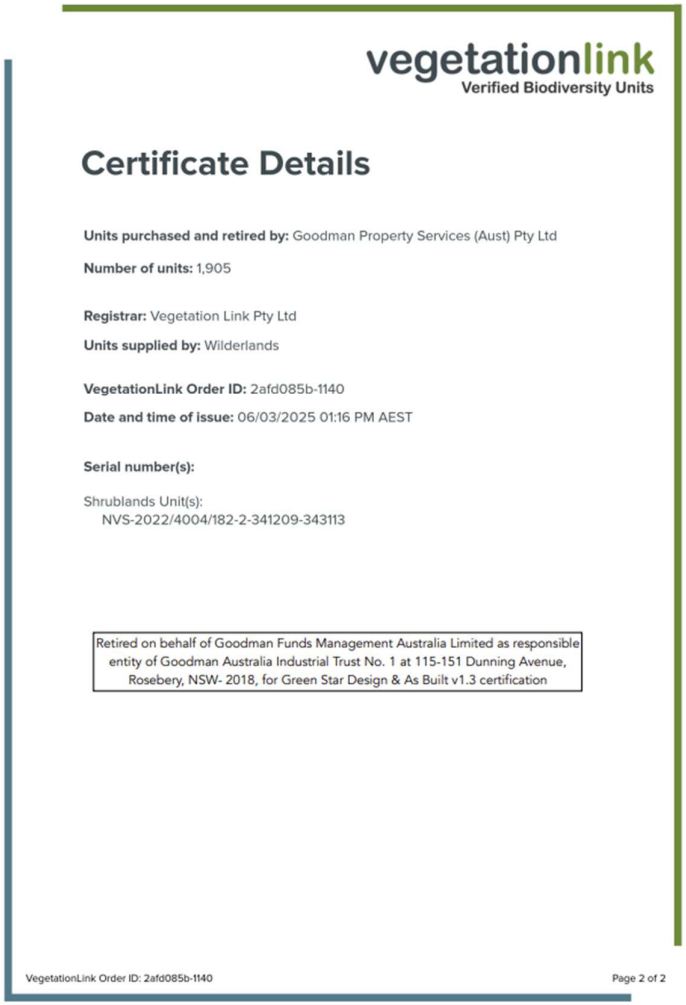
Biodiversity Units supplied by

WILDERLANDS

Our vision is a world where people value earth's natural ecosystems and work together to nurture biodiversity so that future generations can continue to be enriched, enlightened and inspired by Nature.

wilderlands.co

VegetationLink Order ID: 2afd085b-1140 Page 1 of 2



vegetationlink
Verified Biodiversity Units

Certificate Details

Units purchased and retired by: Goodman Property Services (Aust) Pty Ltd

Number of units: 1,905

Registrar: Vegetation Link Pty Ltd

Units supplied by: Wilderlands

VegetationLink Order ID: 2afd085b-1140

Date and time of issue: 06/03/2025 01:16 PM AEST

Serial number(s):

Shrublands Unit(s):
NVS-2022/4004/182-2-341209-343113

Retired on behalf of Goodman Funds Management Australia Limited as responsible entity of Goodman Australia Industrial Trust No. 1 at 115-151 Dunning Avenue, Rosebery, NSW- 2018, for Green Star Design & As Built v1.3 certification

VegetationLink Order ID: 2afd085b-1140 Page 2 of 2

Figure 2: Stapled offsets.

—— Report end ——