Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Mirvac
Building / Premises name:	Axle (Building 1)
Building Address:	5-7 Central Avenue, EVELEIGH, NSW 2015
Corresponding NABERS Energy Rating number	OFC41489

This building Axle (Building 1) 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 01/5/2024 to 30/4/2025 The carbon neutral certification is valid until 02/7/2026.

Total emissions offset	824 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	99.83% of electricity is from renewable sources

Emissions Reduction Strategy

Axle (Building 1) has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 2nd of July 2026

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/05/2024* *to* *30/04/2025*

1. Carbon Neutral Information

1A Introduction:

South Eveleigh is set to become a state-of-the-art work and lifestyle destination that welcomes, celebrates and enriches the lives of its communities, pioneering new standards in workplace and precinct design.
In an industry first, Mirvac partnered with CBA to develop the original tender for the site, seeing the companies collaborate on each step of the development planning, leading to a powerful shared vision that both organisations are working towards together.

After setting out our carbon goals through our PLANET POSITIVE PLAN, we reached our net positive carbon goal in Scope 1 and 2 emissions in 2021. This was achieved by maximising energy efficiency, going all-electric, buying 100% renewable electricity, and investing in a small amount of high-quality, community focused carbon offsets.
We have now released our NET POSITIVE CARBON PLAN to achieve net positive in scope 3 emissions by 2030.
We will reduce our carbon emissions using our internal design and construction capabilities, and then invest in high-quality, nature-based, Australian offsets for remaining emissions from FY30.

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

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	234.0
Scope 1: Natural gas	186.1
Scope 1: Diesel	4.2
Scope 2: Electricity	3.1
Scope 3: Natural gas	47.3
Scope 3: Diesel	1.0
Scope 3: Electricity	0.4
Scope 3: Waste	310.7
Scope 3: Water and Wastewater	37.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**824**

*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 (%)**
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	VERRA	12/09/2025	14436-590911718-590912214-VCS-VCU-259-VER-KE-14-612-01012021-31122021-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=308536	01/01/2021 - 31/12/2021	497	497	0	497	60.3%
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	VERRA	12/09/2025	14436-590917094-590917420-VCS-VCU-259-VER-KE-14-612-01012021-31122021-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=308229	01/01/2021 - 31/12/2021	327	327	0	327	39.7%
TOTAL Eligible Quantity used for this reporting period claim									824	
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			

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 -

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.

b) Why a commitment cannot be made to achieve the rating within three (3) years.

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

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 kWh

Evidence of purchase of this renewable electricity –

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)	**2,172,735**	**kWh**
Mandatory * (RET) (cell D32)	338,197	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	1,488,091	kWh
Onsite renewable energy consumed (cell D41+D43)	346,448	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	**3,780**	kWh
Percentage renewable electricity – (cell D46)	**99.83%**	
Market Based Approach Emissions Footprint (cell M44)	**3,440**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**1,335,950**	**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 NABERSpathway, 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 37.70% 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:

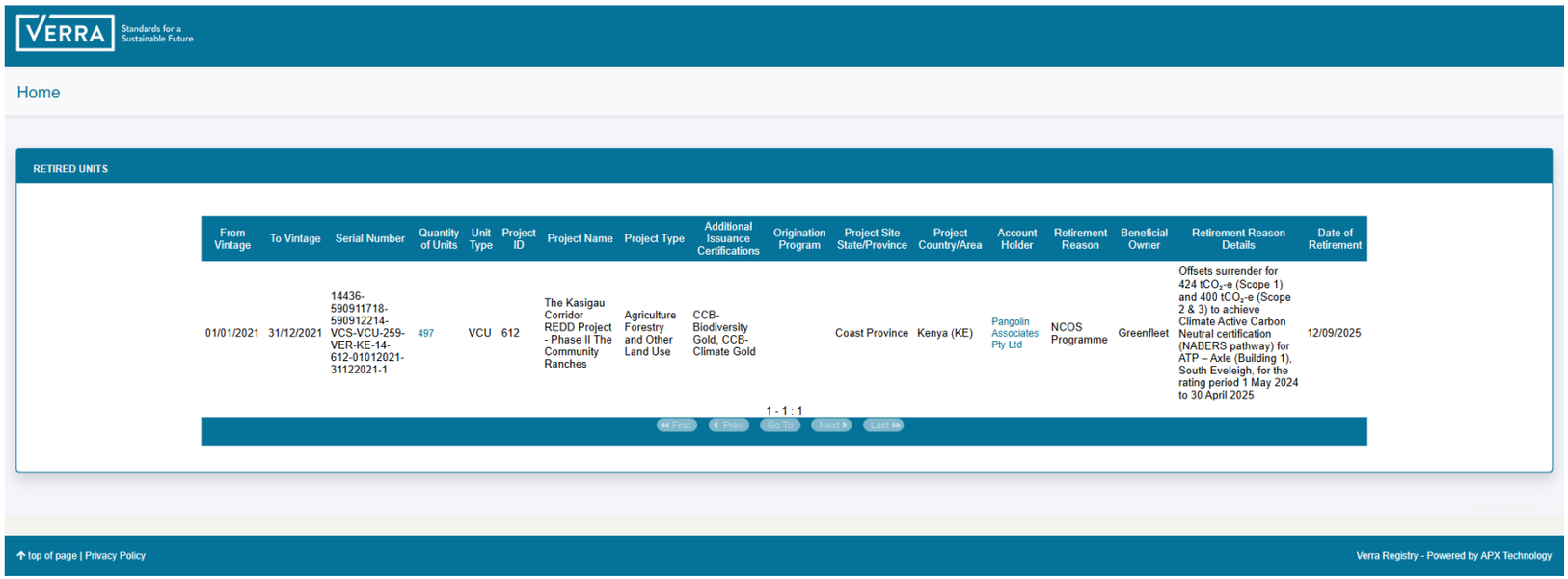
Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 28.40% 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	234.00
Total	**234.00**

Appendix D: Screenshots of offsets purchased



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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
01/01/2021	31/12/2021	14436-590911718-590912214-VCS-VCU-259-VER-KE-14-612-01012021-31122021-1	497	VCU	612	The Kasigau Corridor REDD Project - Phase II The Community Ranches	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold, CCB-Climate Gold		Coast Province	Kenya (KE)	Pangolin Associates Pty Ltd	NCOS Programme	Greenfleet	Offsets surrender for 424 tCO_2-e (Scope 1) and 400 tCO_2-e (Scope 2 & 3) to achieve Climate Active Carbon Neutral certification (NABERS pathway) for ATP – Axle (Building 1), South Eveleigh, for the rating period 1 May 2024 to 30 April 2025	12/09/2025

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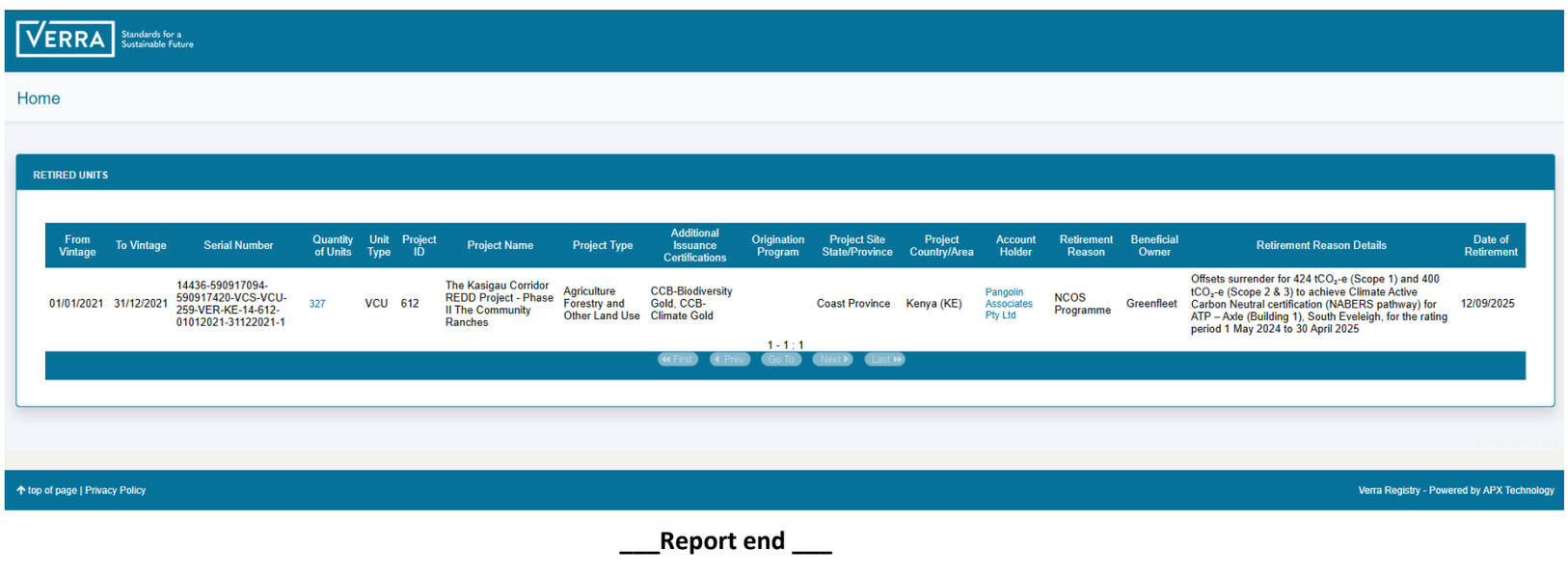

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