

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible Entity name:** CBRE Investment Management

**Building / Project Name:** 118 Mount St

**Project Address:** 118 Mount St North Sydney NSW 2060

This building / project name has been Certified carbon neutral (base building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 23/06/2025 to 22/06/2026.

Total emissions offset	360 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	74%

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	<input checked="" type="checkbox"/>
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input type="checkbox"/>

Emissions Reduction Strategy

Neutral Certificate are displayed on the Department's website)	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>
Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification		

Reporting Year Period day month year – day month year

The project's nominated Green Star - Performance period	01/07/2023
12 consecutive months from which data will be drawn for the	to
purposes of the project's Green Star – Performance	30/06/2024
assessment.	

1. Carbon Neutral Information

1A Introduction:

118 Mount Street is a landmark commercial building in North Sydney. The development consists of 22 levels of PCA A grade commercial space, with stunning views of Sydney Harbour. The development has achieved a 5 Star Design & As Built rating, and committed to achieving carbon neutrality through the Climate Active Carbon Neutral program

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

<p>The Responsible Entity has achieved Carbon Neutral Certification for the</p>	<p>Base Building; or</p> <hr/> <p>Whole Building.</p>	<p><input checked="" type="checkbox"/></p> <hr/> <p><input type="checkbox"/></p>
<p>The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance &amp; materiality) as including the following emission sources</p> <p>If an emission source cannot be quantified, please outline why</p>	<p>The following Scope 1, 2 and 3 emissions from the base building, as defined by the Green Star Performance framework:</p> <p>Scope 1: Refrigerants, Gas/Fuels</p> <p>Scope 2: Electricity</p> <p>Scope 3: Gas/Fuels &amp; Electricity, Water, Waste, Wastewater.</p> <p>Non-quantified emissions: Transport and Waste</p> <p>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.</p>	
<p>Shared services are present within the project boundary which enable the building to fulfil its function</p>	<p>Yes; or</p> <hr/> <p>No</p>	<p><input type="checkbox"/></p> <hr/> <p><input checked="" type="checkbox"/></p>

2. Emissions Summary

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway)		t CO2 –e
Scope 1: Refrigerants		10.4
Scope 1: Combustion of fuel		66.7
Scope 2: Electricity		204.4
Scope 3: Combustion of fuel		17
Scope 3: Fuel & electricity		25.2
Scope 3: Water		13
Scope 3: Waste (includes transport)		23.3
<b>Total Emissions</b>		360

3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year		t CO2 –e
Base year:	2021-22	60
Year 1:	2022-23	58
Year 2:	2023-24	360

#### 4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO <sub>2</sub> –e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
Bundled Solar Power Project by Solararise India Projects PVT. LTD. Project ID 1762	VCU	VERRA	18/03/2025	10731-245150816-245151175-VCS-VCU-997-VER-IN-1-1762-01012020-25082020-0 <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=276867">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=276867</a>	2020	360	360	0	0	360	100%
<b>Total offsets retired this report and used in this report</b>										360	
<b>Total offsets banked for use future years: (if any)</b>										0	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	360	100%

**Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)**

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
N/A							

#### **5. Renewable Energy Certificate (REC) summary**

N/A. No LGCs were voluntarily surrendered for this reporting period.

## Appendix A: Electricity Summary

Electricity emissions are calculated using a market-based approach

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

### 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 Summary

Total renewables (grid and non-grid) (kWh)	703,547
Mandatory (kWh) *	181,239
Voluntary – GreenPower (kWh) *	522,308
Behind the meter (kWh)	0
Residual Electricity (kWh)	252,357
Market Based Approach Emissions Footprint (t CO <sub>2</sub> –e)	230

### Location Based Approach Summary

Location Based Approach Emissions Footprint (t CO <sub>2</sub> –e)	701.6
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### Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

— Report end —