Climate Active Carbon Neutral certification

Public Disclosure Statement







THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus CPA Pty Limited & ATF 175 Pitt St Trust

Building / Premises name: 175 Pitt St

Building Address: 175 Pitt St, CBD, NSW 2000

Corresponding NABERS Energy

Rating number

OF37619

This building 175 Pitt St 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 01/1/2024 to 31/12/2024. The carbon neutral certification is valid until 13/4/2026.

Total emissions offset	121 tCO2-e
Offsets bought	75.21% ACCUs, 24.79% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

175 Pitt St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 13th of April 2026

Reporting Year Period The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating. to 31/12/2024

1. Carbon Neutral Information

1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. 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

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Table 1. Emissions Boundary						
Base Building; or						
Whole Building.						
	Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.					
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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	1.2
Scope 1: Natural gas	46.0
Scope 1: Diesel	2.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	11.7
Scope 3: Diesel	0.5
Scope 3: Electricity	0.0
Scope 3: Waste	38.6
Scope 3: Water and Wastewater	20.7
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	121

^{*}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										
							Eligible Quantity	Eligible Quantity	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	(tCO2 -e) (total quantity retired) ***	banked for future reporting periods		
Carbon Conscious Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355776898 - 8355778092 See screenshot in Appendix D	2022 - 2023	1195	1195	1171	24	19.8%
Nyaliga Fire Project	ACCU	ANREU		8331537588 - 8331539581 See screenshot in Appendix D	2021 - 2022	1994	1994	1953	41	33.9%
Carbon Conscious Carbon Capture Project 2	ACCU	ANREU	1 17/03/2025	8356961293 - 8356962064 See screenshot in Appendix D	2022 - 2023	772	772	746	26	21.5%
Katingan Peatland Restoration and Conservation Project	vcu	Verra	14/03/2025	https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h =283857	01/01/2020 - 31/12/2020	1854	1854	1824	30	24.8%
Carbon Conscious Carbon Capture Project 2	ACCU	ANREU	17/03/2025	8356964362 - 8356964526 See screenshot in Appendix D	2022 - 2023	165	165	165	0	0.0%
TOTAL Eligible Quantity used for this reporting period claim							121			
TOTAL Eligible Quantity banked for future reporting periods						5,859				

 $^{^{*}}$ If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

Offset surrender note:

The remaining offsets—1171, 1953, 746, 1824, and 165—originated from the listed registry in the Offsets Summary Table and have been banked for future use.

^{**} Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra riodiversity 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 (IGCs)*	1101

^{*} 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 (IRET), GreenPower, and jurisdictional renewables.

Table 6. REC information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (IGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Sebastopol Solar Farm - Solar – NSW	LGC	REC	31/05/2024	56016-56359	SRPXNS42	2023	344	344	0	Solar	NSW
Wellington Solar Farm - Solar - NSW	IGC	REC	16/08/2024	5190-5191	SRPVNSW1	2023	2	2	0	Solar	NSW
West Wyalong Solar Farm - Solar - NSW	IGC	REC	16/08/2024	122552-122779	SRPXNSAO	2024	228	228	0	Solar	NSW
West Wyalong Solar Farm - Solar - NSW	LGC	REC	13/12/2024	128402-128635	SRPXNSAO	2024	234	234	0	Solar	NSW
West Wyalong Solar Farm - Solar - NSW	LGC	REC	21/02/2024	6267-6559	SRPXNSAO	2024	293	293	0	Solar	NSW
	Total LGCs surrendered this report and used in this report 1,101										

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 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.

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

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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 -

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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)	1,356,504	kWh			
Mandatory * (RET) (cell D32)	255,504	kWh			
LGCs voluntarily surrendered (cell D36+D37)	1,101,000	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)	-8,908	kWh			
Percentage renewable electricity – (cell D46)	100.00%				
Market Based Approach Emissions Footprint (cell M44)	-8,107	kgCO ₂ -e			
Location Based Approach					
Location Based Approach Emissions Footprint (cell L38)	983,745	kgCO ₂ -e			

Note

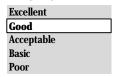
^{*} Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

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 31.88% of this claim's total emissions

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



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 refrigerantion equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 - Estimation based on a default annual leakage rate

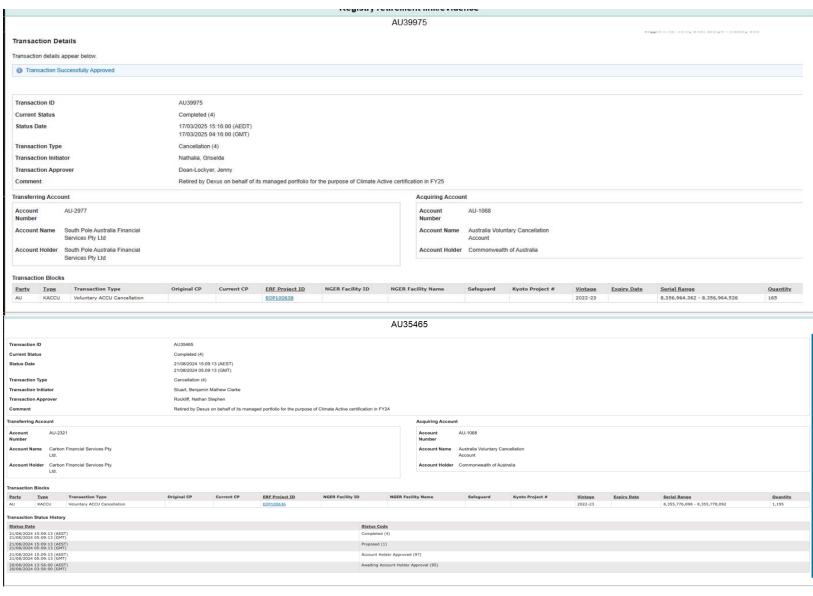
Method 2 - Approximation based on records of top-ups"

Refrigerant emissions make up 0.97% of this claim's total emissions.

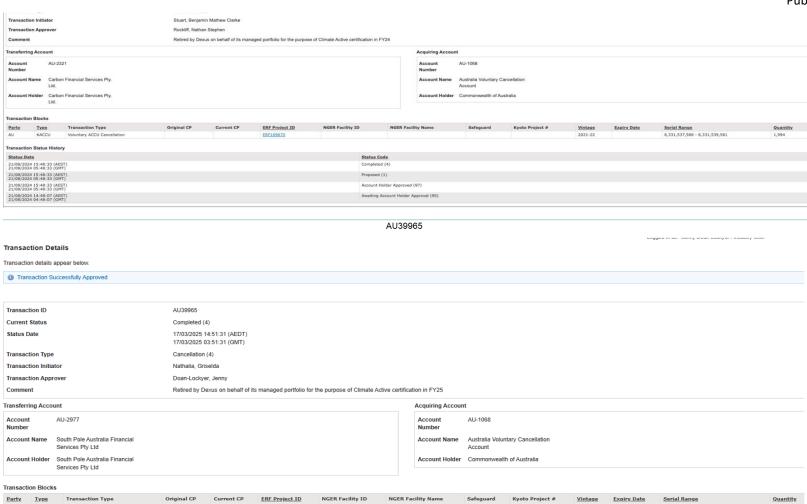
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	1.18
Method 2	0.00
Total	1.18

Appendix D: Screenshots of offsets purchased



AU35529				
Transaction ID	AU35529			
Transaction ID Current Status Status Date	Completed (4)			
Status Date	21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)			
Transaction Type	Cancellation (4)			



_Report end ___

EOP100638

2022-23

8,356,961,293 - 8,356,962,064

772

KACCU Voluntary ACCU Cancellation