

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Mirvac Commercial Sub SPV Pty Ltd

**Building / Premises name:** Olderfleet

**Building Address:** 477 Collins St, Melbourne, VIC 3000

**Corresponding NABERS Energy Rating number** OF37867

This building Olderfleet 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 23/4/2026.

<b>Total emissions offset</b>	452 tCO2-e
<b>Offsets bought</b>	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

**Emissions Reduction Strategy**

Olderfleet has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 23rd of April 2026

**Reporting Year Period**

The rating period / reporting year 1/01/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
31/12/2024



# 1. Carbon Neutral Information

## 1A Introduction:

Mirvac has an important leadership role to play in bringing about positive change in the built environment sector. By designing, creating and managing high quality, energy efficient buildings operating on renewable energy, we not only reduce our own emissions and impact, but we can also demonstrate the benefits of working as a ‘force for good’, inspiring and influencing others to do the same.

The built environment in Australia represents approximately 25 per cent of our total emissions, and as a major player within our property industry, Mirvac’s leadership can influence change. Given that our core business is focused on designing, creating and managing high-quality buildings, we have an important opportunity to make a difference to the environment and combat rising energy costs at the same time.

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" type="checkbox"/>  <input type="checkbox"/>
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 <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	176.4
Scope 1: Diesel	2.2
Scope 2: Electricity	0.0
Scope 3: Natural gas	13.7
Scope 3: Diesel	0.6
Scope 3: Electricity	0.0
Scope 3: Waste	206.6
Scope 3: Water and Wastewater	51.7
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>452</b>

\*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) ***				
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	VERRA	18/07/2025	12137-387529638-387530092-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=305254">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=305254</a>	01/01/2020-31/12/2020	455	455	3	452	100.0%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									452		
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								3			

\* 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)*	91
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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
AAC09- Solar – WA	LGC	REC	18/06/2025	156-182	SRPV4W	30/06/2025	27	27	0	Solar	WA
AAC09- Solar – WA	LGC	REC	18/06/2025	183-201	SRPV4W	30/06/2025	19	19	0	Solar	WA
AAC09- Solar – WA	LGC	REC	18/06/2025	202-206	SRPV4W	30/06/2025	5	5	0	Solar	WA
AAC09- Solar – WA	LGC	REC	18/06/2025	112-151	SRPV4W	30/06/2025	40	40	0	Solar	WA
Total LGCs surrendered this report and used in this report								91			

#### 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>2,354,613</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	433,129	kWh
LGCs voluntarily surrendered (cell D36+D37)	91,000	kWh
GreenPower voluntarily purchased (cell D34)	1,761,062	kWh
Onsite renewable energy consumed (cell D41+D43)	69,422	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-755</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-687</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>1,964,615</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 45.72% of this claim's total emissions

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

Excellent
Good
Acceptable
<b>Basic</b>
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 CO <sub>2</sub> -e)
Method 1	0.00
Method 2	0.00
<b>Total</b>	<b>0.00</b>

# Appendix D: Screenshots of offsets purchased

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
01/01/2020	31/12/2020	12137-387529638-387530092-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1	455	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	Pangolin	Surrender for CY2024 Climate Active Carbon Neutral certification - 477 Collins St, Melbourne, VIC	18/07/2025

\_\_\_ Report end \_\_\_