

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property

Building / Premises name: One40William

Building Address: 140 William street, Perth, WA 6000

Corresponding NABERS Energy Rating number: OF37938

This building One40William 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 04/6/2024 to 03/6/2025 The carbon neutral certification is valid until 28/9/2026.

Total emissions offset	176 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

One40William has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 28th of September 2026

Reporting Year Period		
The rating period / reporting year	4/06/2024	to
12 consecutive months of data used to calculate the NABERS Star rating.	3/06/2025	



1. Carbon Neutral Information

1A Introduction:

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building, and allied industries, with funds under management exceeding \$94 billion as of June 30, 2024. Since its inception in 2006, Cbus Property has built a strong reputation for delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. The net zero strategy focuses on improving energy efficiency, removing fossil fuels from operations, and powering buildings with renewable electricity, using carbon offsets only as a last resort. Some achievements to-date include:

- Achieved net zero carbon for its office portfolio in 2022, eight years ahead of schedule.
- Recognised as a leader in the 2024 NABERS Sustainable Portfolios Index
- All office and retail assets purchase 100% renewable electricity

Cbus Property is committed to setting new benchmarks for sustainability, delivering positive environmental, social, and economic outcomes. The company aspires to develop and manage the most sustainable buildings in Australia, if not the world.

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
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2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		28.6
Scope 1: Diesel		6.6
Scope 2: Electricity		0.0
Scope 3: Natural gas		2.3
Scope 3: Diesel		1.6
Scope 3: Electricity		0.0
Scope 3: Waste		81.3
Scope 3: Water and Wastewater		55.2
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		176

*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	Eligible Quantity used	Percentage of total (%)
							((CO2 - e) (total quantity retired) ***	banked for future reporting periods	for this reporting period claim	
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	4/12/2024	3,773,008,893 - 3,773,009,564	01/01/2018-31/12/2019	672	672	88	176	100.0%
				See screenshot in Appendix D						
TOTAL Eligible Quantity used for this reporting period claim									176	
TOTAL Eligible Quantity banked for future reporting periods								88		

* 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.

Offset surrender note:
Please note that we are using the banked offsets from the previous years rating offsets purchased as it had 264 t-CO2-e remaining

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
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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.

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)	2,349,569	kWh
Mandatory * (RET) (cell D32)	386,074	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	1,909,184	kWh
Onsite renewable energy consumed (cell D41+D43)	54,311	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-206,113	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-187,563	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,441,510	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 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 46.21% 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 0.00% 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	0.00
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID	AU37701
Current Status	Completed (4)
Status Date	04/12/2024 10:46:54 (AEDT) 03/12/2024 23:46:54 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Credits retired by Cbus Property on behalf of 140 William St, Perth WA, based on 100% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services 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			ERF105045					2018-19		3,773,008,893 - 3,773,009,564	672

___Report end___

