

Climate Active Carbon Neutral certification**Public Disclosure Statement**

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: CBUS Property and ISPT

Building / Premises name: One William Street

Building Address: 1 William St, Brisbane, QLD 4000

Corresponding NABERS Energy Rating number OF41611

This building One William Street 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 01/7/2024 to 30/6/2025 The carbon neutral certification is valid until 14/10/2026.

Total emissions offset	205 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

One William Street has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 14th of October 2026

Reporting Year Period

The rating period / reporting year	1/07/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/06/2025

1. Carbon Neutral Information

1A Introduction:

1 William Street is Brisbane's largest and highest profile office tower. At more than 75,000sqm NLA it sits in the top 10 largest office towers in Australia and has delivered well beyond its targets for sustainability. The asset was developed in 2016 by Cbus Property & ISPT and is the home of the Queensland State Government, accommodating the Premier, Deputy Premier, Treasurer and all Ministers.

1 William Street is an A Grade office tower with premium standard services and retail facilities located in the Government precinct of Brisbane Central Business District and provides 40 floors of occupied office space. 1 William Street's pathway to Net Zero (carbon neutral) includes a number of initiatives, which has seen the NABERS Rating increase from 5.0 Stars to 5.5 stars NABERS Energy rating. 1 William's base building is powered by 100 per cent renewable electricity.

Cbus Property

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 \$85 billion at 30 June 2023.

Cbus Property has responsibility for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial and residential

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.
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		

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	24.4
Scope 1: Natural gas	7.2
Scope 1: Diesel	4.5
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.2
Scope 3: Diesel	1.1
Scope 3: Electricity	0.0
Scope 3: Waste	91.0
Scope 3: Water and Wastewater	74.8
Other Scope 1,2 and 3 emissions	0.0
 Total Emissions	205

*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) ***				
Northwest Arnhem Land Fire Abatement (NALFA)	ACCU	Australian National Registry of Emissions Units	13/01/2025	9,005,889,885 - 9,005,889,982 See Screenshot in Appendix D	2023-24	98	98	0	98	47.8%	
Mainoru Savanna Burning Project – ERF101753	ACCU	Australian National Registry of Emissions Units	10/12/2025	9,016,329,890 - 9,016,329,946 See Screenshot in Appendix D	2024-25	57	57	0	57	27.8%	
Northern Savanna Project – ERF104944	ACCU	Australian National Registry of Emissions Units	10/12/2025	8,347,836,986 - 8,347,837,043 See Screenshot in Appendix D	2022-23	58	58	8	50	24.4%	
								TOTAL Eligible Quantity used for this reporting period claim	205		
								TOTAL Eligible Quantity banked for future reporting periods	8		

* 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)*	2927
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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
Kennedy Energy Park	LGC	REC	25/10/2024	22644 - 25850	WD00QL05	2024	3207	278	0	Wind	QLD
Robinvale Solar - Solar Energy - VIC	LGC	REC	20/12/2024	2666-2983	SRPVVCW0	2024	318	318	0	Solar	VIC
Robinvale Solar - Solar Energy - VIC	LGC	REC	20/12/2024	3968-4467	SRPVVCW0	2024	500	500	0	Solar	VIC
Robinvale Solar - Solar Energy - VIC	LGC	REC	20/12/2024	293-307	SRPVVCW0	2024	15	15	0	Solar	VIC
Kennedy Energy Park	LGC	REC	26/09/2025	105897-107716	SRPVQLT1	2025	1820	1816	4	Solar	QLD
Total LGCs surrendered this report and used in this report								2,927			

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)	3,565,595	kWh
Mandatory * (RET) (cell D32)	638,595	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,927,000	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)	-19	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-17	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	3,137,707	kgCO₂-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 44.37% 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 11.89% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	0.00
Method 2	24.38
Total	24.38

Appendix D: Screenshots of offsets purchased

 Australian National Registry of Emissions Units

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ANREU Home Account Holders Accounts Unit Position Summary Projects Transaction Log CER Notifications Public Reports My Profile

Logged in as: Kristie Chandra / Industry User

Transaction Details
Transaction details appear below.

Transaction ID	AU38572
Current Status	Completed (4)
Status Date	13/01/2025 16:41:02 (AEDT) 13/01/2025 05:41:02 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kristie
Transaction Approver	Gurney, Annabelle
Comment	Voluntarily retired on behalf of building 1 William Street Brisbane to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard 2024, for the period 01/12/23 to 30/11/24.

Transferring Account

Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia 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			ERF179381					2023-24		9,005,889,885 - 9,005,889,982	98

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11 December 2025

VC202526-00927

To whom it may concern,

Voluntary cancellation of units in ANREU

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, Commonwealth Bank of Australia (account number AU-1021).

The details of the cancellation are as follows:



Date of transaction	10 December 2025
Transaction ID	81357000
Type of units	KACCU
Total Number of units	57
Serial number range	9,016,329,890 - 9,016,329,946
ACCU Project	Mainoru Savanna Burning Project – ERF101753
Project Location	NT
Method Type	Savanna Fire Management
Method	Emissions Abatement through Savanna Fire Management 2015
Vintage	2024-25
Transaction comment	Carbon credits retired by Cbus Property on behalf of 1 William St, Brisbane, QLD based on 100% ownership of the building for the purpose of Climate Active Carbon Neutral Building certification.

Details of all voluntary cancellations made in the Unit and Certificate Registry are published on the Clean Energy Regulator's website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](#).

If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely,

Unit and Certificate Registry Section
NGER and Safeguard Branch
Scheme Operations Division



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Australian Government
Clean Energy Regulator



11 December 2025

VC202526-00930

To whom it may concern,

Voluntary cancellation of units in ANREU

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, Commonwealth Bank of Australia (account number AU-1021).



The details of the cancellation are as follows:

Date of transaction	10 December 2025
Transaction ID	81360000
Type of units	KACCU
Total Number of units	58
Serial number range	8,347,836,986 - 8,347,837,043
ACCU Project	Northern Savanna Project – ERF104944
Project Location	QLD
Method Type	Savanna Fire Management
Method	Emissions Abatement through Savanna Fire Management 2015
Vintage	2022-23
Transaction comment	Carbon credits retired by Cbus Property on behalf of 1 William St, Brisbane, QLD based on 100% ownership of the building for the purpose of Climate Active Carbon Neutral Building certification.

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Report end