

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** The GPT Group

**Building / Premises name:** 800 - 808 Bourke Street

**Building Address:** 800 - 808 Bourke Street, Docklands, VIC 3008

**Corresponding NABERS Energy Rating number** OF42173

This building 800 - 808 Bourke 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 27/10/2026.

<b>Total emissions offset</b>	290 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**

800 - 808 Bourke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 27th 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:

GPT is a global leader in environmental sustainability.

GPT’s carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability. Since 2020 GWOFF has achieved and maintained continuous carbon neutral operations as certified by Climate Active. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets.

GWOFF Carbon Neutral Pathway:

- Investing heavily in dealing with the most material source of inherent emissions - energy
- Eliminating Scope 2 emissions by procuring 100% renewable electricity and by installing on-site solar
- Offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impact relating to Australian-based reforestation projects, which provide water and biodiversity co-benefits in collaboration with Traditional Owners.
- Driving waste recovery to increase A-Grade recycling rates

GWOFF’s carbon neutral achievement is validated in line with the Climate Active Certification and GPT is also aligning its measurement methods with the international Greenhouse Gas Protocols.

## 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"/>
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
-------------------------------------------------------------	----------------------------------------------

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	194.3
Scope 1: Diesel	3.6
Scope 2: Electricity	0.0
Scope 3: Natural gas	15.1
Scope 3: Diesel	0.9
Scope 3: Electricity	0.0
Scope 3: Waste	48.3
Scope 3: Water and Wastewater	27.2
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>290</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 (%)
							(tCO <sub>2</sub> -e) (total quantity retired) ***			
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	12/02/2025	13274-487228831-487228939-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281125">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=281125</a>	26/06/2019 - 31/12/2019	109	109	0	109	37.6%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	11/11/2025	13274-487250921-487251103-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=315666">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=315666</a>	26/06/2019 - 31/12/2019	183	183	2	181	62.4%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									290	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								2		

\* 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)*	1192
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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
Stockyard Hill - Wind - VIC	LGC	REC	14/02/2025	815255-815606	WD00VC39	04/02/2025	352	352	0	Wind	VIC
Darling Downs Solar Farm - QLD	LGC	REC	17/10/2025	6765-7604	SRPVQL90	13/10/2025	840	840	0	Solar	QLD
Total LGCs surrendered this report and used in this report									1,192		

#### 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 (kgCO<sub>2</sub>e/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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>1,656,241</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	259,427	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,192,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	204,815	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-2,924</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-2,691</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>1,245,712</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 16.64% of this claim's total emissions

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

<b>Excellent</b>
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 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

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RETIRED UNITS

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
26/06/2019	31/12/2019	13274-487228831-487228939-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	109	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building; for the period 01/07/2024 to 31/12/2024	12/02/2025

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