

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

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

<b>Responsible entity name:</b>	The GPT Group
<b>Building / Premises name:</b>	Cockle Bay Wharf
<b>Building Address:</b>	17-27 Wheat Road, Sydney, NSW 2000
<b>Corresponding NABERS Energy Rating number</b>	SC42616

**This building Cockle Bay Wharf 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>	769 tCO <sub>2</sub> -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

Cockle Bay Wharf has achieved a NABERS Energy rating of 1 stars without GreenPower.

Expires 27th of October 2026

### Reporting Year Period

<b>The rating period / reporting year</b>	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.
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
Retail tenancy light and power Tenant-managed waste streams	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner Tenant-managed waste streams which are not managed by the building owner are excluded as per NABERS requirements



## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	113.1
Scope 1: Natural gas	47.3
Scope 1: Diesel	0.3
Scope 2: Electricity	0.0
Scope 3: Natural gas	12.0
Scope 3: Diesel	0.1
Scope 3: Electricity	0.0
Scope 3: Waste	544.1
Scope 3: Water and Wastewater	51.8
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>769</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) ***			
Renewable Solar Power Project by Shapooji Pallonji	VCU	VERRA	12/02/2025	13274-487230702-487230763-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-281138">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-281138</a>	26/06/2019 - 31/12/2019	62	62	0	62	8.1%
Renewable Solar Power Project by Shapooji Pallonji	VCU	VERRA	12/02/2025	13274-487230764-487230887-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-281139">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-281139</a>	26/06/2019 - 31/12/2019	124	124	0	124	16.1%
Renewable Solar Power Project by Shapooji Pallonji	VCU	VERRA	30/10/2025	13274-487246363-487246752-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-314950">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-314950</a>	26/06/2019 - 31/12/2019	390	390	0	390	50.7%
Renewable Solar Power Project by Shapooji Pallonji	VCU	VERRA	30/10/2025	13274-487246753-487246947-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-314951">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=-314951</a>	26/06/2019 - 31/12/2019	195	195	2	193	25.1%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									769	
<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.

Large-scale Generation certificates (LGCs)*	990
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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
Stockyard Hill	LGC	REC	14/02/2025	819602-819961	WD00VC39	2024	360	360	0	Wind	VIC
Stockyard Hill	LGC	REC	3/10/2025	590-1219	SRPVQL90	2025	630	630	0	Solar	QLD
<b>Total LGCs surrendered this report and used in this report</b>								<b>990</b>			

#### 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 -**

This is the 5th Carbon Neutral Rating to be completed this year. This site has never achieved a 4 Star rating due to it's unique set up. We are using section 4.2.3 for this year's rating as well as per the attached approval from last year. Please refer to Case 00042073 from this year and case number 00038268 from last year where approval was given by NABERS to proceed.

**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.

The entire shopping centre is partially serviced with a wide variety of open planned spaces as well as large balcony areas. There is no retail supermarket in this shopping centre with the bulk of the shops mostly dining, café's as well as the Home night club. Due to the nature of the shops and the patrons the building has extensive hours of operation with the HVAC services split between the base building and tenants. Based on the these reasons and the lack of any common areas as well as mostly open planned spaces, the shopping centre cannot get a higher star rating.

b) Why a commitment cannot be made to achieve the rating within three (3) years.

As mentioned above, unless significant structural as well as operational changes are made to the fabric of the building and the nature of the tenants a higher star rating cannot be achieved

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

As indicated previously in relation to other exceptions to the minimum energy requirement for carbon neutral certification, GPT have publicly stated commitments to actively consider and address ESG risks and opportunities in their business practices, and to delivering Climate Active for Buildings Carbon Neutral Certification for all GPT owned and operationally controlled assets by the end of the year. Their Operations and Sustainability teams are committed to driving efficiency of their assets, which aligns with both their sustainability strategy and business approach of reducing operating costs for both GPT and their customers. The emissions reduction strategy has already seen them procure 100% renewable electricity, as well as turning their attention to electrification of building services, and to procure offsets that meet the requirements of the Climate Active program, as well as nature-based offsets that actually have positive impact. GPT transparently disclose energy and emissions performance metrics on their website for all assets.

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

990000 kWh

Evidence of purchase of this renewable electricity -

LGC certificates, details entered in the Carbon offsets and account page

## 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>1,205,347</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	215,347	kWh
LGCs voluntarily surrendered (cell D36+D37)	990,000	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
<b>Total residual electricity (cell D44)</b>	<b>-2,961</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	-2,724	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	877,742	kgCO <sub>2</sub> -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 70.76% 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 14.71% 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	113.10
<b>Total</b>	<b>113.10</b>

## Appendix D: Screenshots of offsets purchased

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