

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Brookfield Commercial Operations Pty Ltd

**Building / Premises name:** Brookfield Place - 2-10 Carrington St

**Building Address:** 2-10 Carrington St , Sydney, NSW 2000

**Corresponding NABERS Energy Rating number** OF37516

This building Brookfield Place - 2-10 Carrington St 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 30/12/2025.

<b>Total emissions offset</b>	432 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>	99.54% of electricity is from renewable sources

**Emissions Reduction Strategy**

Brookfield Place - 2-10 Carrington St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 30th of December 2025

**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:

2-10 Carrington St is a 64,595.6 sqm office building located in central Sydney. This ideal location allows for access to the building by various green options including electric vehicles, bike or light rail. 2-10 Carrington St is currently rated 5.5 Star NABERS Energy, 4.0 Star NABERS Water.

## 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
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner and are excluded as per the NABERS requirements for base building offices.
Staff travel	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the energy consumption of retail tenants is excluded on the basis that it is outside the operational control of the building owner and is billed directly to the tenants by their respective utility providers.
Waste transport	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the water consumption of retail and childcare tenants is excluded on the basis that it is outside the operational control of the building owner and is appropriately sub-metered.



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Retail tenancy lighting and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
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## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	8.2
Scope 1: Natural gas	240.6
Scope 1: Diesel	0.3
Scope 2: Electricity	16.5
Scope 3: Natural gas	61.2
Scope 3: Diesel	0.1
Scope 3: Electricity	2.0
Scope 3: Waste	17.6
Scope 3: Water and Wastewater	85.3
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>432</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) ***				
Katingan Peatland Restoration and Conservation Project	VCU	Verra	30/10/2025	12730-427152043-427152594-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=313809">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=313809</a>	01/01/2020 - 31/12/2020	552	552	120	432	100.0%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									432		
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								120			

\* 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)*	3591
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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
Sunraysia Solar Farm - NSW	LGC	REC Registry	19/07/2024	159994-165312	SRPVNSL8	2022	1873	1862	0	Solar	NSW
Crudine Ridge Wind Farm - NSW	LGC	REC Registry	19/02/2025	64259-69220	WDOONS18	2023	1739	1729	0	Wind	NSW
Total LGCs surrendered this report and used in this report								3,591			

#### 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>4,409,684</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	818,684	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,591,000	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>20,426</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>99.54%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>18,588</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>3,233,981</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 4.07% 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 1.89% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	8.16
Method 2	0.00
<b>Total</b>	<b>8.16</b>

# Appendix D: Screenshots of offsets purchased

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

