

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

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Dexus Wholesale Management Limited as Trustee for AAIG Trust

**Building / Premises name:** Capital Square Tower 1

**Building Address:** 11 Mount Street, Perth, WA 6000

**Corresponding NABERS Energy Rating number** OF37377

**This building Capital Square Tower 1 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 18/3/2024 to 17/3/2025. The carbon neutral certification is valid until 16/6/2026.**

<b>Total emissions offset</b>	171 tCO2-e
<b>Offsets bought</b>	0.00% ACCUs, 34.50% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

**Emissions Reduction Strategy**

Capital Square Tower 1 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 16th of June 2026

**Reporting Year Period**

<b>The rating period / reporting year</b>	<b>18/03/2024</b>
12 consecutive months of data used to calculate the NABERS Star rating.	<b>to</b>
	<b>17/03/2025</b>

## 1. Carbon Neutral Information

### 1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

### 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		<p>Scope 1: Refrigerants, Gas/Fuels</p> <p>Scope 2: Electricity</p> <p>Scope 3: Gas/Fuels &amp; Electricity, Water, Waste, Wastewater.</p>

**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	11.6
Scope 1: Natural gas	54.0
Scope 1: Diesel	2.7
Scope 2: Electricity	0.0
Scope 3: Natural gas	4.3
Scope 3: Diesel	0.7
Scope 3: Electricity	0.0
Scope 3: Waste	47.8
Scope 3: Water and Wastewater	49.9
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>171</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) ***			
Carbon Conscious Carbon Capture Project 1	KACCU	ANREU	21/8/2024	8355776414-8355776445 See screenshot in Appendix D	2022-23	32	32	0	16	9.4%
Twi Islands Savanna Burning for Greenhouse Gas Abatement	KACCU	ANREU	21/8/2024	8330599008 - 8330599080 See screenshot in Appendix D	2021-22	73	73	0	36	21.1%
Carbon Conscious Carbon Capture Project 1	KACCU	ANREU	04/3/2025	8355775208 - 8355775239 See screenshot in Appendix D	2022-23	32	32	0	29	17.0%
Katingan Peatland Restoration and Conservation Project	VCU	Verra	14/3/2025	12730-430610341-430610401-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=283852	2020	61	61	0	59	34.5%
Carbon Conscious Carbon Capture Project 2	KACCU	ANREU	19/8/2025	8356967156 - 8356967222 See screenshot in Appendix D	2022-23	67	67	2	31	18.1%
								TOTAL Eligible Quantity used for this reporting period claim	171	
								TOTAL Eligible Quantity banked for future reporting periods	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.

#### Offset surrender note:

Offsets are part of bulk purchase. Remainder of offsets are used for other sites in the portfolio, hence, cannot be banked for future reporting for this site. As a result, column J won't match with the sum of offsets banked for future reporting period (column K) and sum of offsets used for this reporting period claim (column L).

## 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)*	2921
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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
Warradarge Wind Farm - Wind - WA	LGC	REC	29/04/2024	301170-301298, 266076-266701	WD00WA24	2023	755	116	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	2/05/2024	7002-7271	WD00WA24	2024	270	243	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	12/08/2024	15696-15812, 14946-15234, 136148-136153	WD00WA24	2024	412	412	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	3/12/2024	15235-15310, 26173-26254	WD00WA24	2024	611	611	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	5/02/2025	7872-7881, 135864-136082	WD00WA24	2024	687	687	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	14/02/2025	474490-474490	WD00WA24	2024	1	1	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	2/05/2025	136133-136147, 26281-26286, 287152-287170	WD00WA24	2024	40	40	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	2/05/2025	136088-136132	WD00WA24	2024	45	45	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	2/05/2025	287105-287151	WD00WA24	2024	47	47	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC	2/05/2025	194347-194576, 35249-35468, 474910-475259	WD00WA24	2024	800	719	81	Wind	WA
Total LGCs surrendered this report and used in this report							2,921				

### LGC surrender note:

Remaining LGCs in first 2 rows of above table were used in previous reporting period. Hence, it cannot be banked for future reporting. Hence, the sum of Column J and K won't equate to Column I.

## 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>3,582,068</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	661,068	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,921,000	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>-4,860</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	-4,422	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>2,468,274</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 NABERSpathway, 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 27.94% 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 6.75% 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	11.55
<b>Total</b>	<b>11.55</b>

## Appendix D: Screenshots of offsets purchased

<p><b>Transaction ID</b> AU35460</p> <p><b>Current Status</b> Completed (4)</p> <p><b>Status Date</b> 21/08/2024 15:01:29 (AEST) 21/08/2024 05:01:29 (GMT)</p> <p><b>Transaction Type</b> Cancellation (4)</p> <p><b>Transaction Initiator</b> Stuart, Benjamin Mathew Clarke</p> <p><b>Transaction Approver</b> Rockliff, Nathan Stephen</p> <p><b>Comment</b> Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY24</p>																																							
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<p><b>Transaction ID</b> AU35506</p> <p><b>Current Status</b> Completed (4)</p> <p><b>Status Date</b> 21/08/2024 15:33:49 (AEST) 21/08/2024 05:33:49 (GMT)</p> <p><b>Transaction Type</b> Cancellation (4)</p> <p><b>Transaction Initiator</b> Stuart, Benjamin Mathew Clarke</p> <p><b>Transaction Approver</b> Rockliff, Nathan Stephen</p> <p><b>Comment</b> Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY24</p>																																							
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<p><b>Transaction ID</b> AU39406</p> <p><b>Current Status</b> Completed (4)</p> <p><b>Status Date</b> 04/03/2025 08:34:32 (AEDT) 03/03/2025 21:34:32 (GMT)</p> <p><b>Transaction Type</b> Cancellation (4)</p> <p><b>Transaction Initiator</b> Stuart, Benjamin Mathew Clarke</p>																																							

<b>Transaction Approver</b>	Rockliff, Nathan Stephen
<b>Comment</b>	Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY25

<b>Transferring Account</b>	<b>Acquiring Account</b>
<b>Account Number</b> AU-2321 <b>Account Name</b> Carbon Financial Services Pty. Ltd. <b>Account Holder</b> Carbon Financial Services Pty. Ltd.	<b>Account Number</b> AU-1068 <b>Account Name</b> Australia Voluntary Cancellation Account <b>Account Holder</b> Commonwealth of Australia

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<b>Transaction ID</b>	AU43362
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	19/08/2025 10:10:39 (AEST) 19/08/2025 00:10:39 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Nathalia, Griselda
<b>Transaction Approver</b>	Zhou, Tom Yi Shang
<b>Comment</b>	Dexus Office and Industrial Pty Ltd - Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY25

<b>Transferring Account</b>	<b>Acquiring Account</b>
<b>Account Number</b> AU-2977 <b>Account Name</b> South Pole Australia Financial Services Pty Ltd <b>Account Holder</b> South Pole Australia Financial Services Pty Ltd	<b>Account Number</b> AU-1068 <b>Account Name</b> Australia Voluntary Cancellation Account <b>Account Holder</b> Commonwealth of Australia

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**Report end**