

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.

Total emissions offset	171 tCO2-e
Offsets bought	0.00% ACCUs, 34.50% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	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	
The rating period / reporting year	18/03/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to 17/03/2025



# 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		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
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## 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%
Thwi 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 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=283852">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=283852</a>	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 I).

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)	2,468,274	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 27.94% 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 6.75% 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	11.55
Total	11.55



Appendix D: Screenshots of offsets purchased

Transaction ID	AU35460
Current Status	Completed (4)
Status Date	21/08/2024 15:01:29 (AEST) 21/08/2024 05:01:29 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY24

Transferring Account	
Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services Pty. Ltd.

Acquiring Account	
Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

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			<a href="#">EOP100636</a>					2022-23		8,355,776,414 - 8,355,776,445	32

Transaction Status History	
Status Date	Status Code
21/08/2024 15:01:29 (AEST)	Completed (4)
21/08/2024 05:01:29 (GMT)	
21/08/2024 15:01:29 (AEST)	Proposed (1)
21/08/2024 05:01:29 (GMT)	
21/08/2024 15:01:29 (AEST)	Account Holder Approved (97)
21/08/2024 05:01:29 (GMT)	
20/08/2024 10:59:22 (AEST)	Awaiting Account Holder Approval (95)
20/08/2024 00:59:22 (GMT)	

Transaction ID	AU35506
Current Status	Completed (4)
Status Date	21/08/2024 15:33:49 (AEST) 21/08/2024 05:33:49 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Climate Active certification in FY24

Transferring Account	
Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services Pty. Ltd.

Acquiring Account	
Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

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			<a href="#">ERF105045</a>					2021-22		8,330,599,008 - 8,330,599,080	73

Transaction Status History	
Status Date	Status Code
21/08/2024 15:33:49 (AEST)	Completed (4)
21/08/2024 05:33:49 (GMT)	
21/08/2024 15:33:49 (AEST)	Proposed (1)
21/08/2024 05:33:49 (GMT)	
21/08/2024 15:33:49 (AEST)	Account Holder Approved (97)
21/08/2024 05:33:49 (GMT)	
21/08/2024 10:12:11 (AEST)	Awaiting Account Holder Approval (95)
21/08/2024 00:12:11 (GMT)	

Transaction ID	AU39406
Current Status	Completed (4)
Status Date	04/03/2025 08:34:32 (AEDT) 03/03/2025 21:34:32 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke



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

Transferring Account

Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services 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			<a href="#">EOP100636</a>					2022-23		8,355,775,208 - 8,355,775,239	32

Transaction Status History

Status Date	Status Code
04/03/2025 08:34:32 (AEDT) 03/03/2025 21:34:32 (GMT)	Completed (4)
04/03/2025 08:34:32 (AEDT) 03/03/2025 21:34:32 (GMT)	Proposed (1)
04/03/2025 08:34:32 (AEDT) 03/03/2025 21:34:32 (GMT)	Account Holder Approved (97)
20/02/2025 14:21:33 (AEDT) 20/02/2025 03:21:33 (GMT)	Awaiting Account Holder Approval (95)

Transaction ID	AU43362
Current Status	Completed (4)
Status Date	19/08/2025 10:10:39 (AEST) 19/08/2025 00:10:39 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Zhou, Tom Yi Shang
Comment	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

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services 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			<a href="#">EOP100638</a>					2022-23		8,356,967,156 - 8,356,967,222	67

\_\_\_Report end\_\_\_

