

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

An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE
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Responsible entity name: 99 Melbourne Street Real Estate Netherlands BV

Building / Premises name: 99 Melbourne Street

Building Address: 99 Melbourne Street, South Brisbane, QLD 4101

Corresponding NABERS Energy Rating number OF41978

This building 99 Melbourne 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 01/8/2024 to 31/7/2025 The carbon neutral certification is valid until 09/11/2026.

Total emissions offset	104 tCO ₂ -e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

99 Melbourne Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 9th of November 2026

Reporting Year Period

The rating period / reporting year	1/08/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/07/2025

1. Carbon Neutral Information

1A Introduction:

99 Melbourne Street is owned by 99 Melbourne Street Real Estate Netherlands B.V. and managed by UBS Asset Management. UBS Asset Management is a founding member of Net Zero Asset Managers (NZAM) initiative and remains committed to the initiative.

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
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.
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis that these are outside the operational control of the building owner.
Retail tenancy water	Retail tenancy water is excluded as per the NABERS minimum water coverage requirements for base building offices.
Tenant-managed waste streams	Tenant-managed waste streams that are not managed by the building owner are excluded as per NABERS requirements for base building offices.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	43.8
Scope 1: Natural gas	0.8
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.1
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	45.1
Scope 3: Water and Wastewater	13.3
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	104

*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 ₂ -e) (total quantity retired) ***			
Katingan Peatland Restoration and Conservation Project	VCU	Verra Registry	14/11/2025	12730-427151272-427151375-VCS-VCU-263-VER-ID-14-	01/01/2020 - 31/12/2020	104	104	0	104	100.0%
				1477-01012020-31122020-0 See screenshot in Appendix D						
TOTAL Eligible Quantity used for this reporting period claim									104	
TOTAL Eligible Quantity banked for future reporting periods								0		

* 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)*	0
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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
Total LGCs surrendered this report and used in this report								0			

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 -

N/A - minimum NABERS Energy rating achieved.

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.

N/A - minimum NABERS Energy rating 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 (kgCO₂e/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		
Total renewables (onsite and offsite) (cell D45)	438,740	kWh
Mandatory * (RET) (cell D32)	66,643	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	327,620	kWh
Onsite renewable energy consumed (cell D41+D43)	44,477	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-22,165	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-20,392	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	327,446	kgCO ₂ -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 43.39% 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

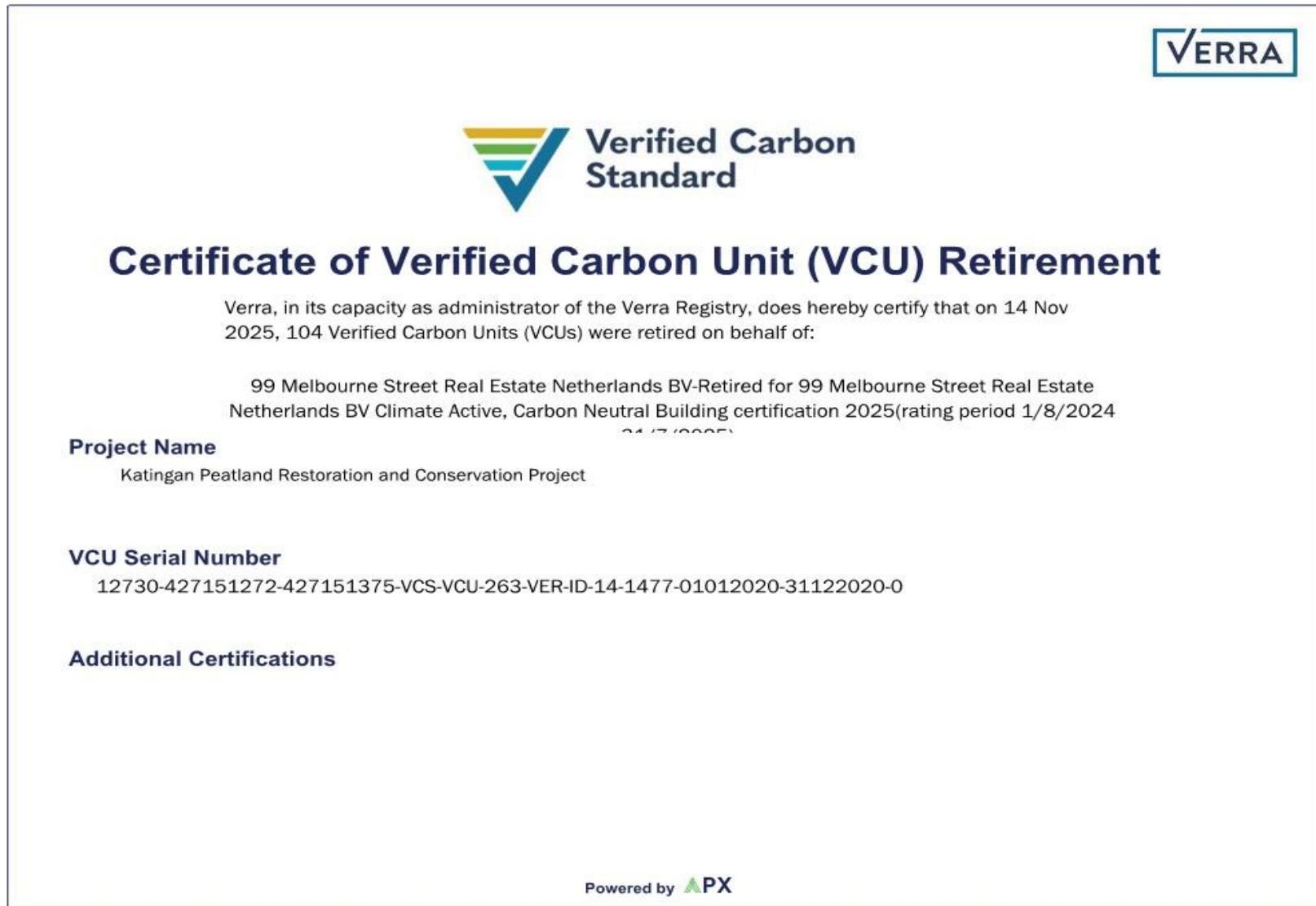
Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 42.09% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	43.77
Method 2	0.00
Total	43.77

Appendix D: Screenshots of offsets purchased



___Report end___