

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

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property

Building / Premises name: 83 Pirie Street

Building Address: 83 Pirie Street, Adelaide, SA 5000

Corresponding NABERS Energy Rating number OF41990

This building 83 Pirie 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 01/7/2024 to 30/6/2025. The carbon neutral certification is valid until 24/10/2026.

Total emissions offset	32 tCO ₂ -e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

83 Pirie Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 24th of October 2026

Reporting Year Period

The rating period / reporting year 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:

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building, and allied industries, with funds under management exceeding \$94 billion as of June 30, 2024. Since its inception in 2006, Cbus Property has built a strong reputation for delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. The net zero strategy focuses on improving energy efficiency, removing fossil fuels from operations, and powering buildings with renewable electricity, using carbon offsets only as a last resort. Some achievements to-date include:

- Achieved net zero carbon for its office portfolio in 2022, eight years ahead of schedule.
- Recognised as a leader in the 2024 NABERS Sustainable Portfolios Index
- All office and retail assets purchase 100% renewable electricity

Cbus Property is committed to setting new benchmarks for sustainability, delivering positive environmental, social, and economic outcomes. The company aspires to develop and manage the most sustainable buildings in Australia, if not the world.

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 these are outside the operational control of the building owner.
HVAC services to retail tenants	Heating, ventilation and air-conditioning services to retail tenants are excluded on the basis of shared operational control. The building owner has elected to exclude these emissions from the claim.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices.
Staff travel	Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
Waste transport	Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	7.3
Scope 1: Natural gas	0.0
Scope 1: Diesel	2.4
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.6
Scope 3: Electricity	0.0
Scope 3: Waste	2.2
Scope 3: Water and Wastewater	19.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	32

*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) ***			
Wilinggin Fire Project	ACCU	Australian Carbon Credit Registry	13/04/2023	8,332,628,828 – 8,332,628,950 https://cer.gov.au/schemes/australian-carbon-credit-unit-scheme/accu-project-and-contract-register/project/EOP100642	01/01/2021 - 31/12/2022	123	123	123	0	0.0%
Blinky Forest Carbon Project	ACCU	Australian Carbon Credit Registry	13/04/2023	8,356,591,464 – 8,356,591,541 https://cer.gov.au/schemes/australian-carbon-credit-unit-scheme/accu-project-and-contract-register/project/ERF121336	01/01/2022 - 31/12/2023	78	56	24	32	100.0%
TOTAL Eligible Quantity used for this reporting period claim									32	
TOTAL Eligible Quantity banked for future reporting periods								147		

* 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)*	1156
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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.

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
ENA ENERGY SERVICES (AUSTRALIA) PTY LTD	LGC	REC	12/02/2025	126541-127215	SRPVSAS1	2025	675	556	119	Solar	SA
Pyrenees Wind Energy Developments Pty Ltd	LGC	REC	4/07/2025	136373-136972	WD00VC09	2025	600	600	0	Wind	VIC
Total LGCs surrendered this report and used in this report								1,156			

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 (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)	1,522,485	kWh
Mandatory * (RET) (cell D32)	222,307	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,156,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	144,178	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-137,062	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-126,097	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	409,611	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 6.98% 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 22.90% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	6.04
Method 2	1.29
Total	7.33

Appendix D: Screenshots of offsets purchased

Report end



Australian National Registry of Emissions Units

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Logged in as: Saehaneul Moon / Industry User

ANREU Home

Account Holders

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

Public Reports

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Transaction Details

Transaction details appear below.

Transaction ID	AU26879
Current Status	Completed (4)
Status Date	2023-04-13 16:51:40 AEST 2023-04-13 06:51:40 GMT
Transaction Type	Cancellation (4)
Transaction Initiator	Moon, Saehaneul
Transaction Approver	Zhou, Tom Yi Shang
Comment	Credits retired by Cbus Property on behalf of 83 Pirie Street, Adelaide SA, based on the 100% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

Transferring Account

Acquiring Account

Account Number AU-2977

Account Name South Pole Australia Financial Services Pty Ltd

Account Holder South Pole Australia Financial Services Pty Ltd

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			EOP100642					2021-22		8,332,628,828 - 8,332,628,950	123
AU	KACCU	Voluntary ACCU Cancellation			ERF121336					2022-23		8,356,591,464 - 8,356,591,541	78

Transaction Status History

Status Date	Status Code
2023-04-13 16:51:40 AEST	Completed (4)
2023-04-13 06:51:40 GMT	
2023-04-13 16:51:40 AEST	Proposed (1)
2023-04-13 06:51:40 GMT	
2023-04-13 16:51:40 AEST	Account Holder Approved (97)
2023-04-13 06:51:40 GMT	
2023-04-06 17:33:12 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:33:12 GMT	

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