

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

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: 121 MCS Pty Ltd (as Trustee for 121 MCS Unit Trust)

Building / Premises name: 121 Marcus Clarke Street

Building Address: 121 Marcus Clarke Street, Canberra City, ACT 2601

Corresponding NABERS Energy Rating number OF41448

This building 121 Marcus Clarke 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 01/3/2024 to 28/2/2025. The carbon neutral certification is valid until 18/6/2026.

Total emissions offset	507 tCO ₂ -e
Offsets bought	25.05% ACCUs, 0.00% VCU, 0.00% CERs, 74.95% VERs, 0.0% RMUs
Renewable electricity	93.71% of electricity is from renewable sources

Emissions Reduction Strategy

121 Marcus Clarke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 18th of June 2026

Reporting Year Period

The rating period / reporting year 1/03/2024
 12 consecutive months of data used to calculate the NABERS Star rating. to
28/02/2025

1. Carbon Neutral Information

1A Introduction:

121 Marcus Clarke Street is a ≈25,700 sqm office building located within the Canberra CBD occupying a prominent position on the corners of Alinga and Marcus Clarke Streets. The building is near the Alinga Street Light Rail Station, City Bus Interchange, Canberra Centre, CBD retail precinct and ANU. Furthermore, the building has a modern end of trip facility in the basement. These factors allow occupants to commute to the building by various green options including bus, bike, or light rail.

The building is under a program of continual optimisation and its green credentials have been further improved in recent years with the installation of a 99kW rooftop PV system and an upgrade of the end of trip facilities. 121 Marcus Clarke St is currently rated at 5.5 Stars NABERS Energy (Base Building), 4.0 Stars NABERS Water (Whole Building), and 4.0 Stars NABERS Waste.

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 tenants energy consumption (electricity and gas)	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.
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.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO₂ –e
Scope 1: Refrigerants	69.9
Scope 1: Natural gas	185.7
Scope 1: Diesel	11.1
Scope 2: Electricity	42.5
Scope 3: Natural gas	47.2
Scope 3: Diesel	2.7
Scope 3: Electricity	5.2
Scope 3: Waste	122.4
Scope 3: Water and Wastewater	19.6
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	507

*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	Eligible Quantity used	Percentage of total (%)	
							(tCO ₂ -e) (total quantity retired) ***	banked for future reporting periods	for this reporting period claim		
Hoa Binh 1 Wind Power Project	VER	Gold Standard Impact	18/12/2025	GS1-1-VN-GS10794-12-2022-27163-71867-72246 https://registry.goldstandard.org/batch-retirements/details/228459	2022	380	380	0	380	75.0%	
Mt Mulgrave Savanna Burning Project	ACCU	ANREU	18/12/2025	9034886078-9034886204 See screenshot in Appendix D	2025-2026	127	127	0	127	25.0%	
TOTAL Eligible Quantity used for this reporting period claim									507		
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 -

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)	781,532	kWh
Mandatory * (RET) (cell D32)	131,143	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	124,324	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	52,443	kWh
Percentage renewable electricity – (cell D46)	93.71%	
Market Based Approach Emissions Footprint (cell M44)	47,723	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	518,045	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 24.14% 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 13.80% 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	69.95
Method 2	0.00
Total	69.95

Appendix D: Screenshots of offsets purchased

QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	USE CASE AUTHORISATION	CORRESPONDING ADJ
380	GS10794	Hoa Binh 1 Wind Power Project by South Pole Ltd SCV	Viet Nam	 Wind	ACM0002 Grid-connected electricity generation from renewable sources	 VER	Not Applicable	Not Applicable

PROJECT TYPE	METHODOLOGY	PRODUCT	USE CASE AUTHORISATION	CORRESPONDING ADJUSTMENT	SERIAL NUMBER
 Wind	ACM0002 Grid-connected electricity generation from renewable sources	 VER	Not Applicable	Not Applicable	GS1-1-VN-GS10794-12-2022-27163-71867-72246

Transaction details

Completed

Transaction ID 82159000	Transaction type Voluntary cancellation
Transferring account AU-2977: South Pole Australia Financial Services Pty Ltd SOUTH POLE AUSTRALIA FINANCIAL SERVICES PTY LTD	Acquiring account AU-1068: Australia Voluntary Cancellation Account Commonwealth of Australia
Comments To offset emissions from property 121 Marcus Clarke Street, Canberra ACT for the period 01/03/2024 to 29/02/2025.	

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF102090	Mt Mulgrave Savanna Burning Project	Savanna Fire Management	Emissions Abatement through...	2025-26	QLD	127



Total: 127

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Selected ACCUs

Code	Vintage	Location	Serial range start	Serial range end	Category	Quantity
emissions element through...	2025-26	QLD	9,034,886,078	9,034,886,204	KACCU	127
Total: 127						

⏪ ◀ 1 ▶ ⏩ 10 items per page 1 - 1 of 1 items

Voluntary cancellations

The following voluntary cancellations of Kyoto units have been undertaken in the ANREU. This list is provided in accordance with Section 61B and 62 of the *Australian National Registry of Emissions Units Act 2011*.

Data as at 15/02/2026

Date of transaction	Entity name	Number of units	Unit type
18/12/2025	SOUTH POLE AUSTRALIA FINANCIAL SERVICES PTY LTD	127	KACCU

___ Report end ___

