

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property 171 Collins Pty Ltd and P.T Limited as Custodian for the Charter Hall Office

Building / Premises name: 171 Collins Street

Building Address: 171 Collins Street, Melbourne, VIC 3000

Corresponding NABERS Energy Rating number OF40813

This building 171 Collins 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 27/5/2026.

Total emissions offset	317 tCO2-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

171 Collins Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 27th of May 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:

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 at 30/06/24. Cbus Property has built a strong reputation by delivering market-leading approach to its development projects and investments that sets the benchmark for sustainable buildings. Cbus Property’s net zero carbon strategy prioritises meaningful decarbonisation by energy efficiency, removing fossil fuels, and using renewable electricity. Cbus Property only relies on carbon offsets as a last resort. Charter Hall Group (ASX:CHC) is one of Australia’s leading integrated property groups. Our property and funds management platform extends across the Office, Industrial & Logistics, Retail and Social Infrastructure sectors. Beginning 1 July 2021, Charter Hall’s Office portfolio signed an agreement to supply 100% renewable electricity for base building operations netting off its scope 2 emissions. While we electrify our portfolio, we have forward procured three years’ worth of Australian carbon credit units from environmental planting and savanna burning projects to offset our scope 1 emissions.

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 ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	239.8
Scope 1: Diesel	7.7
Scope 2: Electricity	0.0
Scope 3: Natural gas	18.6
Scope 3: Diesel	1.9
Scope 3: Electricity	0.0
Scope 3: Waste	15.8
Scope 3: Water and Wastewater	32.1
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	317**

*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>

** Noting emissions may not sum due to rounding.

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 (%)
							(CO2 -e) (total quantity retired) ***			
Blinky Forest Carbon Project	ACCU	ANREU	13/04/2023	8.356.590.297 – 8.356.590.563 See Screenshot in Appendix B	2022-23	267	105	51	54	17.0%
Wilinggin Fire Project	ACCU	ANREU	13/04/2023	8.332.626.977 – 8.332.627.400 See Screenshot in Appendix B	2021-22	424	105	0	105	33.0%
Biodiverse Carbon Conservation EOP101147	ACCU	ANREU	20/08/2025	8.356.311.758 - 8.356.311.941 See Screenshot in Appendix B	2022-23	184	184	25	159	50.0%
Twini Islands Savanna Burning for Greenhouse Gas	ACCU	ANREU	20/08/2025	3.800.818.968 - 3.800.819.017 See Screenshot in Appendix B	2019-20	50	50	50	0	0.0%
Jawoyn Fire 2 ERF102021	ACCU	ANREU	20/08/2025	8.330.510.159 - 8.330.510.806 See Screenshot in Appendix B	2021-22	648	648	648	0	0.0%
Carbon Conscious Carbon Capture Project 2 EOP100638	ACCU	ANREU	20/08/2025	8.345.004.993 - 8.345.005.061 See Screenshot in Appendix B	2021-22	69	69	69	0	0.0%
TOTAL Eligible Quantity used for this reporting period claim									318	
TOTAL Eligible Quantity banked for future reporting periods								843		

* 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:

Charter Hall (CHOT) who is a 50% stakeholder in the asset retired offsets for all assets in the portfolio for the FY25-26. Internal spreadsheets show the breakdown for the number of offsets retired for each asset. Offsets have been used in previous years for Blinky Forest Carbon Project and Wilinggin Fire Project.

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)*	967
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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
Yaloak South Windfarm - VIC	LGC	CER	18/07/2025	8273-8394	WD00VC26	2023	122	122	0	Wind	VIC
Yaloak South Windfarm - VIC	LGC	CER	18/07/2025	33868-34712	WD00VC26	2024	845	845	0	Wind	VIC
Total LGCs surrendered this report and used in this report								967			

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 -

0

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.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

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

0 kWh

Evidence of purchase of this renewable electricity -

0

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)	1,655,795	kWh
Mandatory * (RET) (cell D32)	192,680	kWh
LGCs voluntarily surrendered (cell D36+D37)	967,000	kWh
GreenPower voluntarily purchased (cell D34)	490,000	kWh
Onsite renewable energy consumed (cell D41+D43)	6,115	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-633,434	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-576,425	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	873,972	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 5.00% 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 0.00% 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	0.00
Total	0.00

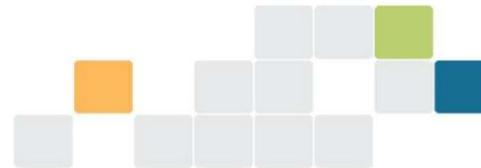
Appendix D: Screenshots of offsets purchased

The screenshot displays the ANREU web interface. The header includes the Australian Government logo and 'Clean Energy Regulator'. The user is logged in as 'Saehaneul Moon / Industry User'. The main content area is titled 'Transaction Details' and shows information for transaction ID AU26676. It lists the current status as 'Completed (4)', status dates, transaction type as 'Cancellation (4)', and the transaction initiator as 'Moon, Saehaneul'. A comment states: 'Credits retired by Cbus Property on behalf of 171 Collins St, Melbourne, VIC, based on the 50% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.' Below this, it details the 'Transferring Account' (AU-2977, South Pole Australia Financial Services Pty Ltd) and the 'Acquiring Account' (AU-1068, Australia Voluntary Cancellation Account, Commonwealth of Australia). A table of 'Transaction Blocks' follows, with columns for Entity, Type, Transaction Type, Original CP, Current CP, ERF Project ID, NGER Facility ID, NGER Facility Name, Safeguard, Kyoto Project #, Vintage, Expiry Date, Serial Range, and Quantity. Two rows are shown for AU KACCU Voluntary ACCU Cancellation with ERF Project IDs ERF10642 and ERF121336. A 'Transaction Status History' section at the bottom shows a timeline of events from 2023-04-13 to 2023-04-06 with corresponding status codes like 'Completed (4)', 'Proposed (1)', 'Account Holder Approved (97)', and 'Awaiting Account Holder Approval (95)'.

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Australian Government
Clean Energy Regulator



25 August 2025

VC202526-00865

To whom it may concern,

Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, Commonwealth Bank of Australia (account number AUJ-3184).

NUMBER AU 3187.

The details of the cancellation are as follows:

Date of transaction		20 August 2025
Transaction ID		AU43460
Type of units		KACCU
Total Number of units		951
Block 1	Serial number range	8,356,311,758 - 8,356,311,941 (184 KACCUs)
	ERF Project	Biodiverse Carbon Conservation – EOP101147
	Vintage	2022-23
Block 2	Serial number range	3,800,818,968 - 3,800,819,017 (50 KACCUs)
	ERF Project	Tiwi Islands Savanna Burning for Greenhouse Gas Abatement – ERF105045
	Vintage	2019-20
Block 3	Serial number range	8,330,510,159 - 8,330,510,806 (648 KACCUs)
	ERF Project	Jawoyn Fire 2 – ERF102021
	Vintage	2021-22
Block 4	Serial number range	8,345,004,993 - 8,345,005,061 (69 KACCUs)
	ERF Project	Carbon Conscious Carbon Capture Project 2 – EOP100638
	Vintage	2021-22
Transaction comment		These units were retired on behalf of CHARTER HALL WHOLESALE MANAGEMENT LIMITED AS TRUSTEE OF THE CHARTER HALL OFFICE TRUST to support carbon neutral claims for the July 24 - June 26 period

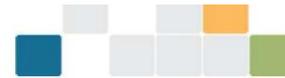
Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator’s website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](#).



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If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "D. O'Toole", enclosed in a light grey rectangular box.

David O'Toole
ANREU and International
NGER and Safeguard Branch
Scheme Operations Division

VC202526-00865

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___Report end___