

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** APREF Property Pty Ltd atf APREF Banfield Road Trust

**Building / Premises name:** Macquarie Innovation Centre

**Building Address:** 2 Banfield Road, Macquarie Park, NSW 2113

**Corresponding NABERS Energy Rating number** OF43292

**This building Macquarie Innovation Centre 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 01/10/2024 to 30/9/2025. The carbon neutral certification is valid until 31/12/2026.**

<b>Total emissions offset</b>	456 tCO2-e
<b>Offsets bought</b>	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	26.38% of electricity is from renewable sources

**Emissions Reduction Strategy**

Macquarie Innovation Centre has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 31st of December 2026

**Reporting Year Period**

The rating period / reporting year 1/10/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
30/09/2025



# 1. Carbon Neutral Information

## 1A Introduction:

AEW is a global real estate investment manager with US\$87 billion in assets under management. AEW is committed to a vision of prudent property stewardship and is focused on investing in properties and implementing improvements that further sustainability

## 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
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



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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.
Purchased goods and services	Upstream emissions from purchased goods and services are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
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

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## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	23.6
Scope 1: Diesel	0.4
Scope 2: Electricity	374.5
Scope 3: Natural gas	6.0
Scope 3: Diesel	0.1
Scope 3: Electricity	27.5
Scope 3: Waste	15.5
Scope 3: Water and Wastewater	7.5
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>456</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 (%)
							(CO2-e) (total quantity retired) ***			
Hydroelectric Project in Kinnaur District in Himachal Pradesh	VCU	Verra	20/02/2026	13264-481778428-481778763-VCS-VCU-997-VER-IN-1-1742-01052020-31122020-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=318839">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=318839</a>	01/05/2020 - 31/12/2020	336	336	0	336	73.7%
Hydroelectric Project in Kinnaur District in Himachal Pradesh	VCU	Verra	20/02/2026	13264-481791787-481791906-VCS-VCU-997-VER-IN-1-1742-01052020-31122020-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=321235">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=321235</a>	01/05/2020 - 31/12/2020	120	120	0	120	26.3%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									456	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								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
<b>Total LGCs surrendered this report and used in this report</b>								<b>0</b>			

#### 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 location-based approach

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location and the emissions intensity of the grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Marked Based Approach		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>161,981</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	98,625	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	63,356	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>452,047</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>26.38%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>415,883</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>401,991</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 3.41% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
<b>Basic</b>
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
<b>Total</b>	<b>0.00</b>

## Appendix D: Screenshots of offsets purchased

\_\_\_ Report end \_\_\_