

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Cbus Property 447 Collins Street Pty Ltd ATF 447 Collins Street Unit Trust And ISPT Pty Ltd ATF Industry Superannuation Property Trust No. 2 ACN 064 041 283

**Building / Premises name:** Collins Arch

**Building Address:** 447 Collins Street, Melbourne, VIC 3000

**Corresponding NABERS Energy Rating number** OF42037

This building Collins Arch 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 01/4/2024 to 31/3/2025. The carbon neutral certification is valid until 28/7/2026.

<b>Total emissions offset</b>	1203 tCO2-e
<b>Offsets bought</b>	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

**Emissions Reduction Strategy**

Collins Arch has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 28th of July 2026

**Reporting Year Period**

The rating period / reporting year 1/04/2024  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
31/03/2025

# 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 June 2024.

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. <https://www.cbusproperty.com.au/>. At ISPT, we recognise our duty to anticipate and manage the impacts of climate change as part of our responsible investment approach. We aim to mitigate the impact on our portfolio and operations through the efficient and effective use of natural resources to drive net positive environmental outcomes.

ISPT has committed to future generations by taking immediate action on climate change through carbon neutral certification. We’ve accomplished this carbon neutral position by managing climate risks in our portfolio and operations through energy efficiency, onsite renewables, offsite renewables through Power Purchase Agreements (PPAs), and then by offsetting the remainder of emissions with the use of 100% Australian Carbon Credit Units. ISPT is now looking to include our joint venture assets in collaboration with our co-owners.

## 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
Hotel – 408 Flinders Lane. Residential - 439 Collins Street	Each of the individual components of the asset (Hotel - 408 Flinders Lane, Residential - 439 Collins Street, Commercial/Retail – 447 Collins Street) are under separate titles. Although the properties are physically connected, there is no direct physical crossover between the hotel/residential/commercial. As such, the servicing, HVAC and Waste operations are all independently managed by the separate title owners. The asset does not function as a building with multiple uses, it is technically multiple buildings of different uses which are physically connected.

## 2. Emissions Summary

<b>Table 2. Emissions Source – Summary</b>	<b>t CO<sub>2</sub> –e</b>
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	969.9
Scope 1: Diesel	1.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	75.3
Scope 3: Diesel	0.2
Scope 3: Electricity	0.0
Scope 3: Waste	104.0
Scope 3: Water and Wastewater	51.8
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>1,203</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	Eligible Quantity used	Percentage of total (%)
							(tCO2 -e) (total quantity retired) ***	banked for future reporting periods	for this reporting period claim	
Wilinggin Fire Project	ACCU	ANREU	13/04/2023	8,332,625,734 - 8,332,626,791 See screenshot in Appendix D	2021-22	1058	1058	0	317	26.4%
South East Arnhem Land Fire Abatement Project (SEALFA) Project	ACCU	ANREU	20/12/2024	8,379,007,785 - 8,379,008,306 See screenshot in Appendix D	2022-23	522	522	0	318	26.4%
CO2 Australia Creating a Better Climate Project	ACCU	ANREU	17/11/2025	8496930526 - 8496930809 See screenshot in Appendix D	2024	284	284	0	284	23.6%
Mainoru Savanna Burning Project	ACCU	ANREU	10/12/2025	9,016,329,682 - 9,016,329,823 See screenshot in Appendix D	2024-25	142	142	0	142	11.8%
Northern Savanna Project	ACCU	ANREU	10/12/2025	8,347,836,778 - 8,347,836,919 See screenshot in Appendix D	2022-23	142	142	0	142	11.8%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									1,203	
<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.

**Offset surrender note:**

Wilinggin Fire Project and South East Arnhem Land Fire Abatement Project (SEALFA) Project display 635 offsets which were claimable from the previous Carbon Neutral Rating period (overlap in certification period).

#### 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.

<b>I. Large-scale Generation certificates (IGCs)*</b>	770
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\* IGCs 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 (IGCs)	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	IGC	REC	20/12/2024	33053-33867	WD00VC26	2024	815	464	0	Wind	VIC
Yaloak South Windfarm - VIC	IGC	REC	27/06/2025	51373-51457	WD00VC26	2023	85	0	0	Wind	VIC
Yaloak South Windfarm - VIC	IGC	REC	21/11/2025	68364-68669	WD00VC26	2024	306	306	0	Wind	VIC
<b>Total IGCs surrendered this report and used in this report</b>								<b>770</b>			

**IGC surrender note:**

Includes IGCS from the previous Carbon Neutral Rating (certification period overlap). A total of 464 IGCs were utilised within this period, with the remaining 306 recently surrendered.

#### 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>941,393</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	171,393	kWh
LGCs voluntarily surrendered (cell D36+D37)	770,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-13,942</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	-12,687	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	797,608	kgCO <sub>2</sub> -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 8.65% of this claim's total emissions

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

Excellent
<b>Good</b>
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 CO <sub>2</sub> -e)
Method 1	0.00
Method 2	0.00
<b>Total</b>	<b>0.00</b>

# Appendix D: Screenshots of offsets purchased

**Australian National Registry of Emissions Units**

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Logged in as: Saehaneul Moon / Industry User

**Transaction Details**  
Transaction details appear below.

**Transaction ID:** AUJ26873  
**Current Status:** Completed (4)  
**Status Date:** 2023-04-13 16:45:30 AEST  
 2023-04-13 06:45:30 GMT  
**Transaction Type:** Cancellation (4)  
**Transaction Initiator:** Moon, Saehaneul  
**Transaction Approver:** Zhou, Tom Yi Shang  
**Comment:** Credits retired by Cbus Property on behalf of 447 Collins St, Melbourne, VIC, based on the 50% ownership of the building, for the purposes of Climate Active Carbon Neutral Building certification.

**Transferring Account**  
**Account Number:** AU-2977  
**Account Name:** South Pole Australia Financial Services Pty Ltd  
**Account Holder:** South Pole Australia Financial Services Pty Ltd

**Acquiring Account**  
**Account Number:** AU-1068  
**Account Name:** Australia Voluntary Cancellation Account  
**Account Holder:** Commonwealth of Australia

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			EEF121336					2022-23		8,356,589,513 - 8,356,590,180	668
AU	KACCU	Voluntary ACCU Cancellation			EOP100642					2021-22		8,332,625,734 - 8,332,626,791	1,058

**Transaction Status History**

Status Date	Status Code
2023-04-13 16:45:30 AEST	Completed (4)
2023-04-13 06:45:30 GMT	Completed (4)
2023-04-13 16:45:30 AEST	Proposed (1)
2023-04-13 06:45:30 GMT	Proposed (1)
2023-04-13 16:45:29 AEST	Account Holder Approved (97)
2023-04-13 06:45:29 GMT	Account Holder Approved (97)
2023-04-06 17:30:57 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:20:57 GMT	Awaiting Account Holder Approval (95)

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**Australian National Registry of Emissions Units**

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Logged in as: Kirette Chandra / Industry User

**Transaction Details**  
Transaction details appear below.

**Transaction ID:** AUJ38350  
**Current Status:** Completed (4)  
**Status Date:** 20/12/2024 11:46:05 (AEDT)  
 20/12/2024 00:46:05 (GMT)  
**Transaction Type:** Cancellation (4)  
**Transaction Initiator:** Chandra, Kristie  
**Transaction Approver:** Gurney, Annabella  
**Comment:** Voluntarily retired on behalf of 447 Collins Street Melbourne VIC 3000 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period - 01/10/2023 to 30/09/2024.

**Transferring Account**  
**Account Number:** AU-3255

**Acquiring Account**  
**Account Number:** AU-1068

Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia Pty Ltd

Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF101624					2022-23		8,379,007,785 - 8,379,008,306	522

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**Australian Government**  
**Clean Energy Regulator**



11 December 2025

VC202526-00928

To whom it may concern,

**Voluntary cancellation of units in ANREU**

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, Commonwealth Bank of Australia (account number AU-1021).

The details of the cancellation are as follows:

Date of transaction	10 December 2025
Transaction ID	81358000
Type of units	KACCU
Total Number of units	142
Serial number range	9,016,329,682 - 9,016,329,823
ACCU Project	Mainoru Savanna Burning Project – ERF101753
Project Location	NT
Method Type	Savanna Fire Management
Method	Emissions Abatement through Savanna Fire Management 2015
Vintage	2024-25
Transaction comment	Carbon credits retired by Cbus Property on behalf of 447 Collins St, Melbourne, VIC based on 50% ownership of the building for the purpose of Climate Active Carbon Neutral Building certification.

Details of all voluntary cancellations made in the Unit and Certificate Registry are published on the Clean Energy Regulator’s website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](https://www.cer.gov.au/voluntary-cancellations-register).

If you require additional information about the above transaction, please email [CER-RegistryContact@cer.gov.au](mailto:CER-RegistryContact@cer.gov.au)

Yours sincerely,

Unit and Certificate Registry Section  
NGER and Safeguard Branch  
Scheme Operations Division



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Australian Government  
Clean Energy Regulator



11 December 2025

VC202526-00931

To whom it may concern,

**Voluntary cancellation of units in ANREU**

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, Commonwealth Bank of Australia (account number AU-1021).

The details of the cancellation are as follows:

<b>Date of transaction</b>	10 December 2025
<b>Transaction ID</b>	81361000

Type of units	KACCU
Total Number of units	142
Serial number range	8,347,836,778 - 8,347,836,919
ACCU Project	Northern Savanna Project – ERF104944
Project Location	QLD
Method Type	Savanna Fire Management
Method	Emissions Abatement through Savanna Fire Management 2015
Vintage	2022-23
Transaction comment	Carbon credits retired by Cbus Property on behalf of 447 Collins St, Melbourne, VIC based on 50% ownership of the building for the purpose of Climate Active Carbon Neutral Building certification.

Details of all voluntary cancellations made in the Unit and Certificate Registry are published on the Clean Energy Regulator’s website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](https://www.cer.gov.au/voluntary-cancellations-register).

If you require additional information about the above transaction, please email [CER-RegistryContact@cer.gov.au](mailto:CER-RegistryContact@cer.gov.au)

Yours sincerely,

Unit and Certificate Registry Section  
 NGER and Safeguard Branch  
 Scheme Operations Division



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## Transaction details

Completed

Transaction ID  
**79901000**

Transaction type  
**Voluntary cancellation**

Transferring account  
**AU-3255: Tasman Environmental Markets Australia Pty Ltd**  
 Tasman Environmental Markets Australia Pty Ltd

Acquiring account  
**AU-1068: Australia Voluntary Cancellation Account**  
 Commonwealth of Australia

Comments

**Voluntarily retired on behalf of 447 Collins Street, Melbourne VIC 3000 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2025, for the period - 01/04/2024-31/03/2025.**

**Selected ACCUs**

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
EOP100627	CO2 Australia Creating a Better Climate Project	Vegetation	Reforestation by Environmental or...	2023-24	NSW	284
<b>Total: 284</b>						

REF NO.	PROJECT NAME	SERIAL NO.		COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	CO2 Australia Creating a Better Climate Project	SN	8496930526 8496930809	Australia	EOP100627	Reforestation	2024	17/11/2025	284
								TOTAL	284

**\_\_\_Report end\_\_\_**