

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

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	QQT Investment 1 Pty Ltd ATF QQT Investment Trust 1 AND QQT Investment 2 ATF QQT Investment Trust 2
Building / Premises name:	Quay Quarter Tower
Building Address:	50 Bridge Street, Sydney, NSW 2000
Corresponding NABERS Energy Rating number	OF37527

This building Quay Quarter Tower 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 01/1/2024 to 31/12/2024. The carbon neutral certification is valid until 30/4/2026.

Total emissions offset	521 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

Quay Quarter Tower has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 30th of April 2026

Reporting Year Period

The rating period / reporting year	1/01/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/12/2024

1. Carbon Neutral Information

1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

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	220.3
Scope 1: Diesel	2.6
Scope 2: Electricity	0.0
Scope 3: Natural gas	56.0
Scope 3: Diesel	0.6
Scope 3: Electricity	0.0
Scope 3: Waste	115.9
Scope 3: Water and Wastewater	124.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	521**

*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 (%)
							(tCO ₂ -e) (total quantity retired) ***			
195 - Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	21/08/2024	8330599081 - 8330599461 See screenshot in Appendix B	2021 - 2022	381	381	0	117	22.5%
206 - Carbon Conscious Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355770050 - 8355770423 See screenshot in Appendix B	2022 - 2023	374	374	0	373	71.6%
248 - Western Farm Trees Restoration	ACCU	ANREU	19/03/2025	9005043617 - 9005043729 See screenshot in Appendix B	2023 - 2024	113	113	82	31	6.0%
TOTAL Eligible Quantity used for this reporting period claim									521	
TOTAL Eligible Quantity banked for future reporting periods								82****		

* 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:

**** Remaining offsets are used for other site's in the portfolio, hence, cannot be banked for future for this site's carbon offsetting.

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)*	5834
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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
New England Solar Farm, NSW.	LGC	REC	31/12/2024	328889 - 338577	SRPXNS94	2024	9689	5834	3855	Solar	NSW
Total LGCs surrendered this report and used in this report								5,834			

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)	7,101,891	kWh
Mandatory * (RET) (cell D32)	1,267,891	kWh
LGCs voluntarily surrendered (cell D36+D37)	5,834,000	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
Total residual electricity (cell D44)	-241,007	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-219,316	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	5,008,446	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 22.25% 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 air conditioning 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

Transaction ID AU35507
Current Status Completed (4)
Status Date 21/08/2024 15:36:57 (AEST)
 21/08/2024 05:36:57 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment Retired by Dexus on behalf of Quay Quarter Tower and Quay Quarter Lanes Sydney for the purpose of Climate Active certification in FY24

Transferring Account
Account Number AU-2321
Account Name Carbon Financial Services Pty. Ltd.
Account Holder Carbon 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			ERF105045					2021-22		8,330,599,081 - 8,330,599,461	381

Transaction Status History

Status Date	Status Code
21/08/2024 15:36:57 (AEST)	Completed (4)
21/08/2024 05:36:57 (GMT)	
21/08/2024 15:36:57 (AEST)	Proposed (1)
21/08/2024 05:36:57 (GMT)	
21/08/2024 15:36:57 (AEST)	Account Holder Approved (97)
21/08/2024 05:36:57 (GMT)	
21/08/2024 10:14:04 (AEST)	Awaiting Account Holder Approval (95)
21/08/2024 00:14:04 (GMT)	

Transaction ID AU35473
Current Status Completed (4)
Status Date 21/08/2024 15:20:28 (AEST)
 21/08/2024 05:20:28 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment Retired by Dexus on behalf of Quay Quarter Tower and Quay Quarter Lanes Sydney for the purpose of Climate Active certification in FY24

Transferring Account
Account Number AU-2321
Account Name Carbon Financial Services Pty. Ltd.
Account Holder Carbon 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			EDP100636					2022-23		8,355,770,050 - 8,355,770,423	374

Transaction ID	AU40056
Current Status	Completed (4)
Status Date	19/03/2025 19:07:33 (AEDT) 19/03/2025 08:07:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Retired by Dexus on behalf of Quay Quarter Tower and Quay Quarter Lanes Sydney for the purpose of Climate Active certification in FY25

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

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			EQP101162					2023-24		9,005,043,617 - 9,005,043,729	113

___ **Report end** ___