

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

An Australian Government Initiative



<b>THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE</b>
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**Responsible entity name:** Altis Bulky Retail Pty Limited ATF Altis ARET Sub Trust 31

**Building / Premises name:** 145 Ann Street

**Building Address:** 145 Ann Street, Brisbane, QLD 4000

**Corresponding NABERS Energy Rating number** OF42670

**This building 145 Ann 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 01/7/2024 to 30/6/2025. The carbon neutral certification is valid until 12/10/2026.**

<b>Total emissions offset</b>	120 tCO <sub>2</sub> -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

145 Ann Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 12th of October 2026

### Reporting Year Period

<b>The rating period / reporting year</b>	<b>1/07/2024</b>
12 consecutive months of data used to calculate the NABERS Star rating.	<b>to</b>
	<b>30/06/2025</b>

# 1. Carbon Neutral Information

## 1A Introduction:

Aware Real Estate support better futures for Aware Super members by unlocking exceptional value through real estate. Aware Real Estate is committed to achieve Net Zero Scope 1 & 2 emissions by 2030, to both align with and exceed Aware Super's 2023 Climate Transition Plan. 145 Ann Street, Brisbane is the first Climate Active Carbon Neutral certified asset in our portfolio.

## 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 and water	Retail tenancy lighting, power, supplementary air-conditioning and water 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.

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	23.8
Scope 1: Natural gas	10.5
Scope 1: Diesel	1.7
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.8
Scope 3: Diesel	0.4
Scope 3: Electricity	0.0
Scope 3: Waste	53.3
Scope 3: Water and Wastewater	28.1
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>120</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 (%)
							(tCO2-e) (total quantity retired) ***			
Mt Mulgrave Savanna Burning Project (ERF102090)	ACCU	ANREU	22/12/2025	9034896943 - 9034897062	2025-26	120	120	0	120	100.0%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									120	
<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.

Large-scale Generation certificates (LGCs)*	1203
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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
Eumemmerring (Unit 3, 4A, 4B) - Solar w SCII - VIC	IGC	REC Registry	27/11/2025	1-359	SRPVVCN0	2025	785	785	0	Solar	VIC
				1-428							
Fastrac Foodservices - Solar - VIC	IGC	REC Registry	24/12/2025	148-169	SRPVVCB8	2025	22	22	0	Solar	VIC
BUPA Kyneton 50kWp	IGC	REC Registry	24/12/2025	1-8	SRPVVC33	2025	8	8	0	Solar	VIC
BUPA Kyneton 50kWp	IGC	REC Registry	24/12/2025	23-26	SRPVVC33	2025	4	4	0	Solar	VIC
BUPA Kyneton 50kWp	IGC	REC Registry	24/12/2025	28-30	SRPVVC33	2025	3	3	0	Solar	VIC
BUPA Kyneton 50kWp	IGC	REC Registry	24/12/2025	37-37	SRPVVC33	2025	1	1	0	Solar	VIC
Swan Hill Abattoir Solar PV Vic	IGC	REC Registry	24/12/2025	589-600	SRPVVCL7	2025	12	12	0	Solar	VIC
Genfac Plastics - Solar - VIC	IGC	REC Registry	24/12/2025	724-810	SRPVVC10	2025	87	87	0	Solar	VIC
Genfac Plastics - Solar - VIC	IGC	REC Registry	24/12/2025	811-885	SRPVVC10	2025	75	75	0	Solar	VIC
Swan Hill Abattoir Solar PV Vic	IGC	REC Registry	24/12/2025	1100-1305	SRPVVCL7	2025	206	206	0	Solar	VIC
Total LGCs surrendered this report and used in this report								1,203			

#### 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 -  
Not applicable, minimum NABERS Energy rating achieved.

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.  
Not applicable, minimum NABERS Energy rating 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 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>1,465,294</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	262,294	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,203,000	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>-783</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	-720	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,288,770	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 44.39% 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 19.80% 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	23.75
Method 2	0.00
<b>Total</b>	<b>23.75</b>

# Appendix D: Screenshots of offsets purchased

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



23 December 2025

VC202526-00957

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, South Pole Australia Financial Services Pty Ltd (account number AU-2977).

The details of the cancellation are as follows:

<b>Date of transaction</b>	22 December 2025
<b>Transaction ID</b>	82379000
<b>Type of units</b>	KACCU
<b>Total Number of units</b>	120
<b>Serial number range</b>	9,034,896,943 - 9,034,897,062
<b>ACCU Project</b>	Mt Mulgrave Savanna Burning Project – ERF102090
<b>Project Location</b>	QLD
<b>Method Type</b>	Savanna Fire Management
<b>Method</b>	Emissions Abatement through Savanna Fire Management 2015
<b>Vintage</b>	2025-26
<b>Transaction comment</b>	Carbon offsets retired for 145 Ann Street Brisbane, Climate Active Carbon Neutral rating for 1/07/2024 to 30/06/2025 rating period.

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](#) (cecr.gov.au)

Energy Regulator's website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](#).

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