

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** QIC Craigieburn Junction PTY LTD

**Building / Premises name:** Craigieburn Junction

**Building Address:** 420 Craigieburn Rd, Craigieburn, VIC 3064

**Corresponding NABERS Energy Rating number** SC32895

This building Craigieburn Junction 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 27/10/2026.

<b>Total emissions offset</b>	354 tCO2-e
<b>Offsets bought</b>	2.82% ACCUs, 97.18% 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**

Craigieburn Junction has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 27th of October 2026

**Reporting Year Period**

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



# 1. Carbon Neutral Information

## 1A Introduction:

In June 2020, QIC Real Estate announced a commitment to achieving Net Zero Carbon Emissions (Scope 1 and 2) by 2028 for our core managed portfolio of Australian retail assets within the QIC Property Fund (QPF) and QIC Town Centre Fund (QTCF). In FY21, the same target was expanded to cover QIC’s Office Fund (QOF), and in FY22 it was extended to our QIC Active Retail Property (QARP) and QIC Australia Core Plus (QACPF) funds.

Roadmaps have been developed for each of our funds, detailing the various carbon emissions reduction initiatives required at an asset level to achieve net zero carbon emissions (Scope 1 and 2) by 2028.

<https://www.qicre.com/ESG/2023-ESG-report/Our-Progress/Climate-change#400E7ABBC4B24A8B85540E597254E456>

## 1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>
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 <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.3
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.1
Scope 3: Electricity	0.0
Scope 3: Waste	325.8
Scope 3: Water and Wastewater	27.6
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>354</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 (%)	
							(tCO <sub>2</sub> -e) (total quantity retired) ***				
Mt Mulgrave Savanna Burning Project	ACCU	ACCU project and contract register	9/12/2024	9016318230 to 9016318549 See screenshots x2 in Appendix D	2024-25	320	10	0	10	2.8%	
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra Registry	6/11/2025	13075-470774554-470774903-VCS-VCU-262-VER-ID-1-487-01012014-31122014-0 See screenshots x2 in Appendix D	1/1/2014 - 31/12/2014	350	350	6	344	97.2%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									354		
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								6			

\* 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
Total LGCs surrendered this report and used in this report								0			

#### 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 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>442,651</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	0	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	442,651	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>0</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	0	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	0	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 92.02% of this claim's total emissions

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

Excellent
Good
Acceptable
Basic
<b>Poor</b>

## 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

<b>Transaction ID</b>	AU37862
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	09/12/2024 11:42:54 (AEDT) 09/12/2024 00:42:54 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Nathalia, Griselda
<b>Transaction Approver</b>	Doan-Lockyer, Jenny
<b>Comment</b>	Surrender against QIC Active Retail Property Fund, Craigieburn Junction Shopping Centre, 420 Craigieburn Rd, Craigieburn Vic, 3064 – for operating period 1 July 2023 to 30 June 2024.

### Transferring Account

<b>Account Number</b>	AU-2977
<b>Account Name</b>	South Pole Australia Financial Services Pty Ltd
<b>Account Holder</b>	South Pole Australia Financial Services Pty Ltd

### Acquiring Account

<b>Account Number</b>	AU-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	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			<a href="#">ERF102090</a>					2024-25		9,016,318,230 - 9,016,318,549	320

## Project summary

<b>Project ID</b>	ERF102090
<b>Method Type</b>	Savanna Fire Management
<b>Method</b>	Carbon Credits (Carbon Farming Initiative-Emissions Abatement through Savanna Fire Management) Methodology Determination 2015 <a href="#">Read the methodology determination</a>
<b>Description</b>	This project involves strategic and planned burning of savanna areas in the high and low rainfall zones during the early dry season to reduce the risk of late dry season wild fires.
<b>Project activities</b>	Reducing fire emissions in the high and the low rainfall areas
<b>Project suppressors, if applicable</b>	n/a



<b>Estimation or measurement approach or model</b>	SavBAT 2.2
<b>Enforceable undertakings related to this project</b>	n/a
<b>Supplementary project information</b>	n/a

## Participants

<b>Project Proponent</b>	Corporate Carbon Solutions Pty Ltd; Mt. Mulgrave Holdings Pty Ltd as the Trustee for Kingsley Discretionary Trust
<b>Agent</b>	South Pole Australia Pty Ltd

## Timings

<b>Registration</b>	22/10/2015
<b>Crediting period</b>	1/01/2015 - 31/12/2039
<b>Permanence period</b>	n/a
<b>Model start date(s)</b>	n/a



## Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 06 Nov 2025, 350 Verified Carbon Units (VCUs) were retired on behalf of:

QIC Limited

### Project Name

210 MW Musi Hydro Power Plant, Bengkulu

### VCU Serial Number

13075-470774554-470774903-VCS-VCU-262-VER-ID-1-487-01012014-31122014-0

### Additional Certifications

## PROJECT SUMMARY

**ID**

487

**State/Province**

Bengkulu

Bengkulu

## VCS

### Proponent

PT. PLN (Persero)

Francisco Morazan, Honduras

+504 2264-0040

lumana@denelmi.com

### VCS Project Status

Registered

[View Issuance Records](#)

### Estimated Annual Emission Reductions

953128

### VCS Project Type

Energy industries (renewable/non-renewable sources)

### VCS Methodology

ACM0002

### VCS Project Validator

RINA S.p.A (RINA)

### Project Registration Date

06/04/2020

### Crediting Period Term

2nd, 01/08/2016 - 31/07/2026

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2014	31/12/2014	13075-470774554-470774903-VCS-VCU-262-VER-ID-1-487-01012014-31122014-0	350	VCU	487	210 MW Musi Hydro Power Plant, Bengkulu	Energy industries (renewable/non-renewable sources)			Bengkulu	Indonesia (ID)	South Pole AG - 1	Environmental Benefit	QIC Limited	Retired on behalf of QIC Active Retail Property Fund, Craigieburn Junction Shopping Centre, 420 Craigieburn Rd, Craigieburn Vic, 3064 for operational carbon during period 1 July 2024 to 30 June 2025.	06/11/2025

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