

**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:** THE TRUST COMPANY (AUSTRALIA) LIMITED

**Building / Premises name:** Tower 3

**Building Address:** 747 Collins Street, Docklands, VIC 3008

**Corresponding NABERS Energy Rating number:** OF43397

**This building Tower 3 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 01/11/2024 to 31/10/2025. The carbon neutral certification is valid until 13/12/2026.**

<b>Total emissions offset</b>	906 tCO <sub>2</sub> -e
<b>Offsets bought</b>	81.02% ACCUs, 4.86% VCU, 14.13% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	26.64% of electricity is from renewable sources

### Emissions Reduction Strategy

Tower 3 has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 13th of December 2026

### Reporting Year Period

The rating period / reporting year	1/11/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/10/2025

# 1. Carbon Neutral Information

## 1A Introduction:

TrustCapital as investment manager are committed to integrating ESG considerations into our investment process and achieving carbon neutrality for the properties under management. Our commitment is demonstrated through employment of strategies including installation of photovoltaic systems and investigating new technology to improve energy efficiency, thereby reducing dependence on fossil fuels. This aligns with our dedication to environmental responsibility and ensuring that our properties have a net-zero carbon impact.

## 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

<p>The Building has achieved Carbon Neutral Certification for the</p>	<p>Base Building; or Whole Building.</p>	
<p>The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance &amp; materiality) as including the following emission sources</p>		<p>Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels &amp; Electricity, Water, Waste, Wastewater.</p>

**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
<p>none</p>	

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	89.4
Scope 1: Diesel	14.1
Scope 2: Electricity	612.4
Scope 3: Natural gas	6.9
Scope 3: Diesel	3.5
Scope 3: Electricity	83.2
Scope 3: Waste	85.5
Scope 3: Water and Wastewater	10.7
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>906</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) ***			
April Salumei Rainforest Community Conservation Project	VCU	Verra	11/12/2024	17330-825509996-825510521-VCS-VCU-352-VER-PG-14-1122-01012014-31122014-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=273561">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=273561</a>	01/01/2014 - 31/12/2014	526	526	0	44	4.9%
TEM-Managed: Native Forest Regeneration	ACCU	Australian Nation Registry of Emissions Units	11/12/2024	9004337279-9004337499 <a href="https://nationalregistry.cleanenergyregulator.gov.au/">https://nationalregistry.cleanenergyregulator.gov.au/</a>	2023-24	221	221	0	221	24.4%
April Salumei Rainforest Community Conservation Project	ACCU	Verra	21/11/2025	18239-883541067-883541898-VCS-VCU-352-VER-PG-14-1122-01012014-31122014-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=317505">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=317505</a>	01/01/2014 - 31/12/2014	832	832	319	513	56.6%
Kenilworth Regrowth Project	CER	ANREU	21/11/2025	9000148989 - 9000149196 <a href="https://cer.gov.au/markets/reports-and-data/voluntary-cancellations-register">https://cer.gov.au/markets/reports-and-data/voluntary-cancellations-register</a>	2024	208	208	80	128	14.1%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									<b>906</b>	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								<b>399</b>		

\* 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:**

265 offsets used this year that were banked from 2024.

## 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>274,535</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	164,962	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	109,573	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>756,097</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>26.64%</b>	
<b>Market Based Approach Emissions Footprint (cell M44)</b>	<b>695,609</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
<b>Location Based Approach Emissions Footprint (cell L38)</b>	<b>792,110</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 9.44% of this claim's total emissions

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

Excellent
Good
<b>Acceptable</b>
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**  
 Australian Government  
 Clean Energy Regulator

Logged in as: Kristie Chandra / Industry User

**Transaction Details**  
 Transaction details appear below.

**Transaction ID:** AU37971  
**Current Status:** Completed (4)  
**Status Date:** 11/12/2024 16:24:54 (AEDT)  
 11/12/2024 05:24:54 (GMT)  
**Transaction Type:** Cancellation (4)  
**Transaction Initiator:** Chandra, Kristie  
**Transaction Approver:** Gurney, Annabelle  
**Comment:** Retired on behalf of 747 Collins Street Melbourne VIC to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard for CY24.

**Transferring Account**  
**Account Number:** AU-3255  
**Account Name:** Tasman Environmental Markets Australia Pty Ltd  
**Account Holder:** Tasman Environmental Markets Australia 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			<a href="#">ERF166168</a>					2023-24		9,004,337,279 - 9,004,337,499	221

## Transaction details

Completed

Transaction ID  
**80302000**

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  
**Retired on behalf of 747 Collins Street Melbourne VIC to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard for CY25.**



Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF101721	Kenilworth Regrowth Project	Vegetation	Human-Induced Regeneration of a...	2023-24	NSW	208
<b>Total: 208</b>						

REF NO.	PROJECT NAME	SERIAL NO.		COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS	
1	April Salumei Rainforest Community Conservation Project	18239-VCS-VCU-352-VER-PG-14-1122-01012014-31122014-0	883541067	883541898	Papua New Guinea	VCS1122	REDD	2014	21/11/2025	832
2	Kenilworth Regrowth Project	SN	9000148989	9000149196	Australia	ERF101721	Regen	2024	21/11/2025	208
								TOTAL		1040

**Report end**