

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

An Australian Government Initiative



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE
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Responsible entity name:	UniSuper
Building / Premises name:	Malvern Central Shopping Centre
Building Address:	110-122 Wattletree Rd, Armadale, VIC 3143
Corresponding NABERS Energy Rating number	SC43045

This building Malvern Central Shopping Centre 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.

Total emissions offset	482 tCO ₂ -e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Malvern Central Shopping Centre has achieved a NABERS Energy rating of 4 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:

GPT is a global leader in environmental sustainability.

GPT’s carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability. In 2023 GPT achieved carbon neutral operations for the UniSuper mandate as certified by Climate Active. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets.

GPT Carbon Neutral Pathway:

1. Investing heavily in dealing with the most material source of inherent emissions - energy
2. Eliminating Scope 2 emissions by procuring 100% renewable electricity and by installing on-site solar
3. Offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impact relating to Australian-based reforestation projects, which provide water and biodiversity co-benefits in collaboration with Traditional Owners.
4. Driving waste recovery to increase A-Grade recycling rates

GPT’s carbon neutral achievement is validated in line with the Climate Active Certification and GPT is also aligning its measurement methods with the international Greenhouse Gas Protocols.

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	19.4
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.5
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	422.3
Scope 3: Water and Wastewater	38.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	482

*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 (%)
							(CO2 - e) (total quantity retired) ***			
Bundled Solar Power Project by Solararise India Projects PVT. LTD.	VCU	VERRA	8/05/2025	10731-245169788-245169896-VCS-VCU-997-VER-IN-1-1762-01012020-25082020-0	01/01/2020 - 25/08/2020	109	109	0	109	22.6%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=285013						
Ghani Solar Renewable Power Project by Greenko Group	VCU	VERRA	7/12/2025	8558-30731781-30732153-VCS-VCU-997-VER-IN-1-1792-01012019-30092019-0	01/01/2019 - 30/09/2019	373	373	0	373	77.4%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=319900						
TOTAL Eligible Quantity used for this reporting period claim									482	
TOTAL Eligible Quantity banked for future reporting periods								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)*	1031
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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.

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 Registry	11/04/2025	320070-320562	SRPANS94	2024	493	493	0	Solar	NSW
New England Solar Farm - NSW	LGC	REC Registry	8/10/2025	228043-228158	SRPANS94	2024	116	116	0	Solar	NSW
New England Solar Farm - NSW	LGC	REC Registry	8/10/2025	1307-1725	SRPANS94	2024	419	419	0	Solar	NSW
New England Solar Farm - NSW	LGC	REC Registry	10/11/2025	6491-6493	SRPANS94	2025	3	3	0	Solar	NSW
Total LGCs surrendered this report and used in this report								1,031			

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)	1,255,882	kWh
Mandatory * (RET) (cell D32)	224,882	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,031,000	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)	-261	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-241	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,079,833	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 87.61% 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

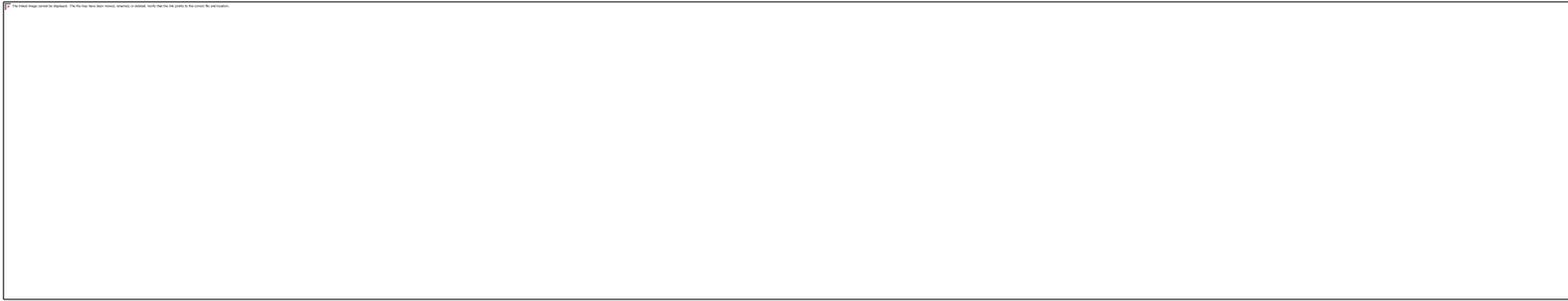
Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 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



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RETIRED UNITS

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
01/01/2020	25/08/2020	10731-245169788-245168896-VCS-VCU-997-VER-IN-1-1762-01012020-25082020-0	109	VCU	1762	Bundled Solar Power Project by Solararise India Projects PVT. LTD.	Energy industries (renewable/non-renewable sources)			Telangana, Maharashtra, Karnataka	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	Greenfeet	The UniSuper Fund for Malvern Central, for the period 01/07/2024 to 31/12/2024	08/05/2025

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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
01/01/2019	30/09/2019	8558-30731781-30732153-VCS-VCU-997-VER-IN-1-1752-01012019-30092019-0	373	VCU	1752	Ghani Solar Renewable Power Project by Greenko Group	Energy industries (renewable/non-renewable sources)			Andhra Pradesh	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	UniSuper	The UniSuper Fund for Malvern Central, for the period 01/01/2025 to 30/06/2025	07/12/2025

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