

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

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	QIC Retail Pty Ltd as trustee for QIC Active Retail Property Fund ABN 93 785 517 296
Building / Premises name:	Domain Central
Building Address:	103-141 Duckworth Street, Garbutt, QLD 4814
Corresponding NABERS Energy Rating number	SC43419

This building Domain Central 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 29/6/2026.

Total emissions offset	427 tCO ₂ -e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	17.91% of electricity is from renewable sources

Emissions Reduction Strategy

Domain Central has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 29th of June 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.³

Our funds are also signatories to the World Green Building Council’s Net Zero Carbon Buildings Commitment, demonstrating our commitment to achieving net zero in operational carbon emissions (Scopes 1 and 2), and driving our focus on reducing embodied carbon within our new development and renovation projects. As a signatory, we are committing to achieving net zero in operational emissions (Scopes 1 and 2) by 2028 and net zero in embodied carbon within any new developments from 2030 onwards.

Please visit <https://www.qicre.com/ESG/2023-ESG-report/Our-Progress/Climate-change#400E7ABBC4B24A8B85540E597254E456> for further information on QIC's Carbon Neutral 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
Retail tenancy Lighting and Power	Not included in NABERS rating, and outside the control of QIC
HVAC services to retail tenants	Non-centrally Serviced tenancy HVAC services are excluded from the NABERS rating and outside the control of QIC
Tenant Refrigeration refrigerant emissions	Excluded refrigerant equipment not operationally controlled by QIC, including food/beverage tenancy refrigeration and freezer units.
Tenant-managed Waste Streams	Outside the control of QIC

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	52.8
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	322.3
Scope 3: Water and Wastewater	51.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	427

*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) ***			
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra Registry	6/11/2025	13075-470774904-470775333-VCS-VCU-262-VER-ID-1-487-01012014-31122014-0 See Screenshot in Appendix D	2014	430	430	3	427	100.0%
TOTAL Eligible Quantity used for this reporting period claim									427	
TOTAL Eligible Quantity banked for future reporting periods								3		

* 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)*	3.27
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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
Domain Central	LGC	Clean Energy Regulator	3/10/2025	1-30	SRPVQIP2	2021	30	3.27	26.73	Solar	Domain Central II - Solar - QLD
Total LGCs surrendered this report and used in this report								3			

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 -

0

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)	713	kWh
Mandatory * (RET) (cell D32)	713	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	3,270	kWh
Total residual electricity (cell D44)	0	kWh
Percentage renewable electricity – (cell D46)	17.91%	
Market Based Approach Emissions Footprint (cell M44)	0	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	3,505	kgCO₂-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 75.49% 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 12.37% 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	52.80
Total	52.80

Appendix D: Screenshots of offsets purchased





**Verified Carbon
Standard**

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, 430 Verified Carbon Units (VCUs) were retired on behalf of:

QIC Limited

Project Name
210 MW Musi Hydro Power Plant, Bengkulu

VCU Serial Number
13075-470774904-470775333-VCS-VCU-262-VER-ID-1-487-01012014-31122014-0

Additional Certifications

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The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: QIC Retail Pty Ltd as trustee for QIC Active Retail Property Fund

Offer ID: 12268

Surrender type: Voluntary

Number of certificates: 80 LGC(s)

Date of offer: 21/09/2025

Date of acceptance: 03/10/2025

Reason for voluntary surrender: Altruistic purposes

Surrender note: QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 - for solar produced and consumed on site during period 1 January 2025 to 30 June 2025.

Clean Energy Regulator note:

Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVQLP1	Solar	2020	2021	Domain Building 11 - Solar - QLD	QLD	44-63	50
SRPVQLP2	Solar	2020	2021	Domain Building 12 - Solar - QLD	QLD	1-30	30

These certificates have been accepted for voluntary surrender and permanently removed from the market under section 28A of the [Renewable Energy \(Electricity\) Act 2000](#).

Regards,

REC Registry

www.rec-registry.gov.au

You have received this email because you are a REC Registry user. To update your email preferences please contact your account administrators. Please note you cannot opt-out of receiving certain emails you are required to receive under the [Renewable Energy \(Electricity\) Act 2000](#).

Do not reply to this email address. For technical support email enquiries@cleanenergy.gov.au.

For more information email enquiries@cleanenergy.gov.au or call 1300 553 542 within Australia.

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Report end