

Australian Government

Carbon Neutral Program

## Public Disclosure Summary



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible Entity name:** CapitaLand CICT

**Building / Project Name:** 100 Arthur St

**Building Owner (if different from Responsible Entity):** CapitaLand CICT

**Project Address:** 100 Arthur St, North Sydney, NSW, 2060

This building has been Certified carbon neutral (base building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 16/12/2025 to 15/12/2026.

|                               |                         |
|-------------------------------|-------------------------|
| <b>Total emissions offset</b> | 311 tCO <sub>2</sub> -e |
| <b>Offsets bought</b>         | 100% ACCUs              |
| <b>Renewable electricity</b>  | 100%                    |

### Emissions Reduction Strategy

|  |   |                                     |
|--|---|-------------------------------------|
| The Responsible Entity has achieved either   | At least a 4 Star Green Star – Performance Rating; or                           | <input checked="" type="checkbox"/> |
| (The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department’s website) | At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or | <input type="checkbox"/>            |

## Emissions Reduction Strategy

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At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.

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Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification

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## Reporting Year Period

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The project's nominated Green Star - Performance period 01/7/2023 to 12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment. 30/06/2024

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## 1. Carbon Neutral Information

### 1A Introduction:

100 Arthur St is a Grade A office buildings with a net lettable area of 291,000 sf respectively. It is strategically situated in North Sydney CBD, with close proximity to North Sydney Station and Victoria Cross Metro as well as other amenities, including Coles and Greenwood Plaza.

### 1B Emission sources within certification boundary

Table 1. Emissions Boundary

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|  |                   |                                     |
|--|-------------------|-------------------------------------|
| The Responsible Entity has achieved Carbon Neutral Certification for the | Base Building; or | <input checked="" type="checkbox"/> |
|  | Whole Building.   | <input type="checkbox"/>            |

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**Table 1. Emissions Boundary**

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|  |   |
|--|---|
| 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<br>Scope 2: Electricity<br>Scope 3: Gas/Fuels & Electricity, Water, Waste.<br><br>Transport and waste transport were excluded due to the lack of robust data collection and calculations. As a result, inclusion was deemed not practical or technically feasible. |
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**2. Emissions Summary****Table 2. Emissions Source – Summary (only for projects using the 15A NABERS pathway)** **t CO2 –e**

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|  |            |
|--|------------|
| Scope 1: Refrigerants  | 184.012532 |
| Scope 1 (combustion of fuel), scope 2 (electricity) & scope 3 (fuel & electricity) | 113.07158  |
| Scope 3: Water   | 13.36      |
| Scope 3: Waste   | 0.34       |
| <b>Total Emissions</b>   | <b>311</b> |

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**3. Emissions over time**

Not applicable. This is the first reporting year for this building.

#### 4. Carbon Offsets Summary

Table 6. Offsets retired

| Project description  | Type of offset units | Registry | Date retired | Serial Numbers / hyperlink*  | Vintage | Quantity | Eligible Quantity (tCO <sub>2</sub> – e) (total quantity retired) | Quantity used in previous reporting periods | Quantity banked for future reporting periods | Quantity used for this reporting claim | Percentage of total (%) |
|--|----------------------|----------|--------------|--|---------|----------|---|---|--|--|-------------------------|
| South Australian Conservation Alliance Site #2                   | KACCU                | ANREU    | 23/09/2025   | 9,024,033,320-9,024,330,630<br>( <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> ) | 2024-25 | 311      | 311   | 0   | 0  | 311                                    | 100.00%                 |
| <b>Total offsets retired this report and used in this report</b> |                      |          |              |  |         |          |   |   |  | 311                                    |                         |
| <b>Total offsets banked for use future years: (if any)</b>       |                      |          |              |  |         |          |   |   | 0  |  |                         |
| Type of offset units   |                      |          |              | Quantity (used for this reporting period claim)  |         |          | Percentage of total   |   |  |  |                         |
| Australian Carbon Credit Units (ACCU)                            |                      |          |              | 311  |         |          | 100%  |   |  |  |                         |

**Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)**

| Project description | Type of offset units | Registry | Date retired | Serial number (and hyperlink to registry transaction record) | Vintage | Eligible Quantity (tCO <sub>2</sub> -e) | Purpose of cancellation |
|---------------------|----------------------|----------|--------------|--|---------|---|-------------------------|
| N/A                 | N/A                  | N/A      | N/A          | N/A  | N/A     | N/A                                     | N/A                     |

### 5. Renewable Energy Certificate (REC) summary

Not applicable. No RECs have been surrendered.

**Large-scale Generation certificates (LGCs)\***      N/A

**Other RECs**      N/A

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

## Appendix A: Electricity Summary

Electricity emissions are calculated using a market-based approach.

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

### 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 Summary

|  |            |
|--|------------|
| Total renewables (grid and non-grid) (kWh) | 1380810.92 |
| Mandatory * (kWh)                          | 0          |
| Voluntary * (kWh)                          | 1380810.92 |
| - GreenPower                               |            |
| Behind the meter (kWh)                     | 0          |

### Marked Based Approach - Total Renewables Summary

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|   |         |
|---|---------|
| Residual Electricity (kWh)                                      | 0       |
| Market Based Approach Emissions Footprint (tCO <sub>2</sub> -e) | 113.071 |

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### Location Based Approach Summary

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|   |          |
|---|----------|
| Location Based Approach Emissions Footprint (tCO <sub>2</sub> -e) | 1,203.91 |
|---|----------|

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#### Note

The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

## Appendix B: Offsets Screenshots



25 September 2025

VC202526-00885

To whom it may concern,

### Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, Terra Carbon Pty Limited (account number AU-1117).

The details of the cancellation are as follows:

|                              |  |
|------------------------------|--|
| <b>Date of transaction</b>   | 22 September 2025  |
| <b>Transaction ID</b>        | AU44202  |
| <b>Type of units</b>         | KACCU  |
| <b>Total Number of units</b> | 311  |
| <b>Serial number range</b>   | 9,024,330,320 - 9,024,330,630  |
| <b>ERF Project</b>           | South Australian Conservation Alliance - Site #2 – ERF139932   |
| <b>Vintage</b>               | 2024-25  |
| <b>Transaction comment</b>   | Credits retired on behalf of CapitalLand Australia for the purpose of Climate Active Carbon Neutral certification of 100 Arthur St, North Sydney 01/07/2023-30/06/2024 |

Details of all voluntary cancellations in the ANREU are published on the Clean 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:RegistryContact@cer.gov.au)

Yours sincerely,

Unit and Certificate Registry Section  
NGER and Safeguard Branch  
Scheme Operations Division



OFFICIAL

| <b>Transaction ID</b>             | AU44202  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
|-----------------------------------|--|-----------------------------|-------------|------------|---------------------------|--------------------|--------------------|-----------|-----------------|---------|-------------|-------------------------------|----------|
| <b>Current Status</b>             | Completed (X)  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Status Date</b>                | 23/09/2025 12:05:06 (AEST)<br>23/09/2025 02:05:06 (GMT)  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Transaction Type</b>           | Cancellation (4)   |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Transaction Initiator</b>      | Wragg, Benjamin James  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Transaction Approver</b>       | Josell, Pheme  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Comment</b>                    | Credits retired on behalf of CapitalLand Australia for the purpose of Climate Active Carbon Neutral certification of 100 Arthur St, North Sydney 01/07/2023-30/06/2024 |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Transferring Account</b>       |  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Number</b>             | AU-1117  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Name</b>               | Terra Carbon Pty Ltd   |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Holder</b>             | Terra Carbon Pty Limited   |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Acquiring Account</b>          |  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Number</b>             | AU-1068  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Name</b>               | Australia Voluntary Cancellation Account   |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Account Holder</b>             | Commonwealth of Australia  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Transaction Blocks</b>         |  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| 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="#">ERF139932</a> |                    |                    |           |                 | 2024-25 |             | 9,024,330,320 - 9,024,330,630 | 311      |
| <b>Transaction Status History</b> |  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |
| <b>Status Date</b>                |  |                             |             |            |                           | <b>Status Code</b> |                    |           |                 |         |             |                               |          |
| 23/09/2025 12:05:06 (AEST)        |  |                             |             |            |                           | Completed (X)      |                    |           |                 |         |             |                               |          |
| 23/09/2025 02:05:06 (GMT)         |  |                             |             |            |                           |                    |                    |           |                 |         |             |                               |          |

— Report end —

