

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Mirvac Funds Management Australia Limited

Building / Premises name: 255 George St

Building Address: 255 George Street, Sydney, NSW 2000

Corresponding NABERS Energy Rating number OF43661

This building 255 George St 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 01/9/2024 to 31/8/2025 The carbon neutral certification is valid until 11/12/2026.

Total emissions offset	181 tCO ₂ -e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	99.40% of electricity is from renewable sources

Emissions Reduction Strategy

255 George St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 11th of December 2026

Reporting Year Period

The rating period / reporting year 1/09/2024
 12 consecutive months of data used to calculate the NABERS Star rating. to
31/08/2025



1. Carbon Neutral Information

1A Introduction:

Mirvac's Wholesale Office Fund has committed to achieving net zero emissions across scope 1, 2 & 3 by 2030. Across the Fund, Scope 1 and 2 emissions are already, and continue to be, net positive. For Scope 3 emissions, the Fund plans to have all assets net zero through Climate Active Carbon Neutral certification by 2030. 255 George St's certification is part of the the Funds progress towards achieving net zero Scope 1, 2 & 3 emissions.

<https://www.mirvac.com/about/news-and-media/mwof-performs-strongly-in-gresb-results>

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" 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 ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	39.0
Scope 1: Diesel	4.5
Scope 2: Electricity	10.4
Scope 3: Natural gas	9.9
Scope 3: Diesel	1.1
Scope 3: Electricity	1.4
Scope 3: Waste	87.9
Scope 3: Water and Wastewater	26.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	181

*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 ₂ -e) (total quantity retired) ***				
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	VERRA	12/12/2025	12137-388989841-388989884-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=296700	01/01/2020 - 31/12/2020	44	44	0	44	24.3%	
The Kasigau Corridor REDD Project - Phase II The Community Ranches	VCU	VERRA	12/12/2025	12137-388989885-388990021-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=320503	01/01/2020 - 31/12/2020	137	137	0	137	75.7%	
TOTAL Eligible Quantity used for this reporting period claim									181		
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.

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 (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)	2,126,088	kWh
Mandatory * (RET) (cell D32)	383,077	kWh
LGCs voluntarily surrendered (cell D36+D37)	593,539	kWh
GreenPower voluntarily purchased (cell D34)	1,149,471	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	12,814	kWh
Percentage renewable electricity – (cell D46)	99.40%	
Market Based Approach Emissions Footprint (cell M44)	11,789	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,561,399	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 48.56% 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	31/12/2020	12137-388989841-38898984-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1	44	VCU	612	The Kasigau Corridor REDD Project - Phase II The Community Ranches	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold, CCB-Climate Gold		Coast Province	Kenya (KE)	Pangolin Associates Pty Ltd	NCOS Programme	Greenfleet	Offsets surrender for 44 tCO ₂ -e (Scope 1) to achieve Climate Active Carbon Neutral certification (NABERS pathway) for 255 George St, Sydney for the rating period 1 September 2024 to 31 August 2025	12/12/2025

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01/01/2020	31/12/2020	12137-388989805-388990021-VCS-VCU-259-VER-KE-14-612-01012020-31122020-1	137	VCU	612	The Kasigau Corridor REDD Project - Phase II The Community Ranches	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold, CCB-Climate Gold		Coast Province	Kenya (KE)	Pangolin Associates Pty Ltd	NCOS Programme	Greenfleet	Offsets surrender for 137 tCO ₂ -e (Scope 2 & 3) to achieve Climate Active Carbon Neutral certification (NABERS pathway) for 255 George St, Sydney for the rating period 1 September 2024 to 31 August 2025	12/12/2025

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