

Australian Government

Carbon Neutral Program Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: Goodman Funds Management Australia Limited as Trustee for GAI1 Vic 3 Chifley Trust

Building / Project Name: Canopy at Chifley

Building Owner (if different from Responsible Entity):

Project Address: 15 Chifley Drive Moorabbin Airport 3194 VIC

Certification Type: Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building

This building has been certified carbon neutral for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	5241 tCO ₂ -e
Offsets bought	94% ACCUs, 6% VCUs
Renewable electricity used in the construction of the building	N/A
Technical Assessment	Completed
Third Party Validation	Completed

1. Carbon Neutral Information

Description of the certification

Goodman Group (ASX: GMG) is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom, North America and Brazil. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest industrial property group listed on the Australian Securities Exchange and one of the largest listed specialist investment managers of industrial property and business space globally.

Goodman's global property expertise, integrated own+develop+manage customer service offering and significant investment management platform ensures it creates innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long term returns for investors.

Sustainability is an integral part of Goodman's business strategy and this includes actions to reduce carbon emissions across its operations. As part of FY25 strategy, a carbon budget has been assigned per new development project, with the aim of reducing, measuring and offsetting all upfront embodied carbon emissions going forward. In line with our strategy, Goodman is targeting carbon neutral development for its new project at Canopy at Chifley.

Project description

The object of the assessment is large mass timber warehouse facility, made up of 4 units, located at 15 Chifley Drive, Moorabbin Airport, VIC 3194. The new development consists of four tenancies, each containing a warehouse, showroom, and mezzanine..

Net Lettable Areas are made up as follows:

- 15A Chifley Drive – 4,302 sqm
- 15B Chifley Drive – 3,496 sqm
- 15C Chifley Drive – 3,498 sqm
- 15D Chifley Drive – 4,303 sqm

Construction commenced in June 2023 with Practical Completion achieved on 30 May 2025.

The functional unit for the project is sqm of Gross Floor Area (GFA) and the emissions intensity (emissions per functional unit) for this development is 0.283 tonnes CO₂ - e/sqm.

The Building Upfront Carbon Guideline provides coverage for all construction emissions treating the completed building as the product and the emissions boundary encompassing cradle to gate, where the gate is the delivery of the completed base building. The carbon inventory includes emissions calculated for stages A1 – A5 of the base building.

The project is registered with the Green Building Council of Australia targeting 5 stars Green Star under Buildings v1.0

The building is registered with the GBCA to achieve either:	Green Star – Homes rating Green Star rating (Legacy tools) Green Star Buildings rating Green Star Homes rating and - Green Star Buildings - Life Cycle Impacts Green Star – Design & As-Built rating and - Credit 15 – Greenhouse Gas Emissions - Credit 19A - Life Cycle Assessment	☐ ☐ ☒ ☐ ☐
The Responsible Entity has achieved either	Green Star Buildings rating and all the below Green Star Buildings credits - Upfront Carbon Emissions – Minimum Expectations - Energy Use - Minimum Expectations - Energy Source – Exceptional Performance - Other Carbon Emissions – Exceptional Performance	☒
Date of practical completion.	30/05/2025	

2. Emissions Boundary

Inside the emissions boundary

Quantified emissions:

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum
- Construction waste (A5)

Non-quantified emissions:

- Sundry fixtures below the materiality threshold

Outside the emissions boundary

Below Exclusions apply:

- Tenancy fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
- Demolition at end of life (C1-4)

This certification is for a new development of warehouse as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.

Inside emissions boundary

Quantified

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum
- Construction waste (A5)

Non-quantified

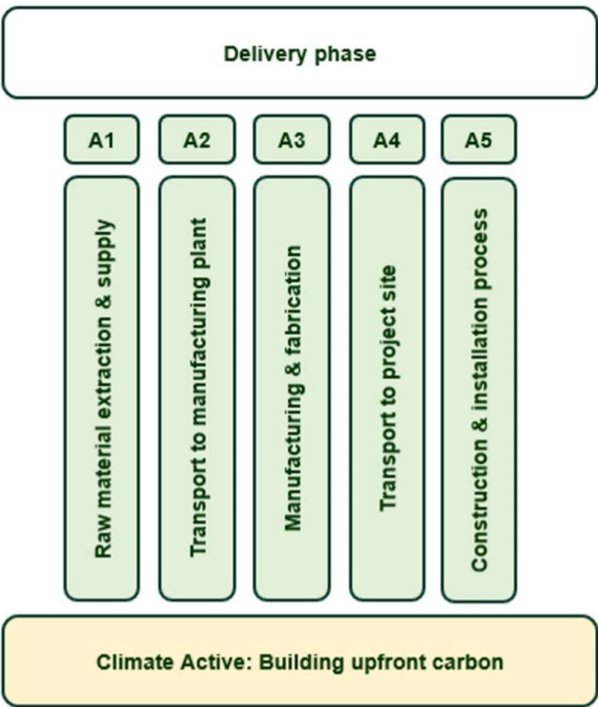
Sundry fixtures below the materiality threshold

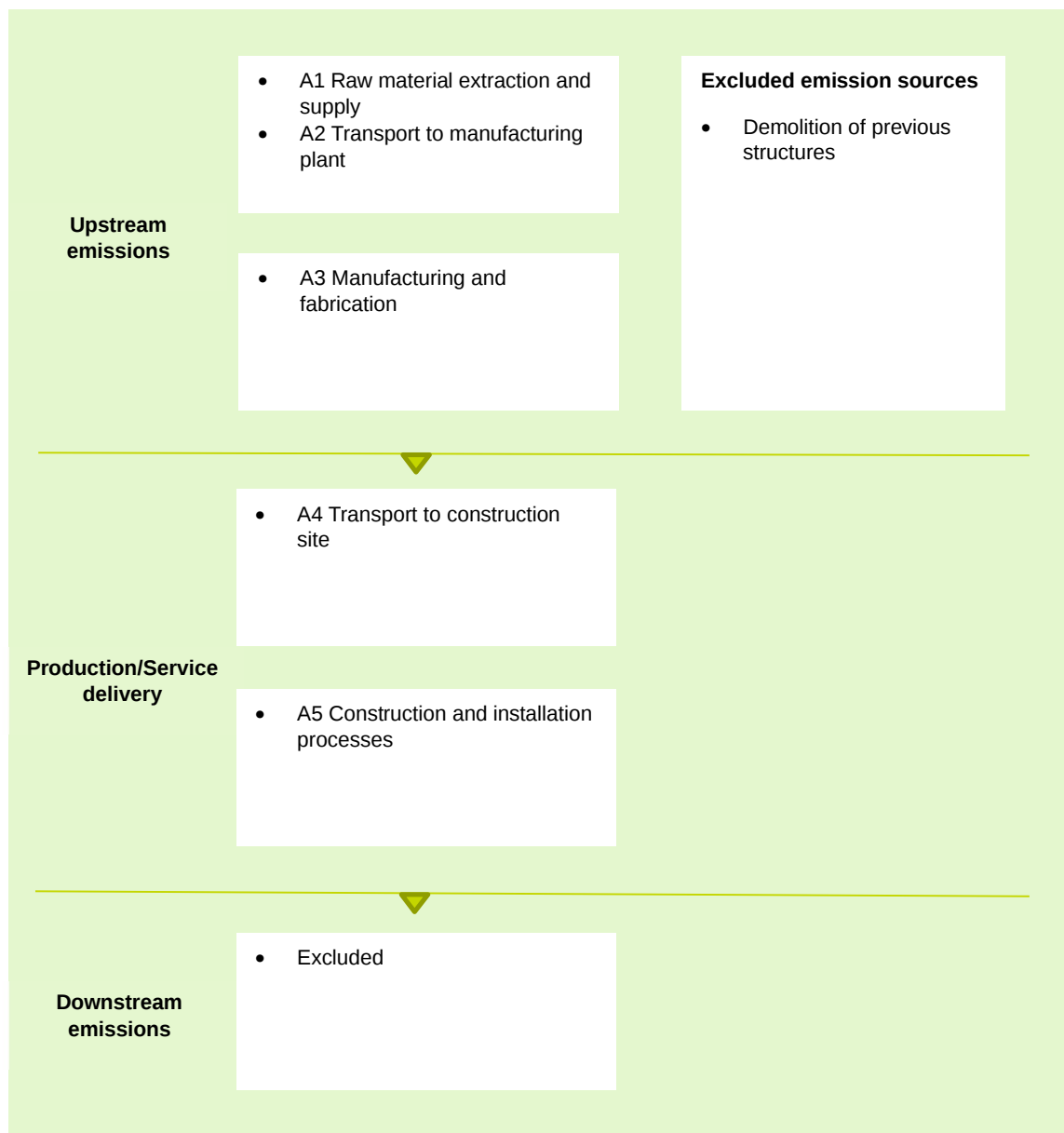
Outside emissions boundary

- Tenancy fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
- Demolition at end of life (C1-4)

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Product Process Diagram





Data Management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

3. Emissions Reductions

Emissions Reduction Strategy

The emissions strategy was to firstly avoid and reduce emissions by through design selections and an efficient building design. This included reducing upfront emissions by optimising the design and selecting low emission options in construction where possible, as well as installing specifying efficient systems to reduce operational emissions. Following this, the project has included renewable energy generation through installing PV system for the building's operation. Lastly, offsets were retired to cover remaining emissions associated with the construction of the project.

Targets Set for Energy Efficiency

The project has targeted a 5 Star rating under Green Star - Buildings v1, using the reference building pathway, meaning that the project must demonstrate a set improvement on a standard practice building from the NCC to achieve the 5 star rating.

Considerations to Avoid or Reduce Future Operations Emissions

- Combined 400kW rooftop PV solar system
- 6x EV Charging Bays
- LED lighting and daylight harvesting
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Rainwater harvesting for irrigation and toilets
- Water efficient bathroom hardware

Optimisation of Material Use and Volume to Reduce Upfront Carbon Emissions

The upfront emissions reductions strategies include:

- Dematerialisation by optimising structural and façade elements.
- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- Requiring EPD's for all major building elements
- Modularising elements of construction to reduce waste and transport emissions
- Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a 25% reduction for modules A1-A5

Climate Active carbon neutral products and services

N/A

4. Emissions Summary

Stage	At Practical Completion (t CO2-e)
Hardstand	533.63178
Floors	1150.97063
Retaining Wall	21.97991
Footings	376.06275
Glazing	197.93924
External Walls	211.32154
Roof	590.79756
Columns	105.31772
External Works	37.51116
Solar	348.81823
Others	1592.386694
Waste	73.55002
Total Emissions	5241
Emissions intensity per functional unit (tCO2-e/sqm)	0.283
Number of functional units offset	100% (18,491 of 18,491)
Please outline if any uplift factors were included in the emissions total	N/A

The functional unit is sqm of Gross Floor Area (GFA) which is 18,491sqm, and the emissions intensity (emissions per functional unit) for this development is 0.283 tonnes CO2 - e/sqm.

5. Carbon Offsets Summary

Co-benefits

Arlington Regeneration Project

- This project establishes permanent native forests through assisted regeneration from in-situ seed sources (including rootstock and lignotubers) on land that was cleared of vegetation and where regrowth was suppressed for at least 10 years prior to the project having commenced.

Katingan Peatland Restoration and Conservation Project

- In partnership with 34 local villages, the project aligns with sustainable development initiatives by building community capacity, increasing employment and education.
- By fostering inclusive partnerships and a culture of nature-connection and sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities, and reorient deforestation trends and their destructive environmental and climate impacts.

Offsets Retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO ₂ –e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Arlington Regeneration Project	Australian Carbon Credit Units (ACCUs)	ANREU	13/10/2025	9,002,294,068 - 9,002,298,981		2023-2024	4914	0	0	4914	94%

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO ₂ -e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Katingan Peatland Restoration and Conservation Project Stapled to Wilderlands Coorong Biodiversity Project (BDU)	Verified Carbon Units (VCUs)	VCS Vegetation Link	16/10/2025	12730-427151716-427152042-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 NVS-2022/4004/182-7-224814-225140 Link	327	2020	327	0	0	327	6%
Total offsets retired this report and used in this report										5241	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	4914	94%
Verified Carbon Units (VCUs)	327	6%

6. Renewable Energy Certificate (REC) summary

N/A. No RECs were surrendered for the construction of the building.

Appendix A: Offset Retirement

Transaction Details

Transaction details appear below.

Transaction ID

AU44535

Current Status

Completed (4)

Status Date

13/10/2025 13:52:59 (AEDT)
13/10/2025 02:52:59 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Wynne, Thomas

Transaction Approver

Green, Steven John

Comment

Retired on behalf of Goodman Funds Management Australia Limited as Trustee of GAI1 Vic 3 Chifley Trust, at 15 Chifley Drive, Mentone, VIC 3194, for Green Star Buildings v1 certification.

Transferring Account

Account Number

AU-3402

Account Name

MULGA AG CO PTY LTD

Account Holder

MULGA AG CO PTY LTD

Acquiring Account

Account Number

AU-1068

Account Name

Australia Voluntary Cancellation Account

Account Holder

Commonwealth of Australia

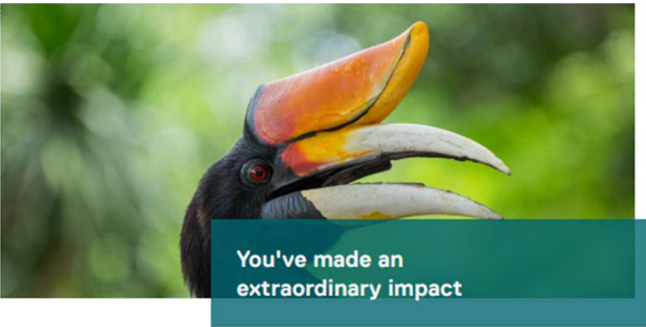
Transaction Blocks

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			ERF169613					2023-24		9,002,294,068 - 9,002,298,981	4,914

Certificate no. GOODA-1025A Goodman Property Services (Aust) Pty Limited

TEM Retirement Report

Retired on behalf of Goodman Funds Management Australia Limited as Trustee of GAI1 Vic 3 Chifley Trust, at 15 Chifley Drive, Mentone, VIC 3194, for Green Star Buildings v1 certification.



REF NO.	PROJECT NAME	SERIAL NO.	COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	Katingan Peatland Restoration and Conservation Project	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	Indonesia	VCS1477	REDD	2020	16/10/2025	327
2	Coorong Lakes	NVS-2022/4004/182-7	Australia	NVS-2022/4004/182	Biodiversity		16/10/2025	327
							TOTAL	654



— Report end —