

Australian Government

Carbon Neutral Program

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: GTA Industrial Custodian Pty Limited as Trustee of Redbank River Park Industrial Trust

Building / Project Name: Redbank Motorway Estate – L’oreal

Building Owner (if different from Responsible Entity): As above

Project Address: 10 Morshead Court, Redbank, QLD, 4301, Australia

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

This project 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	4,759 tCO2-e
Offsets bought	29% ACCUs, 71% VCU
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 Redbank in QLD.

Project description

The object of the assessment is large warehouse facility that includes a warehouse, offices and amenities, and services areas, located at 10 Morshead Court, Redbank, QLD 4310.

The Net Lettable Area is made up as follows:

Ground Floor:

Warehouse (13,770 m²)

Office (319 m²)

Amenities (42 m²)

Dock Office (51 m²)

First Floor:

Office (230 m²)

Construction commenced on June 2023 with Practical Completion achieved on 15th May, 2024.

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 0.294 tonnes CO₂ - e/sqm. The project has a GFA of 16,168 m².

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.

	Green Star – Homes rating	☐
The building is registered with the GBCA to achieve either:	Green Star rating (Legacy tools)	☐
	Green Star Buildings rating	☒
The Responsible Entity has achieved either	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	☐
	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.		

2. Emissions Boundary

Inside the emissions boundary

- Embodied emissions in construction materials incorporated into the structure (A1-3)
- 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)

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.

Optionally included emissions

- All emissions from the initial refrigerant charge, as required to be offset as part of the Green Star Buildings framework.

Inside emissions boundary

Quantified

- Embodied emissions in construction materials incorporated into the structure (A1-3)
- 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

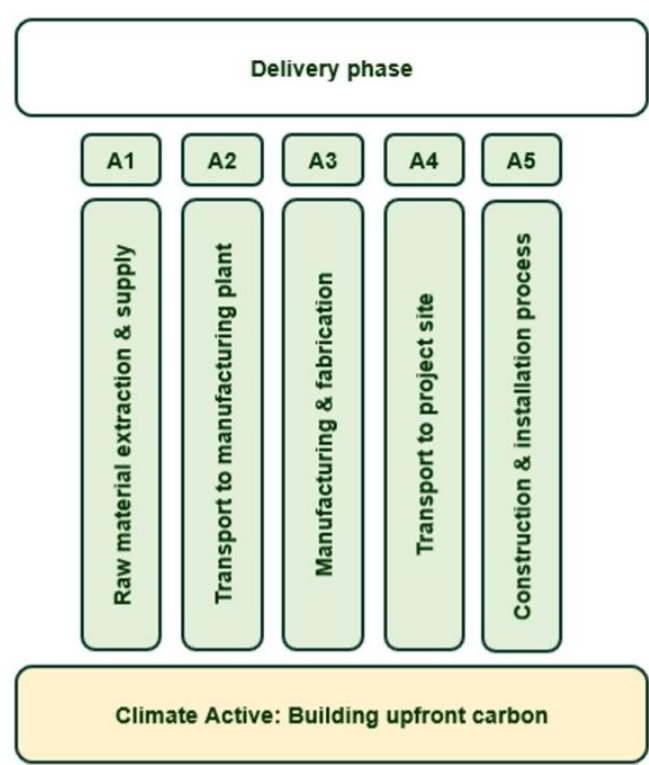
Outside emissions boundary

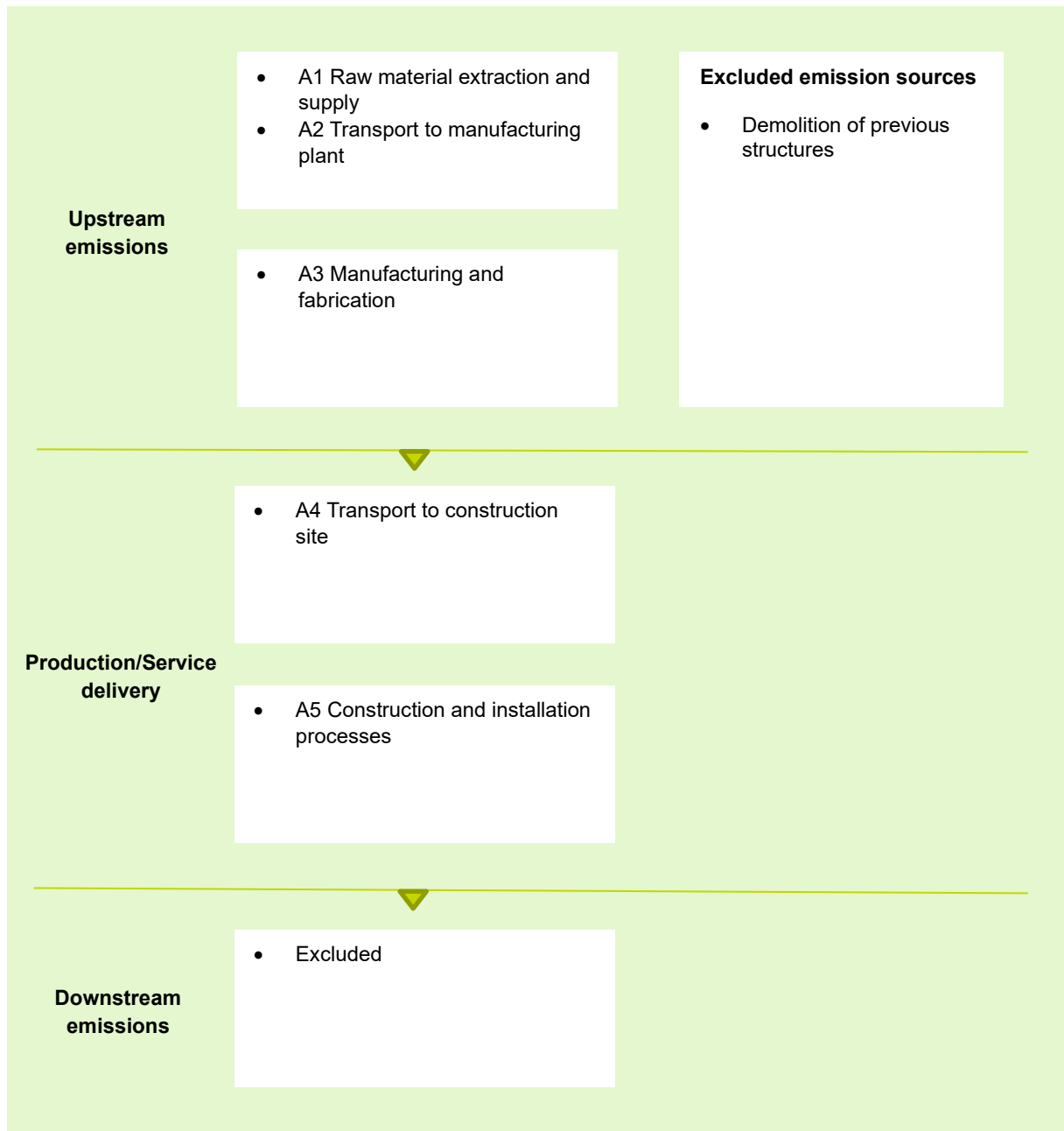
Below Exclusions apply:

- 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)

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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 4-star rating.

Considerations to Avoid or Reduce Future Operations Emissions

The operational emissions reduction strategies include:

- 365 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This includes no gas for cooking, space heating, or hot water
- Best practice building envelope, including double glazed windows, to improve heating/cooling efficiencies
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Daylight harvesting
- LED Lights
- Translucent sheeting to allow natural light ingress;
- Rainwater harvesting;
- Native drought resistant landscaping;
- 5% of car parks have Dual EV Charging Outlets.
- Low VOC Paints;
- Water sensitive urban design measures;
- Water efficient tap fittings.

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 12% 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	446.9058
Floors	1318.922216
Footings	55.9947
Precast Walls	17.8646
External Walls	78.1551
Roof	917.1404588
Columns & Walls	543.3952185
External Works	275.8511

Stage	At Practical Completion (t CO2-e)
Services	173.9917
Solar	450.0769
Others	479.9658
Total Emissions	4,759
Emissions intensity per functional unit (tCO2-e/sqm)	0.294
Number of functional units offset	16,168 out of 16,168
Please outline if any uplift factors were included in the emissions total	N/A

The functional unit is sqm of Gross Floor Area (GFA). The project has a GFA of 16,168 sqm and the emissions intensity (emissions per functional unit) for this development is 0.294 tCO2 - e/sqm.

5. Carbon Offsets Summary

Co-benefits

Max Waters Reforestation Project 1

- This project establishes permanent plantings of mallee eucalypt tree species on land that was predominantly used for agricultural purposes for at least five years prior to project commencement.
- The project has been designed to be planted in narrow belts and small blocks during 2012 and 2013 expressly for the purpose of carbon abatement. The trees are thriving and contributing to environmentally regenerative outcomes in the surrounding landscape that continue to be farmed by the landholder.

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 (%)
Max Waters Reforestation Project 1	Australian Carbon Credit Units (ACCUs)	ANREU	7/11/2024	9006336615 9006338007	0	2024	1393	0	0	1393	29%
Katingan Peatland Restoration and Conservation Project	Verified Carbon Units (VCUs)	VCS	3/4/2025	12730-429911509-429914983-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	3475	2020	3475	0	0	3366**	71%
Stapled to Wilderlands Coorong Biodiversity Project				NVS-2022/4004/182-7-217153-220627							

Total offsets retired this report and used in this report

4759

* See Appendix A for offset retirement.

** 3366 tCO₂-e retired for this Climate Active carbon neutral claim, and 109 tCO₂-e retired for Green Star Buildings (see Table 7).

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCU)	1393	29%
Verified Carbon Units (VCUs)	3475	71%

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 ₂ -e)	Purpose of cancellation
Katingan Peatland Restoration and Conservation Project	VCUs	VCS	3/4/2025	12730-429911509-429914983-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	2020	109	Initial refrigerant charge, additionally offset as part of Green Star Buildings

6. Renewable Energy Certificate (REC) summary

No Renewable Energy Certificates were retired for the construction of this project.

Appendix A: Offset Retirement

CERTIFICATE NO. **GOOD - 0425**
GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

TEM RETIREMENT
REPORT

Retired on behalf of GTA Industrial Custodian Pty Limited as
Trustee of Redbank River Park Industrial Trust, at 10
Morshead Court, Redbank, QLD 4310, for Green Star
Buildings v1 certification.



YOU'VE MADE AN
EXTRAORDINARY IMPACT

REF NO.	PROJECT NAME	SERIAL NO.			COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	Max Waters Reforestation 1	SN	9006336615	9006338007	Australia	EOP100754	Reforestation	2024	08/05/2025	1,393
2	Katingan REDD+	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	429911509	429914983	Indonesia	VCS1477	REDD	2020	08/05/2025	3,475
3	Coorong Lakes	NVS-2022/4004/182-7	217153	220627	Australia	NVS-2022/4004/182	Biodiversity		08/05/2025	3,475
									TOTAL	8,343



TEM



E V I D E N C E

RETIREMENT CONFIRMATION

OFFSET REF 1:
LINK TO REGISTRY
SN9006336615 - 9006338007



Australian National Registry of Emissions Units

Logged in as: Kristie Chandra / Industry User

- ANREU Home
- Account Holders
- Accounts
- Unit Position Summary
- Projects
- Transaction Log
- CER Notifications
- Public Reports
- My Profile

Transaction Details

Transaction details appear below:

Transaction ID	AU41265
Current Status	Completed (4)
Status Date	08/05/2025 14:05:26 (AEST) 08/05/2025 04:05:26 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kristie
Transaction Approver	Dobbs, Ian Alexander
Comment	Retired on behalf of GTA Industrial Custodian Pty Limited as Trustee of Redbank River Park Industrial Trust, at 10 Mershead Court, Redbank, QLD 4310, for Green Star Buildings v1 certification.

Transferring Account

Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia 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			EOP10075d					2023-24		9,006,336,615 - 9,006,338,007	1,393

E V I D E N C E

RETIREMENT CONFIRMATION

OFFSET REF 2:

LINK TO REGISTRY

12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0429911509 - 429914983



Standards for a
Sustainable Future

Home

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	12730-429911509-429914983-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	3475	VCU	1477	Katingan Peatland Restoration and Conservation Project	Agriculture Forestry and Other Land Use			Central Kalimantan	Indonesia (ID)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	GTA Industrial Custodian Pty Limited as Trustee of Redbank River Park Industrial Trust	Retired on behalf of GTA Industrial Custodian Pty Limited as Trustee of Redbank River Park Industrial Trust, at 10 Morshead Court, Redbank, QLD 4310, for Green Star Buildings v1 certification.	08/05/2025

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This certificate verifies that

Goodman Property Services (Aust) Pty Ltd

has protected

3,475m²

of critical habitat for biodiversity by purchasing and retiring
3,475 Biological Diversity Units

09/05/2025

Date of Issue


Registrar Certification

Biodiversity Units supplied by



WILDERLANDS

Our vision is a world where people value earth's natural ecosystems and
work together to nurture biodiversity so that future generations can continue
to be enriched, enlightened and inspired by Nature.

wilderlands.co

Certificate Details

Units purchased and retired by: Goodman Property Services (Aust) Pty Ltd

Number of units: 3,475

Registrar: Vegetation Link Pty Ltd

Units supplied by: Wilderlands

VegetationLink Order ID: ada227aa-db8e

Date and time of issue: 09/05/2025 09:42 AM AEST

Serial number(s):

Wetlands Unit(s):

NVS-2022/4004/182-7-217153-220627

Retired on behalf of GTA Industrial Custodian Pty Limited as Trustee of
Redbank River Park Industrial Trust, at 10 Morshead Court, Redbank, QLD
4310, for Green Star Buildings v1 certification.

— Report end —