

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 Responsible Entity for Goodman Australia Industrial Trust No. 2

Building / Project Name: 17 Goodman Place

Project Address: 17 Goodman Place, Murarrie QLD 4172

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	4246 tCO ₂ -e
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Offsets bought	35% ACCUs, 65% VCU
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Renewable electricity used in the construction of the building	0%
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Technical Assessment	Completed
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Third Party Validation	Completed
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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 Murarrie in QLD.

Project description

The object of the assessment is two standalone warehouses with two storey offices and separate dock Offices, located at 17 Goodman Place, Murarrie, QLD 4172.

Areas are made up as follows:

- Warehouse 1 (6305 m2)
- Offices in Warehouse 1 (548 m2)
- Warehouse 2 (3706 m2)
- Offices in Warehouse 2 (448 m2)
- Hardstand (8750 m2)
- Carpark (2700 m2)

Construction commenced on July 2023 with Practical Completion achieved on 30th June, 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 0.374 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.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	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 <i>Green Star Buildings</i> credits - Upfront Carbon Emissions – Minimum Expectations - Energy Use - Minimum Expectations - Energy Source – Exceptional Performance - Other Carbon Emissions – Exceptional Performance	☒
Date of practical completion.	30/06/2024	

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.

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

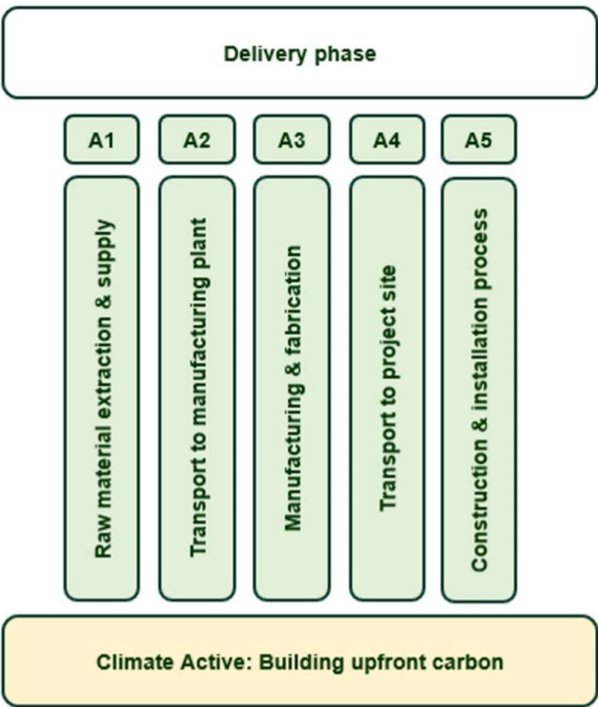
Outside emissions boundary

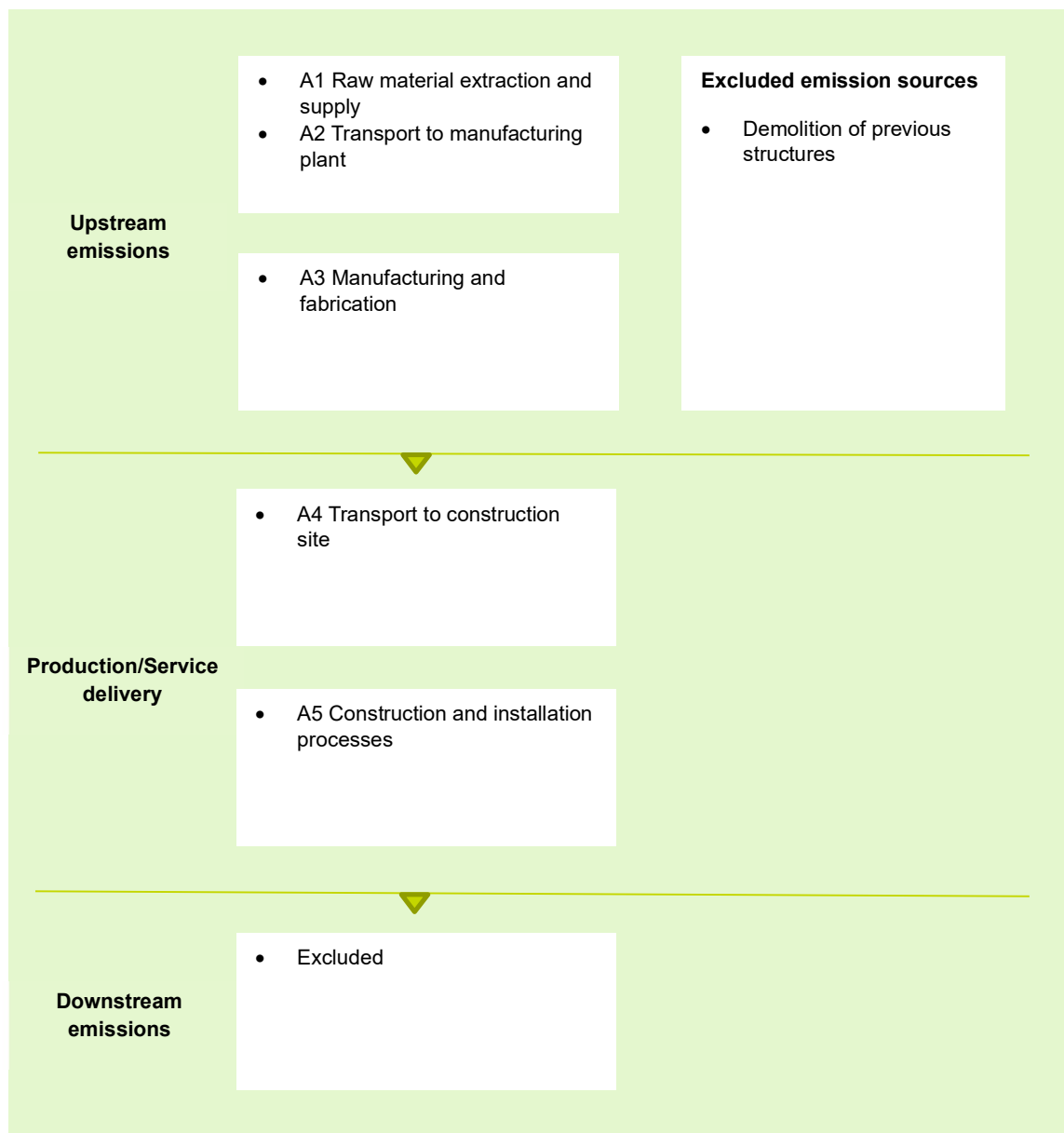
- Tenancy fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
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Emissions associated with future management of the building and use of the building by future occupants are excluded.

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

The operational emissions reduction strategies include:

- 500 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This include 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 20% reduction for modules A1-A5.

Climate Active carbon neutral products and services

N/A

4. Emissions Summary

Stage	At Practical Completion (t CO ₂ -e)
Structural steel	1049.83574
Hardstand	631.33976
Floors	589.49987
Construction site impacts (A5)	364.085361
Transportation impacts (A4)	314.5284643
Solar	287.85634
Services	272.16703
Carpark	159.03563

Stage	At Practical Completion (t CO ₂ -e)
Roof	100.93756
Footings	75.24547
Precast Walls	64.11057
Water Tanks	41.31825
Others	39.49774
External Walls	37.08682
Windows	35.50094
Steel roller doors	33.48817
Finishes	24.20082
Total Emissions	4120
Emissions intensity per functional unit (tCO₂-e/sqm)	0.374307259
Number of functional units offset	11007 out of 11007
Please outline if any uplift factors were included in the emissions total	N/A

The functional unit for the project is sqm of Gross Floor Area (GFA) which is 11007sqm, and the emissions intensity (emissions per functional unit) for this development is 0.374 tonnes CO₂ - e/sqm.

5. Carbon Offsets Summary

Co-benefits

Carbon Conscious Carbon Capture Project

- This Environmental Plantings project involves 5,700 hectares of reforestation, contained on 14 properties within the Central and Northern Agricultural Regions of Western Australia.
- From 2009 to 2010, over 6,000,000 native species mallee trees were planted on land previously cleared for dryland cropping and grazing, to reforest the area, with a permanence period of at least 100 years.

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 (tCO2 -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 (%)
Carbon Conscious Carbon Capture Project	Australian Carbon Credit Units (ACCUUs)	ANREU	31/07/2025	9,029,791,052- 9,029,791,257 9,029,792,833- 9,029,794,112*		2025	1486	0	0	1486	35
	Verified Carbon Units (VCUs)	VCS	31/07/2025	12730-429928777-429930186-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	2760	2020	2760	0	0	2760	65
	Katingan Peatland Restoration and Conservation Project			12730-429930259-429931422-VCS-VCU-263-VER-ID-14-1477-							
	Stapled to Wilderlands Coorong Biodiversity Project										

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO2 –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 (%)
				01012020-31122020-0 12730-429915001-429915186-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0							
				Stapled to NVS-2022/4004/182-17-577011-579770							
Total offsets retired this report and used in this report										4246	100

* See appendix.

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	1486	35%
Verified Carbon Units (VCUs)	2760	65%

6. Renewable Energy Certificate (REC) summary

No RECs were surrendered for the construction of this development.

Appendix A: Offsets Retired

CERTIFICATE NO. **GOODA-0725**
GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

TEM RETIREMENT REPORT

Retired on behalf of Goodman Funds Management Australia Limited as Responsible Entity for Goodman Australia Industrial Trust No. 2, at 17 Goodman Place, Murarrie, QLD 4172, for Green Star Buildings v1 certification.



YOU'VE MADE AN
EXTRAORDINARY IMPACT

Total offset:
4,120 tonnes (upfront)
126 tonnes (refrigerants)
= 4,246 tonnes total

REF NO.	PROJECT NAME	SERIAL NO.		COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	Katiguan REDD+	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	429928777 429930186	Indonesia	VCS1477	REDD	2020	31/07/2025	1,410
2	Katiguan REDD+	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	429930259 429931422	Indonesia	VCS1477	REDD	2020	31/07/2025	1,164
3	Katiguan REDD+	12730-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	429915001 429915186	Indonesia	VCS1477	REDD	2020	31/07/2025	186
4	Coorong Lakes	NVS-2022/4004/182-17	577011 579770	Australia	NVS-2022/4004/182	Biodiversity		31/07/2025	2,760
5	Carbon Conscious 1	SN	9029791052 9029791257	Australia	EOP100636	Reforestation	2025	31/07/2025	206
6	Carbon Conscious 1	SN	9029792833 9029794112	Australia	EOP100636	Reforestation	2025	31/07/2025	1,280
TOTAL									7,006



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Transaction Details

Transaction details appear below.

Transaction ID	AU42981
Current Status	Completed (4)
Status Date	31/07/2025 12:46:43 (AEST) 31/07/2025 02:46:43 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kristie
Transaction Approver	Gurney, Annabelle
Comment	Retired on behalf of Goodman Funds Management Australia Limited as Responsible Entity for Goodman Australia Industrial Trust No. 2, at 17 Goodman Place, Murarrie, QLD 4172, 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			EOP100636					2024-25		9,029,791,052 - 9,029,791,257	206
AU	KACCU	Voluntary ACCU Cancellation			EOP100636					2024-25		9,029,792,833 - 9,029,794,112	1,280

— Report end —

