

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The trustee for SWT Melbourne MIT Trust

Building / Premises name: South Wharf Tower

Building Address: 30 Convention Centre Pl, South Wharf, VIC 3006

Corresponding NABERS Energy Rating number OF51212

This building South Wharf Tower 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 01/1/2025 to 31/12/2025 The carbon neutral certification is valid until 22/3/2027.

Total emissions offset	678 tCO2-e
Offsets bought	0.00% ACCUs, 0.00% VCU, 15.04% CERs, 84.96% VERs, 0.0% RMUs
Renewable electricity	36.98% of electricity is from renewable sources

Emissions Reduction Strategy

South Wharf Tower has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 22nd of March 2027

Reporting Year Period

The rating period / reporting year	1/01/2025
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/12/2025



1. Carbon Neutral Information

1A Introduction:

At CBRE Investment Management we seek to lead the transition to a sustainable, net-zero carbon, resilient, equitable and healthy society. Recognizing that this can be achieved only as a collaborative effort, we encourage our partners to join us in delivering on this ambition together. The targets and actions to achieve our Sustainability Vision are distilled from ESG factors. In particular, we are focused on the following aspects: CLIMATE: Addressing climate-related risks and opportunities by focusing on delivering net-zero carbon performance and physical resilience. PEOPLE: Championing diversity, equity, inclusion and the well being of our people and other stakeholders. INFLUENCE: Engaging and positively influence key stakeholders where we do not have direct management control.

Working on these aspects and where we have direct control of the asset and management discretion of our long term core strategies, implementing these actions we are targeting to achieve net zero carbon performance by 2040 or sooner.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	☒
	Whole Building.	☐
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	78.4
Scope 1: Diesel	6.8
Scope 2: Electricity	433.0
Scope 3: Natural gas	6.1
Scope 3: Diesel	1.7
Scope 3: Electricity	58.8
Scope 3: Waste	84.4
Scope 3: Water and Wastewater	8.1
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	678

*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 (%)
							(tCO2 –e) (total quantity retired) ***			
Western Arnhem Land Fire Abatement (WALFA) project	CER	ANREU	8/07/2026	9015338601 - 9015338634	01/01/2024 - 31/12/2025	34	34	0	34	5.0%
				See screenshot on Appendix D						
Kenilworth Regrowth Project	CER	ANREU	8/07/2026	9005187313 - 9005187380	01/01/2023 - 31/12/2024	68	68	0	68	10.0%
				See screenshot on Appendix D						
Energy Efficient Stoves Program - CPA1	VER	Gold Standard Registry	8/07/2026	GS1-1-ET-GS11147-16-2022-26844-7289-7864	01/01/2022 - 31/12/2022	576	576	0	576	85.0%
				See screenshot on Appendix D						
TOTAL Eligible Quantity used for this reporting period claim									678	
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 -

0

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.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

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

0 kWh

Evidence of purchase of this renewable electricity –

0

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)	313,723	kWh
Mandatory * (RET) (cell D32)	121,183	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	192,540	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	534,570	kWh
Percentage renewable electricity – (cell D46)	36.98%	
Market Based Approach Emissions Footprint (cell M44)	491,804	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	563,948	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 12.45% 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

[← Transaction log](#)

Transaction details

Completed

Transaction ID
92010000

Transaction type
Voluntary cancellation

Transferring account
AU-3255: Tasman Environmental Markets Australia Pty Ltd
Tasman Environmental Markets Australia Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments
Retired on behalf of CBRE Investment Management for the purposes of Climate Active Certification for South Wharf Tower for FY25.

Selected ACCUs

	Project name	Method type	Method	Vintage	Location	Serial range start	Serial range end	Quantity
	West Arnhem Land Fire Abatement (WALFA) Project	Savanna Fire Management	Emissions Abatement through...	2024-25	NT	9,015,338,001	9,015,338,034	34
								Total: 34
								1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	08/07/2026 12:05:28 PM +10:00 AEST	Ian Dobbs
Initiated	08/07/2026 10:23:58 AM +10:00 AEST	Annabelle Gurney

[← Transaction log](#)

Transaction details

Completed

Transaction ID
92024000

Transaction type
Voluntary cancellation

Transferring account
AU-3255: Tasman Environmental Markets Australia Pty Ltd
Tasman Environmental Markets Australia Pty Ltd

Acquiring account
AU-1068: Australia Voluntary Cancellation Account
Commonwealth of Australia

Comments



Retired on behalf of CBRE Investment Management for the purposes of Climate Active Certification for South Wharf Tower for FY25.

Selected ACCUs

	Project name	Method type	Method	Vintage	Location	Serial range start	Serial range end	Quantity
	Kenilworth Regrowth Project	Vegetation	Human-Induced Regeneration of a...	2023-24	NSW	9,005,187,313	9,005,187,380	68
								Total: 68
								1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	08/07/2026 12:42:19 PM +10:00 AEST	Felipe Jimenez-Pastrana
Initiated	08/07/2026 12:29:42 PM +10:00 AEST	Annabelle Gurney

 IMPACT REGISTRY

CREDITSPROJECTS

✓ LOGIN

Retirement

STATUS	Retired	NUMBER OF CREDITS	576
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RETIREMENT DETAILS

RETIREMENT DATE	Jul 08, 2026
RETIREMENT NOTE	Retired on behalf of CBRE Investment Management for the purposes of Climate Active Certification for South Wharf Tower for FY25.
USING ENTITY	CBRE Investment Management Australia Pty Ltd
USE CASE	Voluntary

QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	CORRESPONDING ADJUSTMENT	SERIAL NUMBER	ACTIONS
576	GS11147	Energy Efficient Stoves Program - CPA1 by World Vision Australia	Ethiopia	Energy Efficiency Domestic	AMS-II.G. Energy Efficiency Measures in Thermal Applications of Non-Renewable Biomass	VER	Not Applicable	GS1-1-ET-GS11147-16-2022-26844-7289-7864	VIEW

___Report end___

