

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	53 Albert Street Pty Ltd (as trustee for the 53 Albert Street Unit Trust)
Building / Premises name:	53 Albert Street
Building Address:	53 Albert Street, Brisbane, QLD 4000
Corresponding NABERS Energy Rating number	OF51001

This building 53 Albert Street 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 01/3/2025 to 28/2/2026 The carbon neutral certification is valid until 21/5/2027.

Total emissions offset	580 tCO2-e
Offsets bought	25.00% ACCUs, 0.00% VCUs, 0.00% CERs, 75.00% VERs, 0.0% RMUs
Renewable electricity	70.46% of electricity is from renewable sources

Emissions Reduction Strategy

53 Albert Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 21st of May 2027

Reporting Year Period		
The rating period / reporting year	1/03/2025	
12 consecutive months of data used to calculate the NABERS Star rating.	to	
	28/02/2026	



1. Carbon Neutral Information

1A Introduction:

53 Albert Street is an 18,764 sqm modern commercial A-grade office building located on a prominent corner within the administrative precinct of the CBD. The asset comprises a new generation office building completed in 2009 with 13 levels of office accommodation above ground and nine levels of podium commercial car parking and four ground floor retail tenancies.

The property has strong sustainability credentials with the building currently being rated at 5.5 Star NABERS Energy (Base Building), 5.5 Star NABERS Water, and 2 Star NABERS Waste.

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
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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
Office tenancy light and power	Office tenancy lighting and power are excluded as per the NABERS minimum energy coverage requirements for base building offices.
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner.
Lighting and ventilation to car park	The lighting, ventilation and lift energy exclusive to the car park are excluded on the basis that this is third-party operated by a public car park operator and outside of the operational control of the building owner.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices.



2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		135.2
Scope 1: Natural gas		0.0
Scope 1: Diesel		0.1
Scope 2: Electricity		328.6
Scope 3: Natural gas		0.0
Scope 3: Diesel		0.0
Scope 3: Electricity		44.6
Scope 3: Waste		61.3
Scope 3: Water and Wastewater		9.6
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		580

*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) ***			
Markarene Regeneration Project - ERF129144	ACCU	ANREU	24/06/2026	9,031,879,636 - 9,031,879,780	2024 - 25	145	145	0	145	25.0%
				See screenshot in Appendix D						
Hoa Binh 1 - Phase 2 Wind Power Project	VER	Gold Standard Impact Registry	24/06/2026	GS1-1-VN-GS10975-12-2022-27385-15663-16097	2022	435	435	0	435	75.0%
				https://registry.goldstandard.org/batch-retirements/details/244160						
TOTAL Eligible Quantity used for this reporting period claim									580	
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 requirement0 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)	967,404	kWh
Mandatory * (RET) (cell D32)	253,738	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	713,666	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	405,635	kWh
Percentage renewable electricity – (cell D46)	70.46%	
Market Based Approach Emissions Footprint (cell M44)	373,184	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,208,274	kgCO ₂ -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 10.56% 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 23.31% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	41.61
Method 2	93.60
Total	135.21

Appendix D: Screenshots of offsets purchased



To whom it may concern,

Voluntary cancellation of units in ANREU

This verification certificate is confirmation of the voluntary cancellation transaction of units in the Unit and Certificate Registry (UCR) by ANREU account holder, South Pole Australia Financial Services Pty Ltd (account number AU-2977).

The details of the cancellation are as follows:

Date of transaction	24 June 2026
Transaction ID	91225000
Type of units	KACCU
Total Number of units	145
Serial number range	9,031,879,636 - 9,031,879,780
ACCU Project	Markarene Regeneration Project – ERF129144
Project Location	QLD
Method Type	Vegetation
Method	Human-Induced Regeneration of a Permanent Even-Aged Native Forest-1.1 2013 c3
Vintage	2024-25
Transaction comment	Carbon credits retired on behalf of 53 Albert Street Unit Trust for the 53 Albert Street building for the purposes of Climate Active

Carbon Neutral Building certification for 2026 (rating period 1/3/2025 – 28/2/2026).
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Details of all voluntary cancellations made in the Unit and Certificate Registry are published on the Clean Energy Regulator's website, [Voluntary cancellations register | Clean Energy Regulator \(cer.gov.au\)](#).

If you require additional information about the above transaction, please email CER-RegistryContact@cer.gov.au

Yours sincerely,

Unit and Certificate Registry Section
NGER and Safeguard Branch
Scheme Operations Division



OFFICIAL



We are delighted to confirm the retirement of
435 Verified Emission Reductions (VERs)
by
Swiss Carbon Value Ltd.
on 24/06/2026

These credits were retired on behalf of 53 Albert Street Brisbane Climate Active.

Carbon credits retired on behalf of 53 Albert Street Unit Trust for the 53 Albert Street building for the purposes of Climate Active Carbon Neutral Building certification for 2026 (rating period 1/3/2025 – 28/2/2026).

Project: Hoa Binh 1 – Phase 2 Wind Power Project

*These credits have been retired, saving **435** tonnes of CO2 emissions
from being released into the atmosphere.
Thank you for investing in a safer climate and more sustainable world.*

[View retirement](#)

Gold Standard

Retirement certificates are hosted on the Gold Standard Impact Registry, [view your certificate](#).

Gold Standard | Chemin de Balexert 7-9 1219 Châtelaine, International Environment House 2, Switzerland | goldstandard.org, +41 22 788 70 80, help@goldstandard.org

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