

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus & GPT RE Ltd

Building / Premises name: Australia Square Tower

Building Address: 264-278 George Street, Sydney , NSW 2000

Corresponding NABERS Energy Rating number: OF43300

This building Australia Square 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 01/10/2024 to 30/9/2025 The carbon neutral certification is valid until 28/12/2026.

Total emissions offset	507 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Australia Square Tower has achieved a NABERS Energy rating of 4.5 stars without GreenPower.

Expires 28th of December 2026

Reporting Year Period	
The rating period / reporting year	01/10/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to 30/09/2025



1. Carbon Neutral Information

1A Introduction:

Dexus and the GPT Group are jointly committed to maintaining net zero emissions across the Australia Square precinct. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

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		112.1
Scope 1: Diesel		0.9
Scope 2: Electricity		0.0
Scope 3: Natural gas		28.5
Scope 3: Diesel		0.2
Scope 3: Electricity		0.0
Scope 3: Waste		329.0
Scope 3: Water and Wastewater		36.2
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		507

*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) ***			
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	20/02/2025	8330605449-8330605907 See screenshot in Appendix D	2021- 2022	459	459	340	119	23.5%
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	22/08/2025	8330609495-8330609538 See screenshot in Appendix D	2021-2022	44	44	7	37	7.3%
Carbon Conscious Carbon Capture Project 2	ACCU	ANREU	19/08/2025	8356967971-8356968335 See screenshot in Appendix D	2022-2023	365	365	139	226	44.6%
Western Farm Trees Restoration	ACCU	ANREU	19/02/2026	9005044170-9005047461 See screenshot in Appendix D	2023-2024	3292	3292	3220	72	14.2%
Carbon Conscious Carbon Capture Project 2 – EOP100638	ACCU	ANREU	19/03/2026	8,356,971,259 - 8,356,971,502 See screenshot in Appendix D	2022-2023	244	244	202	42	8.3%
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	ANREU	20/02/2025	8330607478-8330607488 See screenshot in Appendix D	2021-2022	11	11	0	11	2.2%
TOTAL Eligible Quantity used for this reporting period claim									507	
TOTAL Eligible Quantity banked for future reporting periods								3,908		

* 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

Offset surrender note: Banked offsets are allocated to other buildings in the portfolio.

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)*	2768
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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
Bango Wind Farm 1, feeder 973 - NSW	LGC	REC	01/05/2025	256766-257617	WD00NS19	01/02/2023	852	852	0	WIND	NSW
Bango Wind Farm 1, feeder 973 - NSW	LGC	REC	25/07/2025	52843-53430	WD00NS19	02/02/2024	588	588	0	WIND	NSW
Bango Wind Farm 1, feeder 973 - NSW	LGC	REC	25/07/2025	29157-29162	WD00NS19	02/02/2024	6	6	0	WIND	NSW
Bango Wind Farm 1, feeder 973 - NSW	LGC	REC	05/11/2025	96192-96751	WD00NS19	03/02/2024	560	560	0	WIND	NSW
West Wyalong Solar Farm - Solar - NSW	LGC	REC	24/01/2025	2933 3664	SRPXNSA0	04/02/2024	732	732	0	SOLAR	NSW
West Wyalong Solar Farm - Solar - NSW	LGC	REC	24/01/2025	2933 3664	SRPXNSA0	04/02/2024	30	30	0	SOLAR	NSW
Total LGCs surrendered this report and used in this report								2,768			

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)	3,391,767	kWh
Mandatory * (RET) (cell D32)	623,767	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,768,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-16,404	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-15,092	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	2,464,015	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 64.88% 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 ID	AU39296
Current Status	Completed (4)
Status Date	20/02/2025 12:04:04 (AEDT) 20/02/2025 01:04:04 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Matthew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY25

Transferring Account					Acquiring Account				
Account Number	AU-2321				Account Number	AU-1068			
Account Name	Carbon Financial Services Pty. Ltd.				Account Name	Australia Voluntary Cancellation Account			
Account Holder	Carbon Financial Services Pty. Ltd.				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			ERF105045					2021-22		8,330,605,449 - 8,330,605,907	459
AU	KACCU	Voluntary ACCU Cancellation			ERF105045					2021-22		8,330,607,478 - 8,330,607,488	11

Transaction ID	AU43400
Current Status	Completed (4)
Status Date	22/08/2025 06:23:04 (AEST) 21/08/2025 20:23:04 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Matthew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY25

Transferring Account					Acquiring Account				
Account Number	AU-2321				Account Number	AU-1068			
Account Name	Carbon Financial Services Pty. Ltd.				Account Name	Australia Voluntary Cancellation Account			
Account Holder	Carbon Financial Services Pty. Ltd.				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			ERF105045					2021-22	8,330,609,495 - 8,330,609,538	44	
Transaction Status History													
Status Date						Status Code							
22/08/2025 06:23:04 (AEST)						Completed (4)							
21/08/2025 20:23:04 (GMT)													
22/08/2025 06:23:04 (AEST)						Proposed (1)							
21/08/2025 20:23:04 (GMT)													
22/08/2025 06:23:04 (AEST)						Account Holder Approved (97)							
21/08/2025 20:23:04 (GMT)													
19/08/2025 14:42:58 (AEST)						Awaiting Account Holder Approval (95)							
19/08/2025 04:42:58 (GMT)													
#VALUE!													
Transaction ID AU43366													
Current Status Completed (4)													
Status Date 19/08/2025 10:17:56 (AEST)													
19/08/2025 00:17:56 (GMT)													
Transaction Type Cancellation (4)													
Transaction Initiator Nathalia, Griselda													
Transaction Approver Zhou, Tom Yi Shang													
Comment Australia Square Precinct, Sydney - Retired by Dexux and The GPT Group on behalf of Australia Square Precinct, Sydney for the purpose of Climate Active certification in FY25													
Transferring Account													
Account AU-2977													
Number													
Account Name South Pole Australia Financial Services Pty Ltd													
Account Holder South Pole Australia Financial Services Pty Ltd													
Acquiring Account													
Account AU-1068													
Number													
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			EOP100638					2022-23		8,356,967,971 - 8,356,968,335	365



Australian Government
Clean Energy Regulator

OFFICIAL



20 March 2026

VC202526-01000

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	19 March 2026
Transaction ID	86774000
Type of units	KACCU
Total Number of units	244
Serial number range	8,356,971,259 - 8,356,971,502
ACCU Project	Carbon Conscious Carbon Capture Project 2 – EOP100638
Project Location	WA
Method Type	Vegetation
Method	Reforestation by Environmental or Mallee Plantings-FullCAM 2014 c2
Vintage	2022-23
Transaction comment	Retired by Dexu on behalf of Australia Square Tower and Australia Square Plaza at 264 George Street for the purpose of Carbon Neutral for the period of Q3 and Q4 2025

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,

Transaction details	
#VALUE!	
Registry retirement link/evidence	
Date of transaction	19 February 2026
Transaction ID	85129000
Type of units	KACCU
Total Number of units	3,292
Serial number range	9,005,044,170 - 9,005,047,461
ACCU Project	Western Farm Trees - EOP101162
Project Location	WA
Method Type	Vegetation
Method	Reforestation by Environmental or Mallee Plantings-FullCAM 2014
Vintage	2023-24

Transaction comment		Retired by Dexus on behalf of its managed portfolio for the purpose of Dexus Climate Transition Action Plan in FY26			
Row Ref	Serial Number Range		Date Range		Offset units
	Start	End	From	To	

___ Report end ___