

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The GPT Group

Building / Premises name: One One One Eagle

Building Address: 111 Eagle Street, Brisbane, QLD 4000

Corresponding NABERS Energy Rating number OF50839

This building One One One Eagle 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 30/4/2027.

Total emissions offset	272 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

One One One Eagle has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 30th of April 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:

The GPT Group has further committed to deliver carbon neutral base-building operations across the buildings that we have an ownership interest in by 2030.

In summary, our carbon neutral pathway is for base-buildings and will include:

- eliminating Scope 2 emissions by procuring 100% renewable electricity reported as per the GHG Protocols Scope 2 guidance
- offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impacts. Climate Active Carbon Neutral Certification for buildings includes the material Scope 3 emissions that we are accountable for, being emissions from waste and water. Our approach to offsets will be to ensure credibility of the carbon reduction but also to maximise co-benefits. This will entail a mix of energy offsets and reforestation projects with co-benefits of positive biodiversity and water impacts.

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		1.4
Scope 1: Natural gas		33.4
Scope 1: Diesel		8.0
Scope 2: Electricity		0.0
Scope 3: Natural gas		5.7
Scope 3: Diesel		2.0
Scope 3: Electricity		0.0
Scope 3: Waste		145.7
Scope 3: Water and Wastewater		75.9
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		272

*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) ***			
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	12/05/2026	13274-487257885-487258067-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=331700	26/06/2019 - 31/12/2019	183	183	0	183	67.0%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	12/05/2026	13274-487257794-487257884-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=318601	26/06/2019 - 31/12/2019	91	91	1	90	33.0%
TOTAL Eligible Quantity used for this reporting period claim									273	
TOTAL Eligible Quantity banked for future reporting periods								1		

* 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)*	2954
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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
DAYDREAM SOLAR FARM - QLD	LGC	CER	17/04/2026	10820-13773	SRPVQLA6	2025	2954	2954	0	Solar	QLD
Total LGCs surrendered this report and used in this report								2,954			

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)	3,618,912	kWh
Mandatory * (RET) (cell D32)	664,912	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,954,000	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)	-20,905	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-19,233	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	3,166,246	kgCO ₂ -e

Note

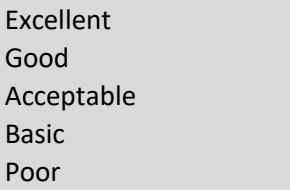
* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERSpathway, 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 53.56% of this claim’s total emissions

The quality of waste emissions data for this claim is categorised as:



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 0.50% 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	1.35
Total	1.35

Appendix D: Screenshots of offsets purchased

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
26/06/2019	31/12/2019	13274-487257885-487258067-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	183	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for One One One Eagle Street, for the period 01/01/2025 to 31/12/2025	12/05/2026
1 - 1 : 1																

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1 - 1 : 1																



The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: GPT PROPERTY MANAGEMENT PTY LTD

Offer ID: 13881

- Surrender type: Voluntary
- Number of certificates: 2,954 LGC(s)
- Date of offer: 02/04/2026
- Date of acceptance: 17/04/2026
- Reason for voluntary surrender: Altruistic purposes
- Surrender note: One One One Eagle St / Base Building / Entire Area / 01-01-2025 to 31-12-2025
- Clean Energy Regulator note:
- Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVQLA6	Solar	2025	2025	DAYDREAM SOLAR FARM - QLD	QLD	10820-13773	2954

These certificates have been accepted for voluntary surrender and permanently removed from the market under section 28A of the [Renewable Energy \(Electricity\) Act 2000](#).



___Report end___