

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus Wholesale Management Limited ATF Dexus Mount Street Trust

Building / Premises name: 100 Mount Street, North Sydney

Building Address: 100 Mount St, North Sydney, NSW 2060

Corresponding NABERS Energy Rating number OF50745

This building 100 Mount Street, North Sydney 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 29/4/2027.

Total emissions offset	365 tCO2-e
Offsets bought	100.00% ACCUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

100 Mount Street, North Sydney has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 29th of April 2027

Reporting Year Period

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



1. Carbon Neutral Information

1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. 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
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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
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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	238.9
Scope 1: Diesel	0.5
Scope 2: Electricity	0.0
Scope 3: Natural gas	60.7
Scope 3: Diesel	0.1
Scope 3: Electricity	0.0
Scope 3: Waste	32.8
Scope 3: Water and Wastewater	31.4
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	365

*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) ***			
Savanna Burning Investment Ready Project - Cape York Pilot Aurukun	ACCU	ANREU	16/08/2025	9,001,530,436-9,001,531,035	2023/24	600	600	483	117	32.1%
				Please see screenshot in appendix D						
Savanna Burning Investment Ready Project - Cape York Pilot Aurukun	ACCU	ANREU	16/08/2025	9,001,527,522-9,001,529,784	2023/24	2263	2263	2193	70	19.2%
				Please see screenshot in appendix D						
Western Farm Trees	ACCU	ANREU	19/02/2026	9,005,044,170-9,005,047,461	2023/24	3292	3292	3196	96	26.3%
				Please see screenshot in appendix D						
Western Farm Trees	ACCU	ANREU	18/03/2026	(9,005,044,124 - 9,005,044,169) & (9,005,047,836 - 9,005,047,862)	2023/24	73	73	0	73	20.0%
				Please see screenshot in appendix D						
Western Farm trees	ACCU	ANREU	01/04/2026	9,005,047,919-9,005,047,933	2023/24	15	15	6	9	2.5%
				Please see screenshot in appendix D						
TOTAL Eligible Quantity used for this reporting period claim									365	
TOTAL Eligible Quantity banked for future reporting periods								5,878		

* 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)*	2193
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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 registry	23/07/2025	2137-262089	WD00NS19	05/08/2025	626	626	0	wind	NSW
Bango Wind Farm 1, feeder 973 - NSW	LGC	REC registry	23/07/2025	190469-190966	WD00NS19	05/08/2025	498	498	0	wind	NSW
Dundonnell Wind Farm - VIC	LGC	REC registry	22/01/2026	809610-810074	WD00VC37	30/01/2026	465	465	0	wind	VIC
West Wyalong Solar Farm - Solar - NSW	LGC	REC registry	22/01/2026	10245-10848	SRPXNSA0	30/01/2026	604	604	0	Solar	NSW
Total LGCs surrendered this report and used in this report								2,193			

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)	2,681,064	kWh
Mandatory * (RET) (cell D32)	488,064	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,193,000	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)	-40,023	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-36,821	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,927,960	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 9.00% 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 details

Completed

Transaction ID
87437000

Transaction type
Voluntary cancellation

Transferring account
AU-2977: South Pole Australia Financial Services Pty Ltd
SOUTH POLE AUSTRALIA FINANCIAL SERVICES PTY LTD

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

Comments
Retired by Dexus on behalf of 100 Mount Street for the purpose of Carbon Neutral for the period of Q3 and Q4 2025

Selected ACCUs

Id	Vintage	Location	Serial range start	Serial range end	Category	Quantity
estation by nmental or...	2023-24	WA	9,005,047,919	9,005,047,933	KACCU	15
						Total: 15
110 items per page						1 - 1 of 1 items

	A	B	C	D	E	F	G	H
	#VALUE!					#VALUE!	#VALUE!	
	Retirement description							
	#VALUE!							
	Registry retirement link/evidence							
	#VALUE!							
Transaction ID	AU43332							
Current Status	Completed (4)							
Status Date	16/08/2025 00:59:52 (AEST) 15/08/2025 14:59:52 (GMT)							
Transaction Type	Cancellation (4)							
Transaction Initiator	Nathalia, Griselda							
Transaction Approver	Zhou, Tom Yi Shang							



Comment

Dexus Property Services Pty Ltd - Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY25

Transferring Account

Account Number

AU-2977

Account Name

South Pole Australia Financial Services Pty Ltd

Account Holder

South Pole Australia Financial Services 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			EOP100972					2023-24		9,001,530,436 - 9,001,531,035	600

Property	Row Ref	Serial Number Range		Date Range		Offset units
		Start	End	From	To	
#VALUE!						

#VALUE!

#VALUE!

#VALUE!

#VALUE!

0

#VALUE!

#VALUE!

Serial number (and hyperlink to registry transaction record)

Vintage

Date retired

#VALUE!

#VALUE!

#VALUE!

Retirement description

#VALUE!

Registry retirement link/evidence

#VALUE!

Transaction ID

AU43330

Current Status

Completed (4)

Status Date

16/08/2025 00:57:42 (AEST)
15/08/2025 14:57:42 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Nathalia, Griselda

Transaction Approver

Zhou, Tom Yi Shang

Comment

Dexus Property Services Pty - Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY25

Transferring Account

Account Number

AU-2977

Account Name

South Pole Australia Financial Services Pty Ltd

Account Holder

South Pole Australia Financial Services 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			EOP100972					2023-24		9,001,527,522 - 9,001,529,784	2,263

Property	Row Ref	Serial Number Range		Date Range		Offset units
		Start	End	From	To	



#VALUE!

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		C
	Start	End	From	To	

Transaction details

Completed

Transaction ID
87437000

Transaction type
Voluntary cancellation

Transferring account
AU-2977: South Pole Australia Financial Services Pty Ltd
SOUTH POLE AUSTRALIA FINANCIAL SERVICES PTY LTD

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

Comments
Retired by Dexus on behalf of 100 Mount Street for the purpose of Carbon Neutral for the period of Q3 and Q4 2025

Selected ACCUs

od	Vintage	Location	Serial range start	Serial range end	Category	Quantity
estation by nmental or...	2023-24	WA	9,005,047,919	9,005,047,933	KACCU	15
						Total: 15
10 items per page1 - 1 of 1 items						



Transaction details

Completed

Transaction ID
87437000

Transaction type
Voluntary cancellation

Transferring account
AU-2977: South Pole Australia Financial Services Pty Ltd
SOUTH POLE AUSTRALIA FINANCIAL SERVICES PTY LTD

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

Comments
Retired by Dexus on behalf of 100 Mount Street for the purpose of Carbon Neutral for the period of Q3 and Q4 2025

Selected ACCUs

id	Vintage	Location	Serial range start	Serial range end	Category	Quantity
estation by nmental or..	2023-24	WA	9,005,047,919	9,005,047,933	KACCU	15
						Total: 15
◀ ◻ ▶ 10 items per page						1 - 1 of 1 items



Australian Government

Clean Energy Regulator

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19 March 2026

VC202526-00996

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:



THE DETAILS OF THE CANCELLATION ARE AS FOLLOWS:

Date of transaction		18 March 2026
Transaction ID		86650000
Type of units		KACCU
Total Number of units		73
Block 1	Serial number range	9,005,044,124 - 9,005,044,169 (46 KACCUs)
	ACCU Project	Western Farm Trees – EOP101162
	Project Location	WA
	Method Type	Vegetation
	Method	Reforestation by Environmental or Mallee Plantings-FullCAM 2014
	Vintage	2023-24
Block 2	Serial number range	9,005,047,836 - 9,005,047,862 (27 KACCUs)
	ACCU Project	Western Farm Trees – EOP101162
	Project Location	WA
	Method Type	Vegetation
	Method Name	Reforestation by Environmental or Mallee Plantings-FullCAM 2014
	Vintage	2023-24
Transaction comment		Retired by Dexus on behalf of 100 Mount Street for the purpose of Carbon Neutral for the period of Q3 and Q4 2025.



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2 April 2026

VC202526-01007

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	1 April 2026
Transaction ID	87437000
Type of units	KACCU
Total Number of units	15
Serial number range	9,005,047,919 - 9,005,047,933
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 Dexu on behalf of 100 Mount 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,

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



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___Report end___