

Australian Government

Carbon Neutral Program

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: GPT Group

Building / Project Name: GPT Space & Co – 530 Collins Street (Level 2 and 3)

Building Owner (if different from Responsible Entity): GPT Group

Project Address: 530 Collins Street Melbourne VIC 3000

Certification Type: Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building

GPT Space & Co – 530 Collins Street (Level 2 and 3) has been certified carbon neutral for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	340 tCO2-e
Offsets bought	100% VERs
Renewable electricity used in the construction of the building	0%
Technical Assessment	Completed
Third Party Validation	Completed

1. Carbon Neutral Information

Description of the certification

GPT is a leading Australian property group & real estate investment trust that is committed to being a positive contributor to environmental sustainability while improving resilience to environmental changes.

Space & Co at 530 Collins Street have achieved more than 10% reduction in upfront carbon under Green Star Interiors v1.3. GPT has taken a step ahead by adopting a new pathway by offsetting the upfront embodied carbon emissions in accordance with the Climate Active Guideline.

Project description

Space & Co fitout is located on Level 2 and 3 at 530 Collins Sreet with total NLA 2206 Sq.m. Construction commenced in June 2024 with Practical completion in October 2024.

Project is focusing on the embodied carbon levels as they relate to the product and construction process stages of the project, modules A1 – A5 (Upfront embodied carbon). The total upfront embodied carbon for these fitouts is 153 KgCO2/m2.

The project is registered with the Green Building Council of Australia targeting 6 stars Green Star under Green Star - Interiors v1.3.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools) <i>Green Star – Interiors v1.3</i>	☒
	Green Star Buildings rating	☐
The Responsible Entity has achieved either	Green Star Homes rating and Green Star Buildings - Life Cycle Impacts	☐
	<i>Green Star – Interiors</i> rating and - Credit 15 – Greenhouse Gas Emissions - Credit 19A - Life Cycle Assessment	☒

Green Star Buildings rating and
all the below *Green Star Buildings*
credits



- Upfront Carbon Emissions – Minimum Expectations
 - Energy Use - Minimum Expectations
 - Energy Source – Exceptional Performance
 - Other Carbon Emissions – Exceptional Performance
-

Date of practical completion.

20/10/2024

2. Emissions Boundary

Inside the emissions boundary

- Embodied emissions during pre-construction stage (A0)
- Embodied emissions through raw material supply(A1)
- Transport of raw materials during product stage (A2)
- Manufacturing of products(A3)
- Transportation of materials to site (A4)
- Construction and installation of material on-site (A5)

Outside the emissions boundary

No exclusions.

Inside emissions boundary

Quantified

Embodied emissions during pre construction stage(A0)

Embodied emissions through raw material supply(A1)

Transport of raw materials during product stage (A2)

Manufacturing of products(A3)

Transportation of materials to site (A4)

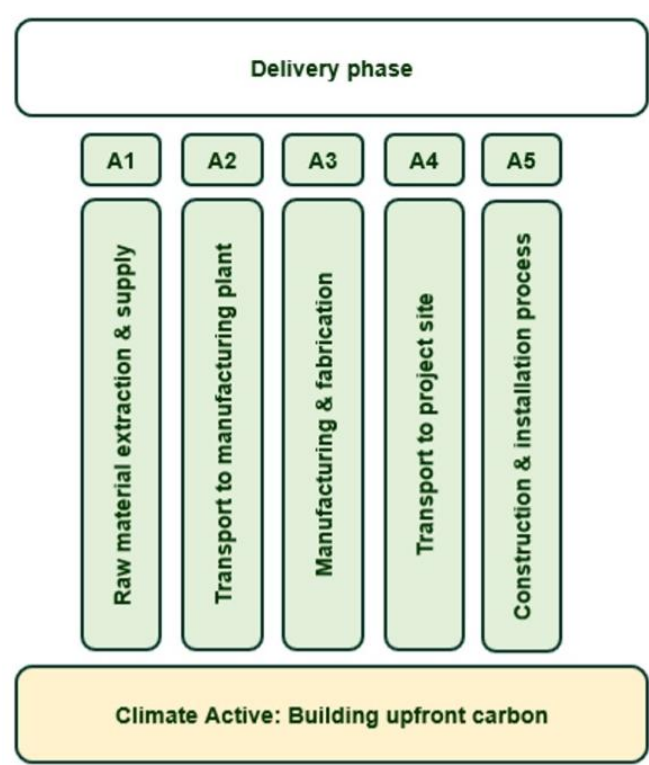
Construction and installation of material on-site(A5)

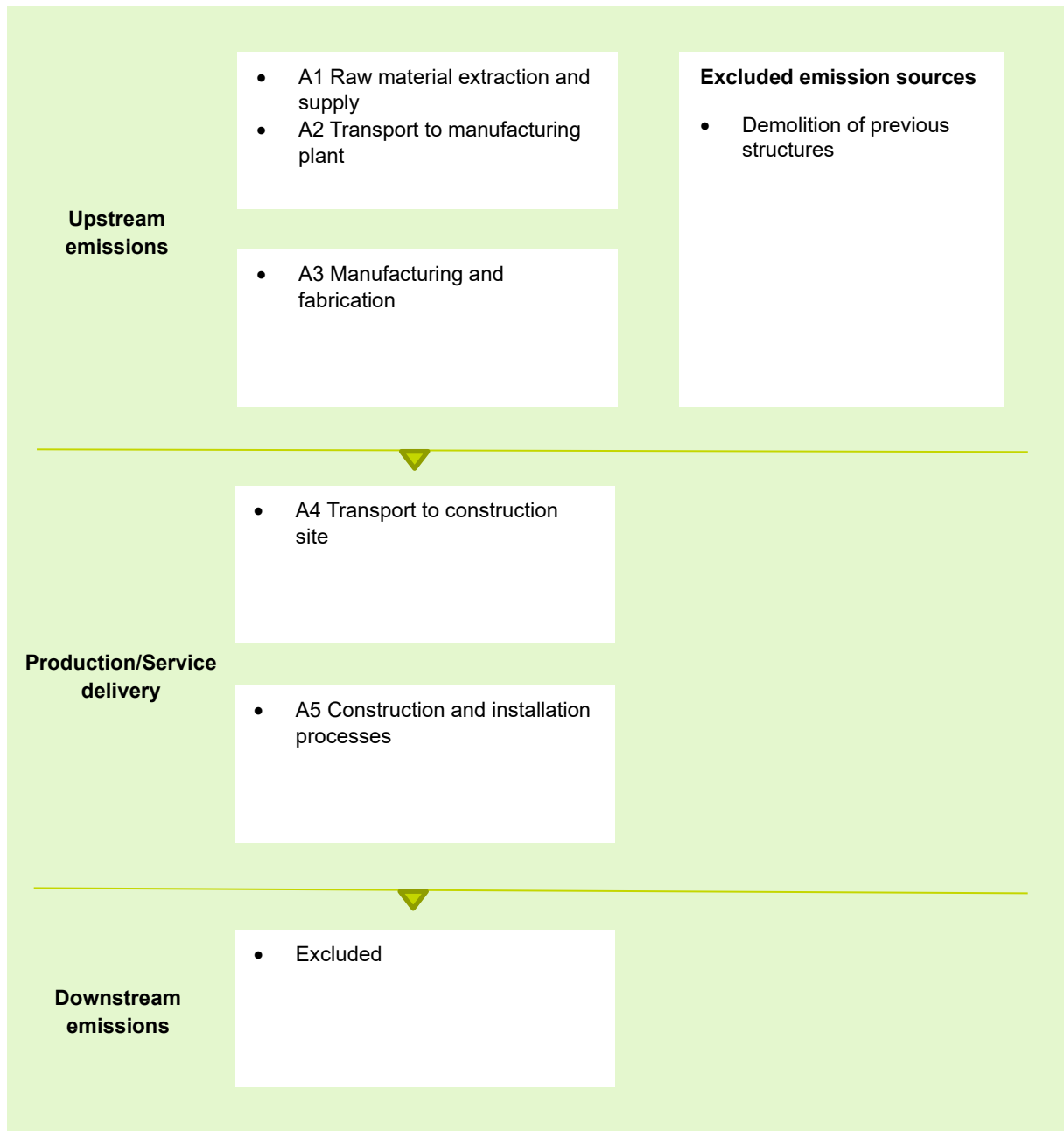
Non-quantified

Outside emissions boundary

No exclusions

Product Process Diagram





Data Management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

3. Emissions Reductions

Emissions Reduction Strategy

The project achieves a decrease in GWP/m² relative to the reference case of at least 11%. Multiple design alterations and specifications implemented into this project following the concept stage - including:

- Specification of Interface carbon neutral carpet product
- Specification of carbon neutral plasterboard
- Reduction of loose furniture items
- Incorporation of re-used office furniture

Targets Set for Energy Efficiency

The project has targeted a 6 Star rating under Green Star - Interiors v1.3, demonstrating world Leadership' in environmentally sustainable building practices.

Considerations to Avoid or Reduce Future Operations Emissions

- Monitoring meters and submeters data through GPT monitoring platform
- High reduction in designed lighting power
- Commitment from GPT to purchase 100% renewable electricity for all electricity provided to the site

Optimisation of Material Use and Volume to Reduce Upfront Carbon Emissions

The upfront emissions reductions strategies include:

- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- Redesign of workstations to reduce acoustic partition materials
- Incorporating EPD's for all major fitout elements
- Modularising elements of construction to reduce waste and transport emissions
- Reduction of loose furniture items
- Targeted the construction and demolition waste credit under Green Star, diverting 80% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a cumulative impact of more than 11% reduction for modules A1-A5.

Climate Active carbon neutral products and services

- Interface carbon neutral carpet product
- Carbon neutral plasterboard

- Reduction of loose furniture items
- Incorporation of re-used office furniture

4. Emissions Summary

Stage	Estimated at Design Stage (t CO2-e)	At Practical Completion (t CO2-e)
Superstructure	116.923	85.603
Materials - Finishes	154.757	144.015
Materials - Fitments	71.132	68.864
Materials - Fittings and equipment	37.762	38.045
Total Emissions	380.574	336.527
Emissions intensity per functional unit (tCO2-e/sqm)	0.1725	0.1526
Number of functional units offset	0 (0% of 2206)	2206 (100% of 2206)
Please outline if any uplift factors were included in the emissions total	N/A	N/A

The functional unit is sqm of Gross Floor Area (GFA).

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5. Carbon Offsets Summary

Co-benefits

The aim of GPT is to have a positive impact on nature. Therefore, it actively acquires and invests in projects that not only remove carbon in the future but also provide benefits such as water preservation, biodiversity conservation, and collaboration with Traditional Owners. GPT also advocates for the adoption of nature-based solutions within the industry. This is driven by the scientific imperatives of reducing overall carbon dioxide equivalent levels in the atmosphere and addressing the issue of biodiversity loss.

This arrangement operates on a two-for-one basis, as the avoidance of emissions contributes to an overall reduction in the release of greenhouse gases, while GPT's nature-based solutions further augment this effort.

Offsets Retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Stapled quantity	Vintage	Eligible Quantity (tCO ₂ – e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	05/12/2026	13274-487258068-487258407-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=331701	0	2019	340	0	0	340	100%
Total offsets retired this report and used in this report										340	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	340	100%

Renewable Energy Certificate (REC) summary

Not applicable. No Renewable Energy Certificates were purchased for construction.

— Report end —