

Australian Government

Carbon Neutral Program

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Certification Summary

Responsible Entity name: BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust

Building / Project Name: Oakdale West Industrial Estate - Lot 4A

Building Owner (if different from Responsible Entity): N/A

Project Address: 2-4 Cuprum Close, Kemps Creek NSW, 2178

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

Oakdale West Industrial Estate - Lot 4A 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	11,332 tCO2-e
Offsets bought	30% ACCUs, 70% VCUs
Renewable electricity used in the construction of the building	N/A
Technical Assessment	Completed
Third Party Validation	Completed

1. Carbon Neutral Information

Description of the certification

Goodman Group (ASX: GMG) is an integrated property group with operations throughout Australia, New Zealand, Asia, Europe, the United Kingdom, North America and Brazil. Goodman Group, comprised of the stapled entities Goodman Limited, Goodman Industrial Trust and Goodman Logistics (HK) Limited, is the largest industrial property group listed on the Australian Securities Exchange and one of the largest listed specialist investment managers of industrial property and business space globally.

Goodman's global property expertise, integrated own+develop+manage customer service offering and significant investment management platform ensures it creates innovative property solutions that meet the individual requirements of its customers, while seeking to deliver long term returns for investors.

Sustainability is an integral part of Goodman's business strategy, and this includes actions to reduce carbon emissions across its operations. As part of FY25 strategy, a carbon budget has been assigned per new development project, with the aim of reducing, measuring and offsetting all upfront embodied carbon emissions going forward. In line with our strategy, Goodman is targeting carbon neutral development for its new project at Oakdale West Industrial Estate - Lot 4A in Kemps Creek.

Project description

The object of the assessment is large warehouse facility, made up of 2 warehouse, located at 2-4 Cuprum Close, Kemps Creek, NSW 2178. The development is comprised of two standalone Warehouses with auxiliary Offices and car parking facilities.

The project has a Gross Floor Area of 37,932 sqm. This includes the following areas:

- Warehouse 4A - 14,735 sqm
- Warehouse 4B- 14,700 sqm
- Office 4A (2 levels)- 651 sqm
- Office 4B (2 levels) - 833 sqm
- Dock Office 4A (1 level)- 50 sqm
- Dock Office 4B (1 level)- 50 sqm
- Awning- 4,792 sqm
- Hardstand Area- 19,216 sqm
- Light Duty Area- 4,234 sqm
- 7 tonne point load
- 143 car park spaces

Construction commenced on July 2023 with Practical Completion achieved on 23rd January, 2025.

The functional unit for the project is sqm of Gross Floor Area (GFA) and the emissions intensity (emissions per functional unit) for this development is 0.299 tonnes CO2 - e/sqm.

The Building Upfront Carbon Guideline provides coverage for all construction emissions treating the completed building as the product and the emissions boundary encompassing cradle to gate, where the gate is the delivery of the completed base building. The carbon inventory includes emissions calculated for stages A1 – A5 of the base building.

The project is registered with the Green Building Council of Australia targeting 5 stars Green Star under Buildings v1.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools)	☐
	Green Star Buildings rating	☒
The Responsible Entity has achieved either	Green Star Homes rating and Green Star Buildings - Life Cycle Impacts	☐
	Green Star – Design & As-Built 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.

23/01/2025

2. Emissions Boundary

Inside emissions boundary

Quantified

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- Embodied emissions in materials used during construction (for example: permanent formwork)
- Transport of materials to the construction site (A4)
- Construction energy (A5), including electricity, diesel, petroleum construction waste (A5)
- Construction waste (A5)

Non-quantified

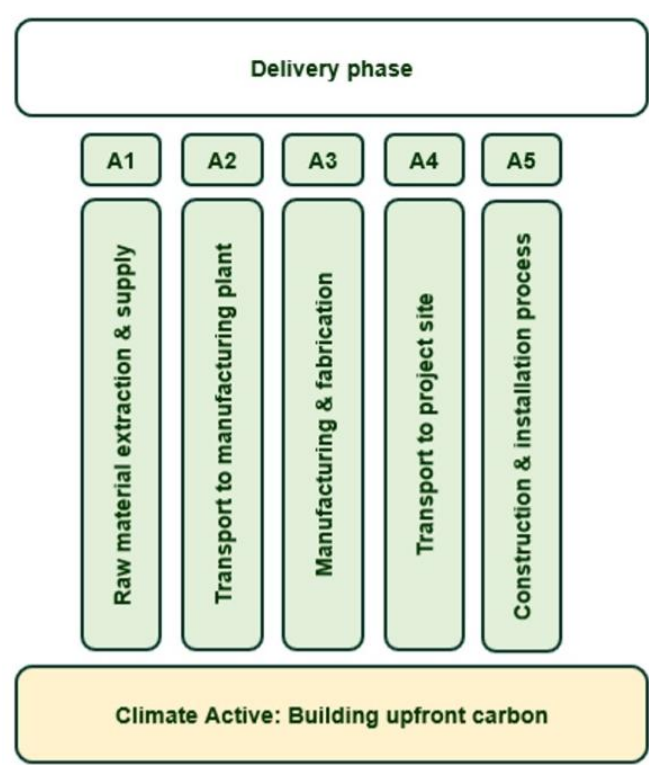
- Sundry fixtures below the materiality threshold

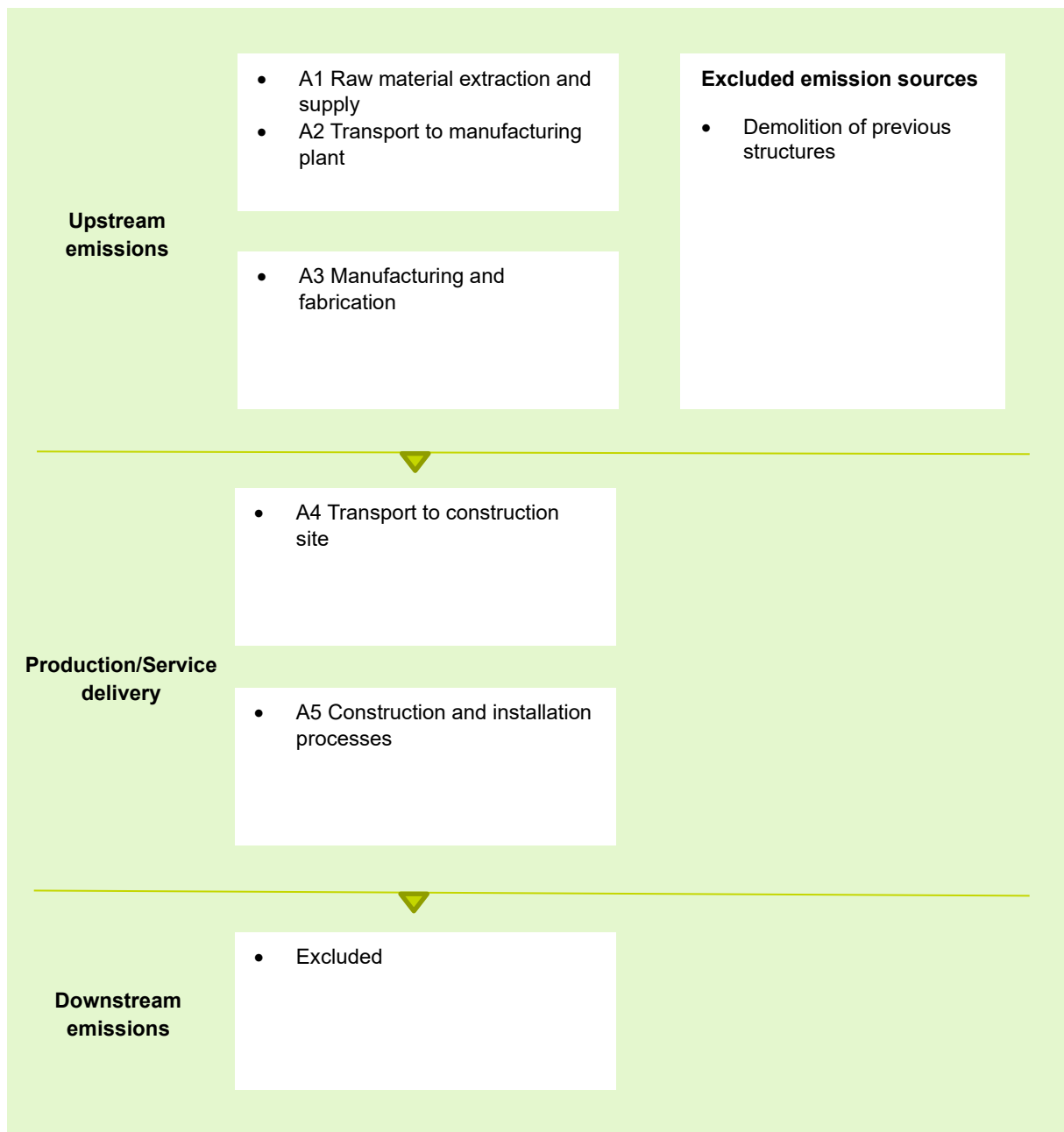
Outside emissions boundary

- Tenancy Fitout
- Base building operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-7)
- Demolition at end of life (C1-4)

This certification is for a new development of warehouse as previously described. Emissions associated with future management of the building and use of the building by future occupants are excluded.

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 Reduction

Emissions Reduction Strategy

The emissions strategy was to firstly avoid and reduce emissions by through design selections and an efficient building design. This included reducing upfront emissions by optimising the design and selecting low emission options in construction where possible, as well as installing specifying efficient systems to reduce operational emissions. Following this, the project has included renewable energy generation through installing PV system for the building's operation. Lastly, offsets were retired to cover remaining emissions associated with the construction of the project.

Energy Efficiency Targets

The project has targeted a 5 Star rating under Green Star - Buildings v1, using the reference building pathway, meaning that the project must demonstrate a set improvement on a standard practice building from the NCC to achieve the 5 star rating.

Optimisation of Material Use and Volume to Reduce Upfront Carbon Emissions

The upfront emissions reductions strategies include:

- Dematerialisation by optimising structural and façade elements.
- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- Requiring EPD's for all major building elements
- Modularising elements of construction to reduce waste and transport emissions
- Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a 15.2% reduction for modules A1-A5.

Considerations to Avoid or Reduce Future Operations Emissions

The operational emissions reduction strategies include:

- 790 kW Solar PV System
- Low GWP refrigerant HVAC systems
- No provisions for gas on site. This include no gas for cooking, space heating, or hot water
- Best practice building envelope, including double glazed windows, to improve heating/cooling efficiencies
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Daylight harvesting
- LED Lights
- Translucent sheeting to allow natural light ingress;
- Environmental performance targets and metering and monitoring systems as per Green Star requirements to ensure the building continues to operate efficiently
- Combined rainwater tank capacity of 360,000L
- Water efficient bathroom hardware
- Native drought resistant landscaping;
- 5% of car parks have Dual EV Charging Outlets.
- Low VOC Paints;
- Water sensitive urban design measures;
- Water efficient tap fittings.

Climate Active carbon neutral products and services

N/A

4. Emissions Summary

Stage	At Practical Completion (t CO2-e)
Hardstand & pavement	1,378.12558
Warehouse floors	2,387.39423
Retaining Wall	141.02727
Footings	308.64452
Precast Walls	319.13965
External Walls	538.35316
Roof	1,590.23721
Columns & walls	386.77786
External works	329.33853
Solar	759.68228
Others	3,192.82198
Total Emissions	11,332
Emissions intensity per functional unit (tCO2-e/sqm)	0.2987
Number of functional units offset	37,932 out of 37,932
Please outline if any uplift factors were included in the emissions total	N/A

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

This project has a GFA of 37,932sqm and the emissions intensity (emissions per functional unit) for this development is 0.299 tCO2 - e/sqm.

5. Carbon Offsets Summary

Co-benefits

Katingan Peatland Restoration and Conservation Project

- In partnership with 34 local villages, the project aligns with sustainable development initiatives by building community capacity, increasing employment and education.
- By fostering inclusive partnerships and a culture of nature-connection and sustainability in local communities, the project serves to reduce poverty, enhance the well-being of communities, and reorient deforestation trends and their destructive environmental and climate impacts.

CO2 Australia

- Registration to date of over 37 ERF projects under various land sector methodologies that cover more than 300,000 hectares (ha) and are expected to generate over 10 million ACCUs across the life of the projects.
- Establishment of over 30,000 ha of tree plantings for carbon project purposes and delivery of more than 90,000 ha of new protected areas through biodiversity offset projects, with more than 100,000 ha in the pipeline.

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 (%)
Katingan Peatland Restoration and Conservation Project Stapled to Wilderlands Coorong Biodiversity Project	Verified Carbon Units (VCUs)	VCS Vegetation Link	3/10/2025	12730-427885084-427893063-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 NVS-2022/4004-182-4-657621-665600	7980	2020	7980	0	0	7980	70
CO2 Australia Creating a Better Climate Project	Australian Carbon Credit Units (ACCUs)	ANREU	3/10/2025	8,496,926,005-8,496,929,404		2024	3400	0	0	3352**	30
Total offsets retired this report and used in this report										11,332	

* Refer to Appendix A: Offset Retirement

** 3352 out of 3400 tCO₂-e retired for this Climate Active carbon neutral claim. The remaining 48 tCO₂-e are retired to cover the scope for Green Star Buildings (see Table 7).

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	7980	70%
Australian Carbon Credit Units (ACCUs)	3400	30%

Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO2-e)	Purpose of cancellation
CO2 Australia Creating a Better Climate Project	Australian Carbon Credit Units (ACCU)	ANREU	3/10/2025	8,496,926,005-8,496,929,404	2024	48	Retired to offset initial refrigerant charge, additionally offset as part of Green Star Buildings

6. Renewable Energy Certificate (REC) summary

No RECs were retired for the construction of the building.

Appendix A: Offset Retirement

VERRA

Standards for a Sustainable Future

Home

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	
01/01/2020	31/12/2020	12730-427885084-427893063-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0	7980	VCU	1477	Katingan Peatland Restoration and Conservation Project	Agriculture Forestry and Other Land Use			Central Kalimantan	Indonesia (ID)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust	Retired on behalf of BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust, at 2-4 Cuprum Close, Kemps Creek NSW 2178, for Green Star Buildings v1 certification.	03/10/2025	
1 - 1 : 1																	
FirstPrev123NextLast																	

Australian Government

Clean Energy Regulator

Australian National Registry of Emissions Units

Logged in as: Kristie Chandra / Industry User

ANREU Home

Account Holders

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

Public Reports

My Profile

Transaction Details

Transaction details appear below.

Transaction ID

AU44402

Current Status

Completed (4)

Status Date

03/10/2025 12:05:16 (AEST)

03/10/2025 02:05:16 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kristie

Transaction Approver

Gurney, Annabelle

Comment

Retired on behalf of BGMG 11 Pty Ltd as Trustee of BGMG 1 Oakdale West Trust, at 2-4 Cuprum Close, Kemps Creek NSW 2178, for Green Star Buildings v1 certification.

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia 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			EOP100627					2023-24		8,496,926,005 - 8,496,929,404	3,400

— Report end —