Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Soilbuild Australia Sub-Trust No1
Building / Premises name:	14 Mort Street
Building Address:	14 Mort Street, Canberra, ACT 2601
Corresponding NABERS Energy Rating number	OF42200

This building 14 Mort Street 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 01/7/2024 to 30/6/2025 The carbon neutral certification is valid until 19/9/2026.

Total emissions offset	431 tCO2-e
Offsets bought	25.29% ACCUs, 74.71% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	97.42% of electricity is from renewable sources

Emissions Reduction Strategy

14 Mort Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 19th of September 2026

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/07/2024* *to* *30/06/2025*

1. Carbon Neutral Information

1A Introduction:

The Board views sustainability as a key consideration in formulating the business strategy for Soilbuild REIT. Hence, the Board has been involved in determining the factors material to the organisation and has been overseeing the monitoring of these factors by the Management on a regular basis. Looking forward, the Board will ensure that sustainability remains a core focus of Soilbuild REIT.

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
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner
HVAC services to retail tenants	Heating, ventilation and air-conditioning services to retail tenants are excluded on the basis of shared operational control. The building owner has elected to exclude these emissions from the claim

Lighting and ventilation to shared portion of the car park	50% of the car park energy-related emissions are excluded on the basis that the car park is shared with a building external to the claim.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner are excluded as per NABERS requirements for base building offices

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	67.6
Scope 1: Natural gas	64.6
Scope 1: Diesel	0.0
Scope 2: Electricity	5.7
Scope 3: Natural gas	16.4
Scope 3: Diesel	0.0
Scope 3: Electricity	0.8
Scope 3: Waste	270.7
Scope 3: Water and Wastewater	4.3
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**431**

*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 (tCO2 –e) (total quantity retired) *** **	**Eligible Quantity banked for future reporting periods**	**Eligible Quantity used for this reporting period claim**	**Percentage of total (%)**
Ningxia Xiangshan Weining Wind Farm Project	VCU	Verra	16/02/2026	17631-846679229-846679458-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 Screenshot in Appendix D	2024	230	230	2	228	52.9%
Ningxia Xiangshan Weining Wind Farm Project	VCU	Verra	16/02/2026	17631-846679127-846679220-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 Screenshot in Appendix D	2024	94	94	0	94	21.8%
Mainoru Savanna Burning Project	ACCU	KACCU	16/02/2026	9016330004–9016330112 Screenshot in Appendix D	2024-2025	109	109	0	109	25.3%
TOTAL Eligible Quantity used for this reporting period claim									431	
TOTAL Eligible Quantity banked for future reporting periods								2		

* 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)*	0

* 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
						Total LGCs surrendered this report and used in this report		0			

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 -

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.

b) Why a commitment cannot be made to achieve the rating within three (3) years.

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

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 kWh

Evidence of purchase of this renewable electricity –

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)	**264,653**	**kWh**
Mandatory * (RET) (cell D32)	48,655	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	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)	**7,009**	kWh
Percentage renewable electricity – (cell D46)	**97.42%**	
Market Based Approach Emissions Footprint (cell M44)	**6,448**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**198,313**	**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 62.82% 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 15.69% of this claim’s total emissions.
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	67.63
Method 2	0.00
Total	**67.63**

Appendix D: Screenshots of offsets purchased

VERRA

Verified Carbon Standard

Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 16 Feb 2026, 230 Verified Carbon Units (VCUs) were retired on behalf of:

The Trustee for Soilbuild Australia Sub-Trust No. 1

Project Name

Ningxia Xiangshan Wind Farm Project

VCU Serial Number

17631-846679229-846679458-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0

Additional Certifications

Powered by APX



Standard

Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 16 Feb 2026, 94 Verified Carbon Units (VCUs) were retired on behalf of:

The Trustee for Soilbuild Australia Sub-Trust No. 1

Project Name

Ningxia Xiangshan Wind Farm Project

VCU Serial Number

17631-846679127-846679220-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0

Additional Certifications

Powered by APX

Transaction approved, all authorised representatives have been notified.

Transaction ID **84675000**	Transaction type **Voluntary cancellation**
Transferring account **AU-3443: NettZero Pty Ltd** NettZero Pty Ltd	Acquiring account **AU-1068: Australia Voluntary Cancellation Account** Commonwealth of Australia

Comments
Units retired for 14 Mort Street, 2601, on the behalf of The Trustee for Soilbuild Australia Sub-Trust No. 1 for the NABERS Carbon Neutral Rating, rating period FY25.

Selected ACCUs

Project ID	Project name	Method type	Method	Vintage	Location	Quantity
ERF101753	Mainoru Savanna Burning Project	Savanna Fire Management	Emissions Abatement through...	2024-25	NT	109

Total: 109

1 10 items per page 1 - 1 of 1 items

Transaction history

Action	Date and time	Authorised representative
Approved	16/02/2026 11:41:54 am +11:00 AEDT	Zachary Greening
Initiated	16/02/2026 11:41:54 am +11:00 AEDT	Zachary Greening

Selected ACCUs

od	Vintage	Location	Serial range start	Serial range end	Category	Quantity
ions ement through...	2024-25	NT	9,016,330,004	9,016,330,112	KACCU	109

Total: 109

1 10 items per page 1 - 1 of 1 items

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