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:	Dexus Wholesale Management Limited as Trustee for AAIG Trust
Building / Premises name:	Capital Square Tower 1
Building Address:	11 Mount Street, Perth, WA 6000
Corresponding NABERS Energy Rating number	OF50960

This building Capital Square Tower 1 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 18/2/2025 to 17/2/2026 The carbon neutral certification is valid until 16/6/2027.

Total emissions offset	357 tCO2-e
Offsets bought	0.00% ACCUs, 0.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Capital Square Tower 1 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 16th of June 2027

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*18/02/2025* *to* *17/02/2026*

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

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

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	192.0
Scope 1: Natural gas	69.1
Scope 1: Diesel	1.6
Scope 2: Electricity	0.0
Scope 3: Natural gas	5.5
Scope 3: Diesel	0.4
Scope 3: Electricity	0.0
Scope 3: Waste	39.2
Scope 3: Water and Wastewater	48.6
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**357**

*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 (%)**
Carbon Conscious Carbon Capture Project 2	KACCU	ANREU	19/08/2025	8356967100-8356967155 See screenshot in Appendix D	2022/23	56	56	0	26	7.3%
Western Farm Trees	KACCU	ANREU	19/02/2026	9005044170-9005047461 See screenshot in Appendix D	2023/24	3292	3292	0	212	59.4%
Carbon Conscious Carbon Capture Project 2	KACCU	ANREU	23/07/2026	8356975052-8356975102 See screenshot in Appendix D	2021/22	51	51	0	11	3.1%
Carbon Conscious Carbon Capture Project 2	KACCU	ANREU	19/08/2025	8356967156-8356967222 See screenshot in Appendix D	2022/23	67	67	0	44	12.3%
Savannah Burning Investment Ready Project - Cape York Pilot Aurukun	KACCU	ANREU	25/09/2026	9,014,885,781 - 9,014,886,287 See screenshot in Appendix D	2024/25	507	507	21	64	17.9%
							TOTAL Eligible Quantity used for this reporting period claim		357	
							TOTAL Eligible Quantity banked for future reporting periods	21		

* 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.

Offset surrender note:
The sum won't match as these as the offsets in this PDS have been retired as part of the Dexus buildings portfolio

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)*	3148

* 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
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	2/05/2025	194347- 94576, 35249-35468, 474910-475259	WD00WA24	2024	800	373	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	31/07/2025	25785-26436	WD00WA24	2025	652	652	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	2/02/2026	118103- 118107	WD00WA24	2025	5	5	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	27/01/2026	123646-124174, 117897-117987, 76278-76380, 26521-26632	WD00WA24	2025	835	835	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	27/01/2026	124175-124701, 351694-351969	WD00WA24	2025	803	803	0	Wind	WA
Warradarge Wind Farm - Wind - WA	LGC	REC Registry	29/04/2026	624412-625295 72666-72681	WD00WA24	2025 2026	884	480	480	Wind	WA
						Total LGCs surrendered this report and used in this report		3,148			

LGC surrender note:

The sum won't match as the balance amount for 1st row applies to the previous reporting, hence, it can't be banked for future reporting for this asset.

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)	**3,799,112**	**kWh**
Mandatory * (RET) (cell D32)	651,112	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,148,000	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)	**-275,779**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-253,716**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**2,466,333**	**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 10.98% 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 53.78% 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	192.01
Total	**192.01**

Appendix D: Screenshots of offsets purchased

Transaction ID	AU43361
Current Status	Completed (4)
Status Date	19/08/2025 10:09:16 (AEST) 19/08/2025 00:09:16 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Zhou, Tom Yi Shang
Comment	Dexus Office and Industrial Pty Ltd - Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth 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			EOP100638					2022-23		8,356,967,100 - 8,356,967,155	56

Transaction ID	AU43362
Current Status	Completed (4)
Status Date	19/08/2025 10:10:39 (AEST) 19/08/2025 00:10:39 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Zhou, Tom Yi Shang
Comment	Dexus Office and Industrial Pty Ltd - Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth 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			EOP100638					2022-23		8,356,967,156 - 8,356,967,222	67

#VALUE!

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	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

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	20 August 2026
Transaction ID	94165000
Type of units	KACCU
Total Number of units	51
Serial number range	8,356,975,052 - 8,356,975,102
ACCU Project	Carbon Conscious Carbon Capture Project 2 – EOP100638
Project Location	WA
Method Type	Vegetation
Method	Reforestation by Environmental or Mallee Plantings-FullCAM 2014 c2
Vintage	2022-23
Transaction comment	Retired by Dexus on behalf of Capital Square, 11 Mount Street Perth for the purpose of Carbon Neutral FY26

Date of transaction	25 September 2026
Transaction ID	95970000
Type of units	KACCU
Total Number of units	507
Serial number range	9,014,885,781 - 9,014,886,287
ACCU Project	Savanna Burning Investment Ready Project - Cape York Pilot Aurukun – EOP100972
Project Location	QLD
Method Type	Savanna Fire Management
Method	Emissions Abatement through Savanna Fire Management 2015
Vintage	2024-25
Transaction comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Carbon Neutral FY26.