



# **PUBLIC DISCLOSURE STATEMENT**

**DEXUS INDUSTRIA REIT**

**ORGANISATION CERTIFICATION  
FY2024–25**

Australian Government

# Climate Active Public Disclosure Statement

Dexus Industria REIT

**dexus**



An Australian Government Initiative



|                          |                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAME OF CERTIFIED ENTITY | Dexus Industria REIT                                                                                                                                                                                                                                                                                                                                                                               |
| REPORTING PERIOD         | 1 July 2024 – 30 June 2025<br>Arrears report                                                                                                                                                                                                                                                                                                                                                       |
| DECLARATION              | <p><i>To the best of my knowledge, the information provided in this public disclosure statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.</i></p>  <p>Rob Sims<br/>General Manager, Climate Energy &amp; Transactions Sustainability<br/>22nd July 2026</p> |



**Australian Government**

**Department of Climate Change, Energy,  
the Environment and Water**

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Version 10.

# 1.CERTIFICATION SUMMARY

|                        |                                                                             |
|------------------------|-----------------------------------------------------------------------------|
| TOTAL EMISSIONS OFFSET | 395 tCO <sub>2</sub> -e                                                     |
| CARBON OFFSETS USED    | 54.76% ACCUs, 45.24% VCU's (included in Dexu's Holdings PDS)                |
| RENEWABLE ELECTRICITY  | 100%                                                                        |
| CARBON ACCOUNT         | Prepared by: Pangolin Associates                                            |
| TECHNICAL ASSESSMENT   | 21/11/2025<br>Pangolin Associates<br>Next technical assessment due: FY 2028 |

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## 2. CERTIFICATION INFORMATION

### Description of organisation certification

This organisation certification is for the business operations of Australian business operations of Dexus Industria REIT (Registered Business Name under Dexus Holdings Pty Limited ABN 48 110 366 946).

It covers corporate emissions associated with the fund, and the emissions associated with the Fund's managed investment property portfolio at Brisbane Technology Park.

Dexus Asset Management Limited (ACN 080 674 479; AFSL 237 500) is the responsible entity for Dexus Industria REIT, and emissions for the Fund are also reported in the parent [Dexus Holding's organisation certification](#) due to their overlapping organisational boundaries.

This Public Disclosure Statement includes information for FY2024-25 reporting period.

### Organisation description

Dexus Industria REIT (DXI) is a listed Australian real estate investment trust with a \$1.5 billion portfolio, primarily comprised of industrial properties and a 263,300sqm development pipeline, across key Australian cities.

DXI is governed by a majority independent Board and managed by Dexus, a leading Australasian fully integrated real asset group, and leverages the Dexus platform to scale its response to material sustainability issues.

The Fund's carbon neutral claims encompass building and business operations described in the emissions boundary, including:

- Its emissions from corporate activities based on Funds Under Management (FUM) share approach,
- Its emissions in co-owned assets based on an equity share approach, and
- Emissions from landlord-controlled spaces across DXI's property portfolio, where Dexus is the property manager and is deemed to have operational control over the emissions generating activities under the NGERS approach.

For further details refer to [Dexus's corporate structure](#), plus our [2025 Annual Report](#). Further information is disclosed through [Dexus's 2025 Annual Report](#) and [2025 Sustainability Data Pack](#)

## 3.EMISSIONS BOUNDARY

### Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

**Quantified emissions** have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

**Non-quantified emissions** have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

### Outside the emissions boundary

**Excluded emissions** are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

**Inside emissions boundary****Quantified**

- Accommodation and facilities
- Food
- ICT services and equipment
- Office equipment & supplies
- Postage, courier and freight
- Transport (Air)
- Transport (Land and Sea)
- Working from home

**Managed assets operations, including assets managed on behalf of a co-owner**

- Electricity
- Water
- Waste
- Diesel (stationary)
- Refrigerants

**Non-quantified**

Office furniture

**Outside emission boundary****Excluded**

- Property developments (building embodied energy & emissions)
- Maintenance and repairs, capital expenditure and fit outs
- Tenant operations – electricity
- Professional services

## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Dexus Industria REIT (DXI) is committed to maintaining net zero emissions for Scope 1 and 2, as well as selected operational Scope 3 emissions, across all assets where it has operational control. This commitment is realized through a structured hierarchy of actions: prioritizing emissions reduction, switching to renewable energy sources, and offsetting any remaining emissions with high-quality, certified carbon offsets. Commitments made at the Dexus group level are considered and adopted where relevant for DXI, taking into account the nature of DXI's business and assets. Further information on the group emissions reduction strategy can be found in the [parent Dexus Holding's organisation certification](#).

In FY25, DXI continued to source 100% renewable electricity for its managed portfolio, both through grid-supplied renewables and the expansion of on-site solar generation and battery storage. These efforts are aligned with the Dexus Climate Transition Action Plan (CTAP) and are designed to ensure that DXI not only maintains its net zero status annually but also progressively reduces its reliance on offsets over time, in line with the aspiration to reach "absolute zero with minimal offsets" by 2040.

DXI's approach to emissions reduction is grounded in practical, asset-specific actions. The fund continuously improves asset energy efficiency and optimization through upgrades to HVAC systems, LED lighting, and building controls, as well as the integration of smart metering and data analytics to optimize energy and water use. Electrification is a key focus, with decarbonization roadmaps and electrification blueprints being embedded into asset plans, and new developments designed to eliminate fossil fuel use wherever feasible. DXI also partners with tenants to support their own decarbonization journeys, offering programs that embed climate design standards and encourage the transition to electric processes and renewable energy procurement. On-site renewable energy generation is being scaled up, with new industrial developments featuring rooftop solar and commercial-grade battery storage, building toward grid-interactive assets that can store and share energy. For residual emissions that cannot be eliminated through efficiency or renewable energy, DXI invests in high-quality, certified carbon offsets, ensuring that all actions are consistent with Climate Active requirements.

To safeguard these decarbonization gains, DXI places a strong emphasis on climate resilience and risk management. The fund conducts comprehensive portfolio-level and site-specific physical risk assessments, evaluating exposure to climate perils such as flooding and extreme heat under both low- and high-emissions scenarios. Insights from these assessments inform investment planning, asset selection, and operational adaptation measures, ensuring that assets remain resilient to the impacts of climate change. Sustainable Development Standards are applied to all new developments, incorporating high-performance design features that reduce embodied carbon and enhance resilience. By integrating climate risk considerations into every stage of asset management and development, DXI ensures that its emissions reduction strategy is robust, future-focused, and capable of delivering lasting positive impact.

Looking forward to FY26–FY30, DXI will continue to advance its decarbonization agenda by integrating asset-specific electrification pathways and prioritizing lifecycle-timed plant replacements to phase out fossil fuels. The fund will target further HVAC optimization, expand smart controls and sub-

metering, and add incremental MW-scale rooftop solar and commercial-grade batteries at new industrial developments. Electric vehicle charging infrastructure will be extended in line with customer uptake. DXI will maintain 100% renewable electricity procurement for managed assets and optimize contracting structures to ensure both additionality and cost efficiency. The fund will also continue to invest in high-quality, certified offsets for residual emissions, with a clear focus on reducing offset dependence over time. Climate resilience will remain a priority, with site-specific adaptation measures prioritized for assets with higher physical risk exposure, and ongoing assessment cycles informing investment decisions. Finally, DXI will deepen its partnerships with tenants and suppliers, offering renewable procurement opportunities, design guidance, and education, while deploying smart metering and data-sharing to raise transparency and performance across the supply chain.

Through this comprehensive and forward-looking approach, DXI is well positioned to maintain its leadership in emissions reduction and climate resilience, delivering meaningful sustainability outcomes for its stakeholders and supporting the transition to a low-carbon economy.

## Emissions reduction actions

During FY25, DXI made significant progress in reducing emissions through a combination of on-site renewable energy generation, enhanced energy efficiency, and improved waste management practices. The fund expanded its on-site solar capacity by delivering a combined 1.96 MW of rooftop solar across key assets, including Westrac at Tomago, Velociti at Moorebank, and ASCEND at Jandakot, while also installing a 99 kW solar array and a 100 kWh battery at new industrial developments. This rollout of solar infrastructure is complemented by an additional 532 kW of solar currently being implemented across other DXI properties, further supporting the transition to clean energy and reducing reliance on grid-supplied electricity.

In parallel, DXI continued to drive energy efficiency improvements throughout its portfolio. The implementation of portfolio-wide data analytics enabled the early detection of water leaks and usage anomalies, while the integration of smart metering for customer energy and embedded networks provided more accurate and timely tracking of energy consumption and emissions. These initiatives not only optimize building performance but also empower both DXI and its tenants to better manage their environmental impact.

DXI also advanced its commitment to waste reduction and circularity. A notable initiative at Brisbane Technology Park diverted over 1,200 kg of e-waste from landfill, demonstrating the fund's focus on resource efficiency and responsible waste management. Additionally, DXI expanded recycling and operational practices tailored to the specific needs of each site, supporting broader circular economy objectives and further reducing the environmental footprint of its operations.

Through these integrated actions—scaling up on-site renewables, enhancing energy efficiency with smart technologies, and promoting circularity—DXI continues to deliver tangible emissions reductions and sustainability outcomes across its industrial asset portfolio.

## 5.EMISSIONS SUMMARY

### Emissions over time

| Emissions since base year |                                               |                                            |
|---------------------------|-----------------------------------------------|--------------------------------------------|
|                           | Total tCO <sub>2</sub> -e<br>(without uplift) | Total tCO <sub>2</sub> -e<br>(with uplift) |
| Base year: 2021-22        | 603.37                                        | N/A                                        |
| Year 1: 2022-23           | 675.34                                        | N/A                                        |
| Year 2: 2023-24           | 611.00                                        | N/A                                        |
| Year 3: 2024-25           | 394.40                                        | N/A                                        |

### Significant changes in emissions

| Significant changes in emissions |                                                      |                                                     |                                                                                                                                                                                |
|----------------------------------|------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Emission source                  | Previous year<br>emissions<br>(t CO <sub>2</sub> -e) | Current year<br>emissions<br>(t CO <sub>2</sub> -e) | Reason for change                                                                                                                                                              |
| Refrigerants                     | 299.52                                               | 90.85                                               | Refrigerant emissions are directly linked to maintenance of equipment (refrigerant top-up) and type of refrigerant. DXI recorded a lower amount of refrigerant top-up in FY25. |

### Use of Climate Active carbon neutral products, services, buildings or precincts

N/A

## Emissions summary

The electricity summary is available in Appendix B. Electricity emissions were calculated using a market-based approach.

| Emission category                                    | Scope 1 emissions (tCO <sub>2</sub> -e) | Scope 2 emissions (tCO <sub>2</sub> -e) | Scope 3 emissions (tCO <sub>2</sub> -e) | Total emissions (t CO <sub>2</sub> -e) |
|------------------------------------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------------|----------------------------------------|
| Accommodation and facilities                         | 0.00                                    | 0.00                                    | 1.59                                    | 1.59                                   |
| Electricity                                          | 0.00                                    | 0.00                                    | 0.00                                    | 0.00                                   |
| Food                                                 | 0.00                                    | 0.00                                    | 3.53                                    | 3.53                                   |
| ICT services and equipment                           | 0.00                                    | 0.00                                    | 2.80                                    | 2.80                                   |
| Office equipment & supplies                          | 0.00                                    | 0.00                                    | 4.81                                    | 4.81                                   |
| Postage, courier and freight                         | 0.00                                    | 0.00                                    | 0.21                                    | 0.21                                   |
| Refrigerants                                         | 90.85                                   | 0.00                                    | 0.00                                    | 90.85                                  |
| Stationary Energy (liquid fuels)                     | 0.30                                    | 0.00                                    | 0.08                                    | 0.38                                   |
| Transport (Air)                                      | 0.00                                    | 0.00                                    | 35.34                                   | 35.34                                  |
| Transport (Land and Sea)                             | 0.02                                    | 0.00                                    | 17.72                                   | 17.74                                  |
| Waste                                                | 0.00                                    | 0.00                                    | 215.11                                  | 215.11                                 |
| Water                                                | 0.00                                    | 0.00                                    | 18.90                                   | 18.90                                  |
| Working from home                                    | 0.00                                    | 0.00                                    | 3.15                                    | 3.15                                   |
| <b>Total emissions (tCO<sub>2</sub>-e)</b>           | <b>91.18</b>                            | <b>0.00</b>                             | <b>303.22</b>                           | <b>394.40</b>                          |
| <i>Figures may not sum to total due to rounding.</i> |                                         |                                         |                                         |                                        |

## Uplift factors

N/A

## 6. CARBON OFFSETS

### Eligible offsets retirement summary

The offsets listed for **Dexus Industria REIT** are reported under the parent company, **Dexus Holdings**, as part of its organisation-level Climate Active certification.

#### Offsets retired for Climate Active certification

| Type of offset unit                    | Quantity used for this reporting period | Percentage of total units used |
|----------------------------------------|-----------------------------------------|--------------------------------|
| Australian Carbon Credit Units (ACCUs) | 276*                                    | 54.76%                         |
| Verified Carbon Units (VCUs)           | 228*                                    | 45.24%                         |

\* Additional offsets were retired for altruistic reasons and will not be banked for future reporting periods.

## Co-benefits

### Carbon Conscious Carbon Capture Project 2

#### Description of the project

This project establishes permanent plantings of mallee tree species on land that was previously used for agricultural purposes. The 11,007ha project area, contained on 21 properties within the Central and Northern Agricultural Regions of Western Australia, is on land previously cleared for dryland cropping and grazing.

#### Co-benefits of the project

- Enhanced biodiversity through large-scale native species reforestation
- Long-term carbon sequestration, helping to reduce greenhouse gas emissions
- Restoration of previously cleared agricultural land to native forest

### Katingan Peatland Restoration and Conservation Project

#### Description of the project

This project seeks to protect and restore a significant area of peatland ecosystems in Central Kalimantan, Indonesia. The area stores plays a vital role in stabilising water flows, preventing devastating peat fires, enriches soil nutrients and provides clean water.

#### Co-benefits of the project

- Increased biodiversity
- Supports traditional livelihoods for local villages

## 7. 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.

|                                                       |     |
|-------------------------------------------------------|-----|
| <b>1. Large-scale Generation certificates (LGCs)*</b> | 922 |
|-------------------------------------------------------|-----|

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements) and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

| Project supported by LGC purchase                                 | Project location | Eligible unit type | Registry     | Surrender date                      | Accreditation code | Certificate serial number | Generation year | Fuel source | Quantity (MWh) |
|-------------------------------------------------------------------|------------------|--------------------|--------------|-------------------------------------|--------------------|---------------------------|-----------------|-------------|----------------|
| Bango Wind Farm 1, feeder 973 - NSW                               | NSW              | LGC                | REC Registry | 5/08/2025                           | WD00NS19           | Various                   | 2024            | Wind        | 12**           |
| Dulacca Wind Farm - QLD                                           | QLD              | LGC                | REC Registry | 8/08/2025<br>5/08/2025<br>7/02/2025 | WD00QL07           | Various                   | 2024            | Wind        | 178            |
| Woolooga Solar Farm - Solar - QLD                                 | QLD              | LGC                | REC Registry | 8/08/2025                           | SRPVQLV0           | Various                   | 2024            | Solar       | 15             |
| Kaban Wind Farm - Wind Power - QLD                                | QLD              | LGC                | REC Registry | 8/08/2025<br>5/08/2025<br>7/02/2025 | WD00QL06           | Various                   | 2024            | Wind        | 425            |
| Warradarge Wind Farm - Wind - WA                                  | WA               | LGC                | REC Registry | 5/08/2025<br>7/02/2025              | WD00WA24           | Various                   | 2024<br>2025    | Wind        | 59***          |
| West Wyalong Solar Farm - Solar - NSW                             | NSW              | LGC                | REC Registry | 7/02/2025                           | SRPXNSA0           | 15441                     | 2024            | Solar       | 1              |
| Western Downs Green Power Hub - Solar - QLD                       | QLD              | LGC                | REC Registry | 7/02/2025                           | SRPVQLS8           | Various                   | 2024            | Solar       | 232            |
| <b>Total LGCs surrendered this report and used in this report</b> |                  |                    |              |                                     |                    |                           |                 |             | <b>922</b>     |

\*\* This LGC retirement row is an aggregate of retirement IDs 11783 and 11784. It pertains to FY25 retirements for the 12 Church Road Moorebank property under Dexu's Operational Control, of which Dexu Industria REIT has a 50% share. Hence, 50% of the LGC retired have been attributed to Dexu Industria REIT, which is contained in the totals shown in Appendix B: Electricity Summary

\*\*\* This LGC retirement row is an aggregate of retirement IDs 10169, 10170, 11542, 11543 and 11544. It pertains to FY25 retirements for properties in Jandakot City under Dexu's Operational Control, of which Dexu Industria REIT has a 33.3% share. Hence, 33.3% of the LGC retired have been attributed to Dexu Industria REIT, which is contained in the totals shown in Appendix B.

## APPENDIX A: ADDITIONAL INFORMATION

Dexus Industria REIT (DXI) leverages the Dexus platform to scale its response to material sustainability issues. Please refer to the Fund's [2025 Annual Report](#), [Dexus's 2025 Annual Report](#), [2025 Sustainability Data Pack](#) and the [Climate Transition Action Plan](#).

## APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

Location-based method:

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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.

For this certification, electricity emissions have been set by using the **market-based approach**.

| Market-based approach summary                                               |                     |                                   |                               |
|-----------------------------------------------------------------------------|---------------------|-----------------------------------|-------------------------------|
| Market-based approach                                                       | Activity Data (kWh) | Emissions (kg CO <sub>2</sub> -e) | Renewable percentage of total |
| Behind the meter consumption of renewable electricity generated             | 105,718             | 0                                 | 9%                            |
| <b>Total non-grid renewable electricity</b>                                 | <b>105,718</b>      | <b>0</b>                          | <b>9%</b>                     |
| LGC Purchased and retired (kWh) (including PPAs)                            | 921,608             | 0                                 | 78%                           |
| GreenPower                                                                  | 0                   | 0                                 | 0%                            |
| Climate Active precinct/building (voluntary renewables)                     | 0                   | 0                                 | 0%                            |
| Precinct/Building (LRET)                                                    | 0                   | 0                                 | 0%                            |
| Precinct/Building jurisdictional renewables (LGCS surrendered)              | 0                   | 0                                 | 0%                            |
| Electricity products (voluntary renewables)                                 | 0                   | 0                                 | 0%                            |
| Electricity products (LRET)                                                 | 0                   | 0                                 | 0%                            |
| Electricity products jurisdictional renewables (LGCs surrendered)           | 0                   | 0                                 | 0%                            |
| Jurisdictional renewables (LGCs surrendered)                                | 0                   | 0                                 | 0%                            |
| Jurisdictional renewables (LRET) (applied to ACT grid electricity)          | 0                   | 0                                 | 0%                            |
| Large Scale Renewable Energy Target (applied to grid electricity only)      | 196,165             | 0                                 | 17%                           |
| Residual Electricity                                                        | -39,646             | -36,474                           | 0%                            |
| <b>Total renewable electricity (grid + non grid)</b>                        | <b>1,223,492</b>    | <b>0</b>                          | <b>103%</b>                   |
| <b>Total grid electricity</b>                                               | <b>1,078,127</b>    | <b>0</b>                          | <b>94%</b>                    |
| <b>Total electricity (grid + non grid)</b>                                  | <b>1,183,846</b>    | <b>0</b>                          | <b>103%</b>                   |
| Percentage of residual electricity consumption under operational control    | 100%                |                                   |                               |
| <b>Residual electricity consumption under operational control</b>           | <b>-39,646</b>      | <b>-36,474</b>                    |                               |
| Scope 2                                                                     | -34,906             | -32,113                           |                               |
| Scope 3 (includes T&D emissions from consumption under operational control) | -4,740              | -4,361                            |                               |
| <b>Residual electricity consumption not under operational control</b>       | <b>0</b>            | <b>0</b>                          |                               |
| Scope 3                                                                     | 0                   | 0                                 |                               |

|                                                                                                                  |                |
|------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Total renewables (grid and non-grid)</b>                                                                      | <b>103.35%</b> |
| <b>Mandatory</b>                                                                                                 | <b>16.57%</b>  |
| <b>Voluntary</b>                                                                                                 | <b>77.85%</b>  |
| <b>Behind the meter</b>                                                                                          | <b>8.93%</b>   |
| <b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>                                                           | <b>-32.11</b>  |
| <b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>                                                           | <b>-4.36</b>   |
| <b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b> | <b>0.00</b>    |
| <b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b> | <b>0.00</b>    |
| <b>Total emissions liability (t CO<sub>2</sub>-e)</b>                                                            | <b>0.00</b>    |
| <i>Figures may not sum to total due to rounding. Renewable percentage can be above 100%</i>                      |                |

| Location-based approach summary                                                                                  |                           |                           |                                          |                                          |                               |                                          |
|------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|------------------------------------------|------------------------------------------|-------------------------------|------------------------------------------|
| Location-based approach                                                                                          | Activity Data (kWh) total | Under operational control |                                          |                                          | Not under operational control |                                          |
| Percentage of grid electricity consumption under operational control                                             | 100%                      | (kWh)                     | Scope 2 Emissions (kgCO <sub>2</sub> -e) | Scope 3 Emissions (kgCO <sub>2</sub> -e) | (kWh)                         | Scope 3 Emissions (kgCO <sub>2</sub> -e) |
| ACT                                                                                                              | 0                         | 0                         | 0                                        | 0                                        | 0                             | 0                                        |
| NSW                                                                                                              | 14,597                    | 14,597                    | 9,634                                    | 584                                      | 0                             | 0                                        |
| SA                                                                                                               | 0                         | 0                         | 0                                        | 0                                        | 0                             | 0                                        |
| VIC                                                                                                              | 0                         | 0                         | 0                                        | 0                                        | 0                             | 0                                        |
| QLD                                                                                                              | 992,613                   | 992,613                   | 704,755                                  | 99,261                                   | 0                             | 0                                        |
| NT                                                                                                               | 0                         | 0                         | 0                                        | 0                                        | 0                             | 0                                        |
| WA                                                                                                               | 70,918                    | 70,918                    | 36,168                                   | 4,255                                    | 0                             | 0                                        |
| TAS                                                                                                              | 0                         | 0                         | 0                                        | 0                                        | 0                             | 0                                        |
| <b>Grid electricity (scope 2 and 3)</b>                                                                          | <b>1,078,127</b>          | <b>1,078,127</b>          | <b>750,557</b>                           | <b>104,100</b>                           | <b>0</b>                      | <b>0</b>                                 |
| ACT                                                                                                              | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| NSW                                                                                                              | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| SA                                                                                                               | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| VIC                                                                                                              | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| QLD                                                                                                              | 105,718                   | 105,718                   | 0                                        | 0                                        |                               |                                          |
| NT                                                                                                               | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| WA                                                                                                               | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| TAS                                                                                                              | 0                         | 0                         | 0                                        | 0                                        |                               |                                          |
| <b>Non-grid electricity (behind the meter)</b>                                                                   | <b>105,718</b>            | <b>105,718</b>            | <b>0</b>                                 | <b>0</b>                                 |                               |                                          |
| <b>Total electricity (grid + non grid)</b>                                                                       | <b>1,183,846</b>          |                           |                                          |                                          |                               |                                          |
| <b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>                                                           |                           |                           |                                          |                                          | <b>750.56</b>                 |                                          |
| <b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>                                                           |                           |                           |                                          |                                          | <b>104.10</b>                 |                                          |
| <b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b> |                           |                           |                                          |                                          | <b>750.56</b>                 |                                          |
| <b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b> |                           |                           |                                          |                                          | <b>104.10</b>                 |                                          |
| <b>Total emissions liability</b>                                                                                 |                           |                           |                                          |                                          | <b>854.66</b>                 |                                          |

### Operations in Climate Active buildings and precincts

| Operations in Climate Active buildings and precincts                                                                                                                                                                                                                                                                                                                                                                                                                                      | Electricity consumed in Climate Active certified building/precinct (kWh) | Emissions (kg CO <sub>2</sub> -e) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------|
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                                                                        | 0                                 |
| Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market-based method is outlined as such in the market-based summary table. |                                                                          |                                   |

### Climate Active carbon neutral electricity products

| Climate Active carbon neutral electricity product used                                                                                                                                                                                                                                                                                                                                                                                                                                     | Electricity claimed from Climate Active electricity products (kWh) | Emissions (kg CO <sub>2</sub> -e) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------|
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0                                                                  | 0                                 |
| Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market-based summary table. |                                                                    |                                   |

## APPENDIX C: INSIDE EMISSIONS BOUNDARY

### Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

| Relevant non-quantified emission sources | Justification reason |
|------------------------------------------|----------------------|
| Office Furniture                         | Immaterial           |

### Data management plan for non-quantified sources

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

## APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

### Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.

## Excluded emissions sources summary

| Emission sources tested for relevance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Justification |           |      |              |             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|------|--------------|-------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Size          | Influence | Risk | Stakeholders | Outsourcing |
| <b>Property developments (building embodied energy &amp; emissions)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Y             | N         | N    | N            | N           |
| <p>Emissions from this category are discrete and attributable to specific projects that sit outside Dexus's corporate operations and investment portfolio emissions boundary. Dexus has a development pipeline across key city-shaping projects in major Australian capital cities, and the emissions associated with this activity is likely to contribute to emissions, however as a developer, Dexus has limited influence over the emissions associated with construction activities as each builder has operational control of their project.</p> <p>There are no relevant laws or regulations that apply to report emissions specifically from this source currently. However, Dexus does note that Federal Treasury has released details on mandatory climate-related financial disclosures for Australian corporations and Dexus will meet its statutory disclosure obligations based on the final details of the legislation.</p> <p>Comparable organisations do not typically undertake this activity within their boundary. This activity is not regarded as relevant to this certification by our key stakeholders.</p>                                                                             |               |           |      |              |             |
| <b>Maintenance and repairs, capital expenditure and fit outs</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Y             | N         | N    | N            | N           |
| <p>Emissions from this category are discrete and attributable to specific projects that sit outside Dexus's corporate operations and investment portfolio emissions boundary. As one of the leading real asset managers in Australasia with a large portfolio, the emissions associated with this activity is likely to contribute to emissions, however tenants are typically responsible for fit outs in leased spaces, and Dexus typically appoints a builder/head contractor who has responsibility over major refurbishments. Thus, Dexus has limited control over the emissions associated with construction activities.</p> <p>There are no relevant laws or regulations that apply to report emissions specifically from this source currently. However, Dexus does note that Federal Treasury has released details on mandatory climate-related financial disclosures for Australian corporations and Dexus will meet its statutory disclosure obligations based on the final details of the legislation.</p> <p>Comparable organisations do not typically undertake this activity within their boundary. This activity is not regarded as relevant to this certification by our key stakeholders.</p> |               |           |      |              |             |
| <b>Tenant operations – electricity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Y             | N         | N    | N            | N           |
| <p>Tenants are responsible for electricity consumption in spaces they lease or occupy. Although the emissions associated with this activity are likely to increase emissions, Dexus has limited control over the emissions associated with this activity.</p> <p>There are no relevant laws or regulations that apply to report emissions specifically from this source currently. However, Dexus does note that Federal Treasury has released details on mandatory climate-related financial disclosures for Australian corporations and Dexus will meet its statutory disclosure obligations based on the final details of the legislation.</p> <p>Comparable organisations do not typically undertake this activity within their boundary. This activity is not regarded as relevant to this certification by our key stakeholders.</p>                                                                                                                                                                                                                                                                                                                                                                      |               |           |      |              |             |

| Emission sources tested for relevance |      |           |      |              |             | Justification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|------|-----------|------|--------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | Size | Influence | Risk | Stakeholders | Outsourcing |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Professional services                 | N    | Y         | N    | N            | N           | <p>The emissions associated with this activity is considered to have a minor impact to our emissions, however we recognise that through our procurement practices we have the potential to influence the emissions from this source by shifting to a different lower-emissions supplier for our business.</p> <p>There are no relevant laws or regulations that apply to report emissions specifically from this source currently. However, Dexus does note that Federal Treasury has released details on mandatory climate-related financial disclosures for Australian corporations and Dexus will meet its statutory disclosure obligations based on the final details of the legislation.</p> <p>Comparable organisations do not typically undertake this activity within their boundary. This activity is not regarded as relevant to this certification by our key stakeholders.</p> |



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