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:	QIC Retail Pty Ltd as trustee for QIC Active Retail Property Fund ABN 93 785 517 296
Building / Premises name:	Domain Central
Building Address:	103-141 Duckworth Street, Garbutt, QLD 4814
Corresponding NABERS Energy Rating number	SC53413

This building Domain Central 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 01/7/2025 to 30/6/2026 The carbon neutral certification is valid until 06/9/2027.

Total emissions offset	315 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Domain Central has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 6th of September 2027

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/07/2025* *to* *30/06/2026*

1. Carbon Neutral Information

1A Introduction:

In June 2020, QIC Real Estate announced a commitment to achieving Net Zero Carbon Emissions (Scope 1 and 2) by 2028 for our core managed portfolio of Australian retail assets within the QIC Property Fund (QPF) and QIC Town Centre Fund (QTCF). In FY21, the same target was expanded to cover QIC's Office Fund (QOF), and in FY22 it was extended to our QIC Active Retail Property (QARP) and QIC Australia Core Plus (QACPF) funds.3
Our funds are also signatories to the World Green Building Council's Net Zero Carbon Buildings Commitment, demonstrating our commitment to achieving net zero in operational carbon emissions (Scopes 1 and 2), and driving our focus on reducing embodied carbon within our new development and renovation projects. As a signatory, we are committing to achieving net zero in operational emissions (Scopes 1 and 2) by 2028 and net zero in embodied carbon within any new developments from 2030 onwards.

Please visit https://www.qicre.com/ESG/2023-ESG-report/Our-Progress/Climate-change#400E7ABBC4B24A8B85540E597254E456 for further information on QIC's Carbon Neutral 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
Retail tenancy Lighting and Power	Not included in NABERS rating, and outside the control of QIC
HVAC services to retail tenants	Non-centrally Serviced tenancy HVAC services are excluded from the NABERS rating and outside the control of QIC
Tenant Refrigeration refrigerant emissions	Excluded refrigerant equipment not operationally controlled by QIC, including food/beverage tenancy refrigeration and freezer units.
Tenant-managed Waste Streams	Outside the control of QIC

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	268.4
Scope 3: Water and Wastewater	45.8
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**315**

*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 (%)
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra	30/09/2026	15440-694278887-694278902-VCS-VCU-262-VER-ID-1-487-01102017-31122017-0 See Screenshot in Appendix D	01 October 2017 - 31 December 2017	16	16	0	16	5.1%
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra	30/09/2026	15645-708582731-708582902-VCS-VCU-262-VER-ID-1-487-01102017-31122017-0 See Screenshot in Appendix D	01 October 2017 - 31 December 2017	172	172	0	172	54.6%
210 MW Musi Hydro Power Plant, Bengkulu	VCU	Verra	30/09/2026	15646-708585498-708585627-VCS-VCU-262-VER-ID-1-487-01102017-31122017-0 See Screenshot in Appendix D	01 October 2017 - 31 December 2017	130	130	3	127	40.3%
							TOTAL Eligible Quantity used for this reporting period claim		315	
							TOTAL Eligible Quantity banked for future reporting periods	3		

* 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)*	207

* 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
Duckworth St Garbutt - Solar - QLD	LGC	REC Registry	22/09/2026	61-82	SRPXQLC9	2025	22	22	0	Solar	QLD
Duckworth St Garbutt - Solar - QLDl	LGC	REC Registry	22/09/2026	253-306	SRPXQLC9	2025	54	54	0	Solar	QLDl
Duckworth St Garbutt - Solar - QLD	LGC	REC Registry	22/09/2026	213-252	SRPXQLC9	2025	40	40	0	Solar	QLD
Duckworth St Garbutt - Solar - QLD	LGC	REC Registry	22/09/2026	192-212	SRPXQLC9	2025	21	21	0	Solar	QLD
Duckworth St Garbutt - Solar - QLD	LGC	REC Registry	22/09/2026	150-191	SRPXQLC9	2025	42	42	0	Solar	QLDl
Duckworth St Garbutt - Solar - QLD	LGC	REC Registry	22/09/2026	101-149	SRPXQLC9	2025	49	28	21	Solar	QLD
						Total LGCs surrendered this report and used in this report		207			

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)	**242,773**	**kWh**
Mandatory * (RET) (cell D32)	35,773	kWh
LGCs voluntarily surrendered (cell D36+D37)	207,000	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)	**-35,874**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-33,004**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	**157,243**	**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 85.21% 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

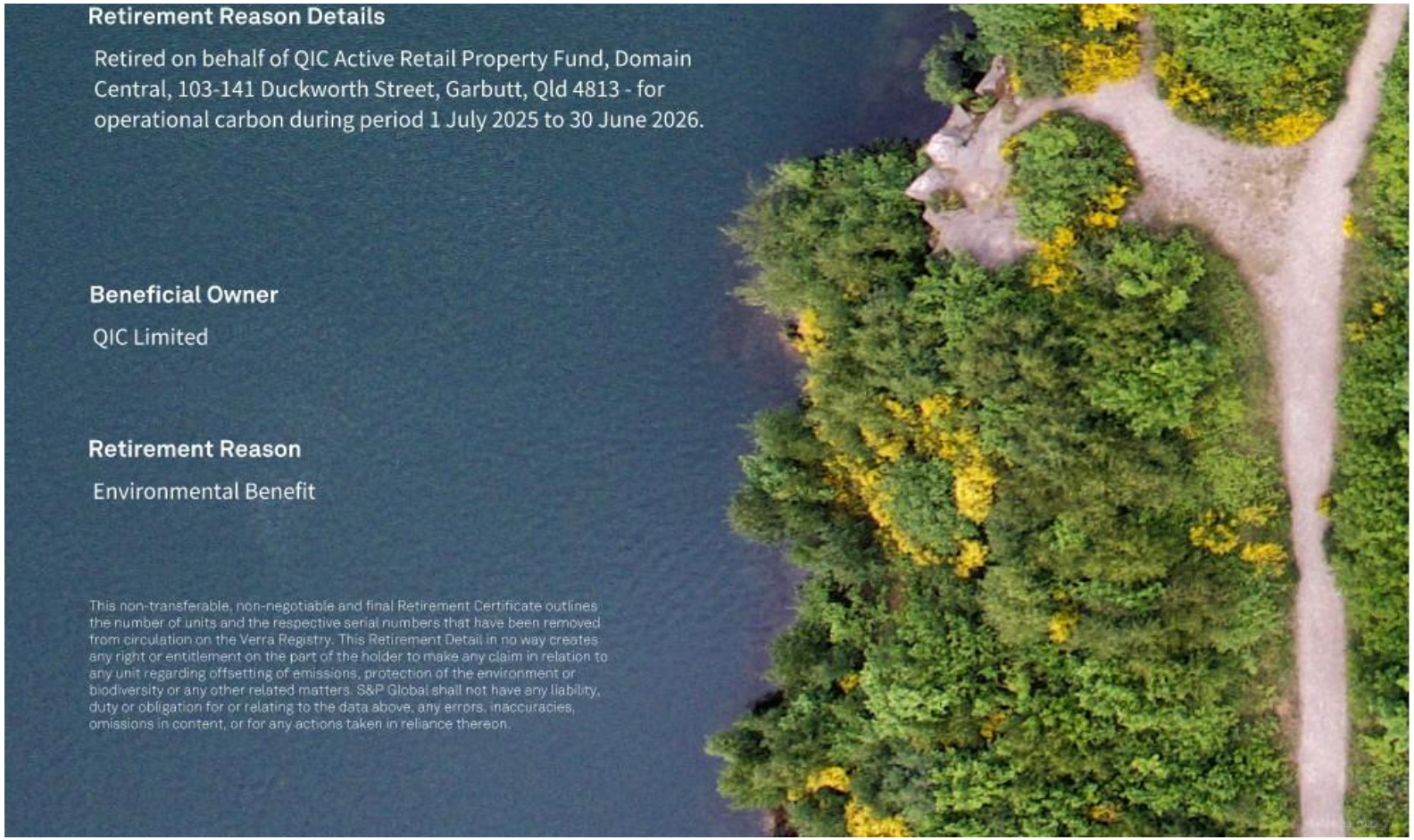
Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 0.00% of this claim's total emissions.
Refrigerant emissions were assessed as follows:

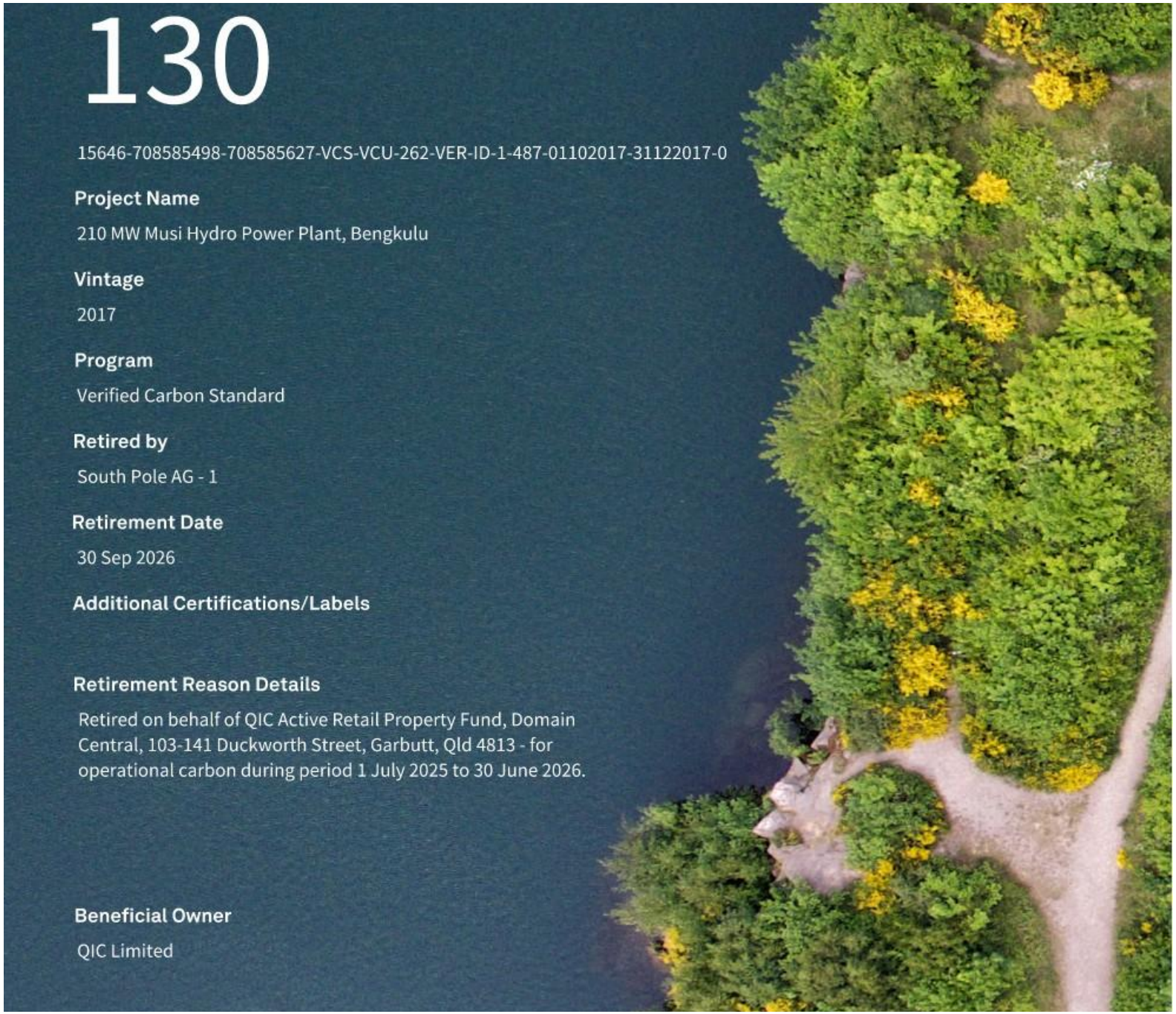
Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	0.00
Method 2	0.00
Total	**0.00**

Appendix D: Screenshots of offsets purchased




Retirement Reason Details
Retired on behalf of QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 - for operational carbon during period 1 July 2025 to 30 June 2026.
Beneficial Owner
QIC Limited
Retirement Reason
Environmental Benefit
This non-transferable, non-negotiable and final Retirement Certificate outlines the number of units and the respective serial numbers that have been removed from circulation on the Verra Registry. This Retirement Detail in no way creates any right or entitlement on the part of the holder to make any claim in relation to any unit regarding offsetting of emissions, protection of the environment or biodiversity or any other related matters. S&P Global shall not have any liability, duty or obligation for or relating to the data above, any errors, inaccuracies, omissions in content, or for any actions taken in reliance thereon.


VERRA
Standards for a Sustainable Future
Verra Registry Retirement Certificate


130
15646-708585498-708585627-VCS-VCU-262-VER-ID-1-487-01102017-31122017-0
Project Name
210 MW Musi Hydro Power Plant, Bengkulu
Vintage
2017
Program
Verified Carbon Standard
Retired by
South Pole AG - 1
Retirement Date
30 Sep 2026
Additional Certifications/Labels
Retirement Reason Details
Retired on behalf of QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 - for operational carbon during period 1 July 2025 to 30 June 2026.
Beneficial Owner
QIC Limited


Retirement Reason
Environmental Benefit
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VERRA
Standards for a Sustainable Future
Verra Registry Retirement Certificate
172
15645-708582731-708582902-VCS-VCU-262-VER-ID-1-487-01102017-31122017-0
Project Name
210 MW Musi Hydro Power Plant, Bengkulu
Vintage
2017

Program

Verified Carbon Standard

Retired by

South Pole AG - 1

Retirement Date

30 Sep 2026

Additional Certifications/Labels

Retirement Reason Details

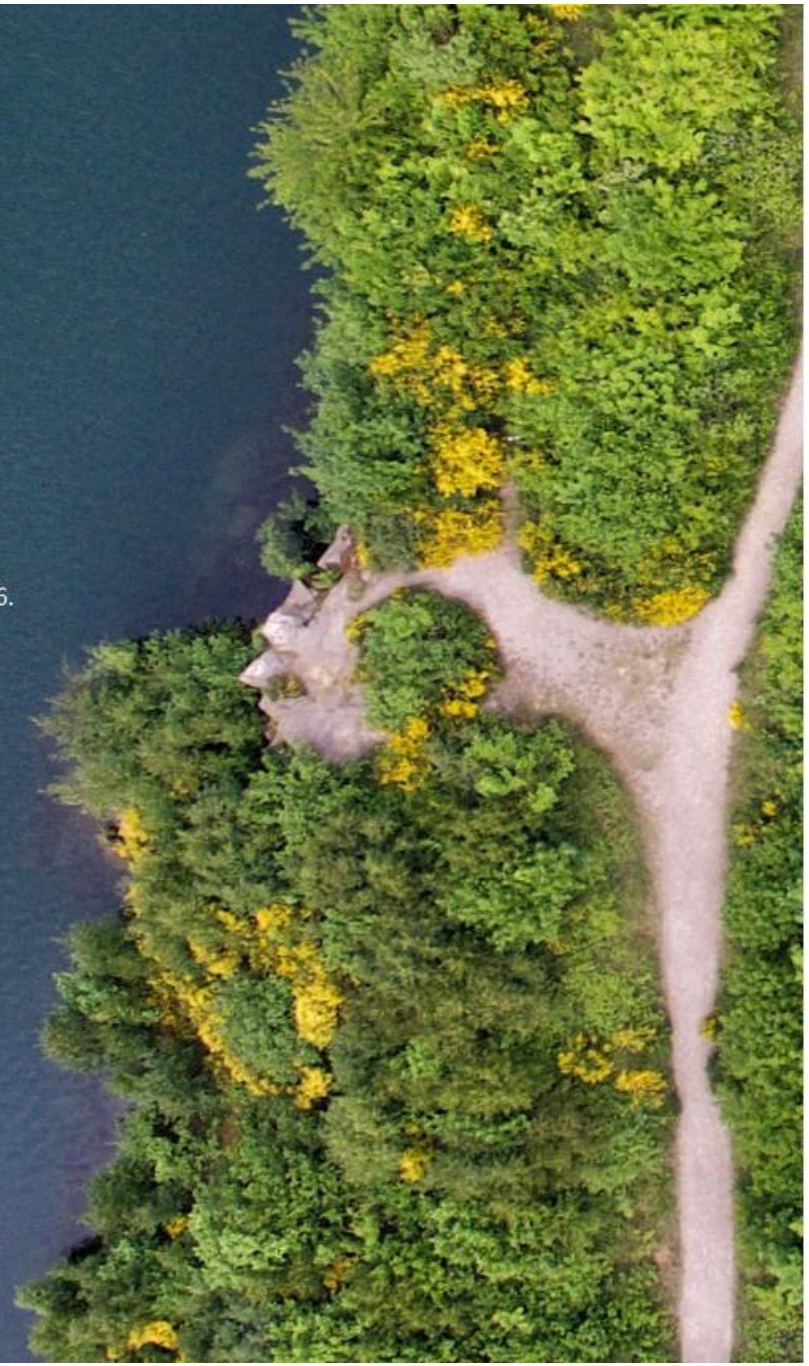
Retired on behalf of QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 - for operational carbon during period 1 July 2025 to 30 June 2026.

Beneficial Owner

QIC Limited

Retirement Reason

Environmental Benefit



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