

## Climate Active Carbon Neutral certification

## Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

<b>Responsible entity name:</b>	CBUS Property 313 Spencer Street Pty Ltd ACN 158 644 583 and Koala 1 Co Pty Ltd ACN 162 431 950
<b>Building / Premises:</b>	313 Spencer Street Docklands VIC 3008

This building / project **313 Spencer Street Docklands VIC 3008** has been Certified Carbon Neutral by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period **22/12/2021 to 22/12/2022**.

### Emissions Reduction Strategy

313 Spencer Street Docklands VIC 3008 has achieved a NABERS Energy rating of 5.5 Star

Expires 22/12/2022

### Reporting Year Period

The rating period / reporting year

12 consecutive months of data used to calculate the NABERS Star rating.

01/10/2020

to

30/09/2021



# 1. Carbon Neutral Information

1A Introduction:

## **Cbus Property**

Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$65 billion at 30 June 2021.

Cbus Property has responsibility for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial and residential sectors. The property portfolio currently exceeds \$5.5 billion, with a further \$4.0 billion of development work 'in hand', making Cbus Property one of Australia's leading integrated property investors.

Since inception in 2006, Cbus Property has built a strong reputation by delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. In 2018, Cbus Property signed up to the World Green Building Council's Advancing Net Zero initiative, committing our office portfolio to achieve Net Zero Carbon by 2030.

Cbus Property has made significant inroads into our Net Zero strategy throughout the past few years, having been awarded the highest NABERS Energy rated portfolio in Australia for two consecutive years by the NABERS Sustainable Portfolios Index (2020 and 2021). We have also signed all office buildings in our portfolio up to purchase renewable electricity, most notably via our 10-year renewable energy power purchase agreement for our Melbourne-based portfolio through the City of Melbourne's second Melbourne Renewable Energy Project (MREP2) project.

Cbus Property has now fast-tracked our Net Zero Carbon commitment from 2030 to early 2022, undertaking NABERS Climate Active Carbon Neutral certification across our entire office portfolio, with the goal to manage the most sustainable portfolio in Australia.

313 Spencer Street is an A-grade office building located in the Docklands area of Melbourne's CBD. Comprising 29,000sqm of NLA over 12 floors. 313 Spencer Street was completed in 2015 and is owned by Joint Venture owners, Cbus Property and Invesco Real Estate and is a key asset to achieving the overall sustainability goals.



**Invesco**

At Invesco we recognise the importance of addressing climate change and have made it a priority of our ESG Investment activities and our corporate responsibility. We joined Climate Action 100+ in January 2020, acknowledging that every one of us has a strong role to play in the transition to a climate neutral economy.

In line with recommendations of the Paris Climate Agreement we are seeking to curb emissions, improve governance and strengthen climate-related financial disclosures. As a business, Invesco Real Estate has committed to net zero emissions across our directly managed portfolio by 2050.

As asset managers of 313 Spencer Street, Melbourne, decarbonising our operations are one step towards achieving these goals.

We continually strive to ensure 313 Spencer Street is positioned as best in class with respect to sustainable initiatives. We achieve this through tracking building energy, water, and waste while continually reviewing and considering capital improvements, and new technologies to improve the environmental performance of the asset.

1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Building has achieved Carbon Neutral Certification for the	Base Building; or	X
	Whole Building.	<input type="checkbox"/>

**Table 2. Exclusions**

The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions.	Transport and waste transport
Reasons each excluded emission source has been excluded	Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods, inclusion is not practical or technically feasible at this time.



## 2. Emissions Summary

Table 3. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	843
Scope 1: Diesel	2
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	66
Scope 3: Water and Wastewater	27
Scope 3: Waste	98
<b>Total Net Emissions</b>	<b>1036</b>

### 3. Carbon Offsets Summary

Table 4. Offsets retired					
Offset project, unit type & registry (include link to offsets)	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO <sub>2</sub> -e)
Rimba Raya Biodiversity Reserve Project, VCU, VERRA registry  <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=154681">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=154681</a>	2014	16/12/2021	6979-362133231-362134266-VCU-016-MER-ID-14-674-01012014-30062014-1	<a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=154681">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=154681</a>	1036
<b>Total Offset Units cancelled</b>					<b>1036</b>
<b>Net emissions after offsetting</b>					<b>0</b>
<b>Total offsets banked for use in future years</b>					<b>0</b>

— Report end —