

Australian Government
Carbon Neutral Program
Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property 1 William Street Pty Ltd in its capacity as Trustee of the 1 William Street Unit Trust Building

Building / Premises: 1WS 1 William St

Project Address: 1 William St Brisbane QLD 4000

This building / project name has been Certified carbon neutral (base building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 29/09/2021 to 29/09/2022.

Emissions Reduction Strategy

1 William Street has achieved a NAERS Energy rating of 5.5 Stars (without GreenPower)

Expires 29/09/2022

Reporting Year Period

The rating period / reporting year
12 consecutive months of data used to calculate the NABERS Star rating.

01/07/2020
to
30/06/2021



1. Carbon Neutral Information

1A Introduction:

1 William St carbon neutral journey

1 William Street is Brisbane's largest and highest profile office tower. At more than 75,000sqm NLA it sits in the top 10 largest office towers in Australia and has delivered well beyond its targets for sustainability. The asset was developed in 2016 by Cbus Property & ISPT and is the home of the Queensland State Government, accommodating the Premier, Deputy Premier, Treasurer and all Ministers.

1 William Street is an A Grade office tower with premium standard services and retail facilities located in the Government precinct of Brisbane Central Business District and provides 40 floors of occupied office space. 1 William Street's pathway to Net Zero (carbon neutral) includes a number of initiatives, such as achieving a 5.5 star NABERS Energy rating. 1 William's base building is powered by 100 per cent renewable electricity.

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.

ISPT

At ISPT, we recognise our duty to anticipate and manage the impacts of climate change as part of our responsible investment approach. We aim to mitigate the impact on our portfolio and



operations through the efficient and effective use of natural resources to drive net positive environmental outcomes.

ISPT has committed to future generations by taking immediate action on climate change through carbon neutral certification. We've accomplished this carbon neutral position by managing climate risks in our portfolio and operations through energy efficiency, onsite renewables, offsite renewables through Power Purchase Agreements (PPAs), and then by offsetting the remainder of emissions with the use of 100% Australian Carbon Credit Units.

ISPT is now looking to include our joint venture assets in collaboration with our co-owners and excited to build on our carbon neutral portfolio.



1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	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. <i>(Delete this row if not applicable)</i>	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 ₂ –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	6.079
Scope 1: Diesel	13.549
Scope 2: Electricity	0
Scope 3: Natural gas	1.038
Scope 3: Diesel	.695
Scope 3: Electricity	0
Scope 3: Waste	133.122
Scope 3: Water and Wastewater	76.226
Total Net Emissions	231

3. Carbon Offsets Summary

Table 4. Offsets retired				
Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Offset Quantity (t CO ₂ -e)
Rimba Raya Biodiversity Reserve Project, Indonesia VCU – Verra https://registry.verra.org/myModule/report/myrpt.asp?r=206&h=162989	1/07/2014 to 31/12/2014	9/03/2022	7627-414494628 - 414494862 -VCU-016-MER-ID-14-674-01072014-31122014-1	235
Total Offset Units cancelled				235
Net emissions after offsetting				0
Total offsets banked for use in future years				4

— Report end —