

## Climate Active Carbon Neutral certification

## Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Cbus Property

**Building / Premises:** One40William St, Perth

**Project Address:** 140 William Street, Perth WA 6000

This building One40William St, Perth has been Certified (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 6/11/2021 to 5/11/2022

### Emissions Reduction Strategy

140 William Street, Perth WA 6000 has achieved a NABERS Energy rating of 5.5 stars.

Expires 5 November 2022.

### Reporting Year Period

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

01/08/2020  
to  
31/07/2021



# 1. Carbon Neutral Information

## 1A Introduction:

140 William Street is a mixed used asset located in the Perth CBD. Built by Cbus Property in 2010, the building combines commercial, retail and heritage precincts with a total GLA of 41,000 sqm.

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.

## 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	Staff transport and waste transport



<p>these sources is not expected to materially affect the overall total emissions.  <i>(Delete this row if not applicable)</i></p>		
<p>Reasons each excluded emission source has been excluded</p>	<p>Staff 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.</p>	

## 2. Emissions Summary

Table 3. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	30.16
Scope 1: Diesel	1.14
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	2.4
Scope 3: Water and Wastewater	48.65
Scope 3: Waste	0.18
<b>Total Net Emissions</b>	<b>83</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	1/01/2014 to 30/06/2014	17/02/2022	6979-362134817-362134904-VCU-016-MER-ID-14-674-01012014-30062014-1	<a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=159020">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=159020</a>	88
<b>Total Offset Units cancelled</b>					88
<b>Net emissions after offsetting</b>					-5
<b>Total offsets banked for use in future years</b>					5

— Report end —