PUBLIC DISCLOSURE STATEMENT

DEXUS HOLDINGS PTY LIMITED

ORGANISATION CERTIFICATION
FY2020-21

Australian Government

Climate Active
Public Disclosure Statement

dexus

An Australian Government Initiative

Climate Active

NAME OF CERTIFIED ENTITY: Dexus Holdings Pty Limited

REPORTING PERIOD: Financial year 1 July 2020 – 30 June 2021

Declaration

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.

Signature  Date: 31 October 2021

Name of Signatory: Rob Sims

Position of Signatory: General Manager, Sustainability

Australian Government
Department of Industry, Science, Energy and Resources

Version number February 2021

1. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the financial year from 1 July 2020 to 30 June 2021 and covers the Australian business operations of Dexus Holdings Pty Limited, ABN 48 110 366 946.

Emissions associated with Dexus's property portfolio are considered to be outside of the boundary of this certification and any associated emissions have not been quantified or offset.

"We see our Climate Active certification as an effective way to engage staff, enhance our ESG leadership, and support our net zero and SBTi targets"

Organisation description

Dexus is one of Australia's leading Real Estate Investment Trusts, investing directly in high quality Australian office, and industrial properties, with $42.5 billion of assets under management. Listed on the Australian Securities Exchange, Dexus also actively manages office, industrial, retail, and healthcare properties located in key Australian markets on behalf of third-party capital partners.

Dexus is Australia's preferred office partner with 1.8 million square metres of office space spanning across 53 office properties around Australia and is the largest owner of office buildings in the Sydney CBD, Australia's largest office market.

With over 35 years of expertise in property investment, development, and asset management, the Group has a proven track record in capital and risk management, providing service excellence to tenants, and delivering superior risk-adjusted returns for our investors.

Dexus aims to maximise resource efficiency and minimise the overall environmental impact of operations across properties it acquires, owns, manages, and develops.

Dexus has a proud record of developing and implementing leading sustainability practices. As a responsible property investor, manager, and developer, Dexus integrates our Sustainability Approach across the property lifecycle to create sustained value for our people, customers, communities, cities, and the environment by embracing connectivity, liveability, and resilience.

Experience has demonstrated that a holistic approach – from the boardroom to the plant room – reduces operating costs, enhances property values, and improves tenant satisfaction, resulting in long term returns for investors together with lower environmental risks.

As a signatory to the United Nations Principles of Responsible Investment (UNPRI), Dexus has a commitment to invest responsibly and raise awareness of responsible investment with our stakeholders. In recognition of the UNPRI, Dexus delivers sustainability benefits, keeping four guiding values at the forefront of our business:

- Investing responsibly, managing properties and consolidating property services

- Achieving positive environmental outcomes through business operations
- Identifying material issues through stakeholder engagement
- Delivering responsible outcomes for the community

The Group's commitment to sustainable performance has been recognised through the inclusion in several global benchmarks, including:

- Dow Jones Sustainability Index (World, Asia Pacific and Australia Indices)
- FTSE4Good Index
- CDP
- Global Real Estate Sustainability Benchmark

Further, Dexus is a founding member of the City of Sydney's Better Buildings Partnership and a member of the Investor Group on Climate Change.

2. EMISSION BOUNDARY

Diagram of the certification boundary

Quantified

Base Building Services

Business Accommodation

Business Vehicle Use

Business Flights

Electricity

Employee Commute

Food

ICT services and equipment

Office equipment & supplies

Paper

Postage, courier and freight

Professional Services

Refrigerants

Waste

Water

Working from Home

Dexus Place

Non-quantified

Cleaning Services

Office furniture

Excluded

N/A

Non-quantified sources

Both office furniture and cleaning services were deemed to be relevant to this certification but immaterial in relation to the overall inventory.

Data management plan

N/A

Excluded sources (outside of certification boundary)

N/A

"Dexus understand the importance of accelerated action against climate change therefore we have accelerated our Net Zero target from 2030 to 2022"

3. EMISSIONS SUMMARY

Emissions reduction strategy

Dexus is committed to continuous improvement under its ISO 14001 Environmental Management System, which includes reducing resource consumption and the impact of climate change across the entire portfolio including Dexus's corporate operations.

Dexus's emissions reduction strategy is aligned to the Enriched Environment objective within Dexus's Sustainability Approach. Dexus is committed to:

- A minimum 5-Star NABERS Energy Tenancy Ratings for its Sydney Head Office
- Achieving net zero emissions by 2022 cross the group managed portfolio, as of July FY22 We will be sourcing 100% Greenpower.
- Sourcing at least 70% of electricity from onsite and offsite renewable sources across the group's managed portfolio by FY25, consistent with our RE100 commitment to source 100% of electricity from renewables by 2030

In the previous reporting period Dexus enhanced its net zero emissions ambition by certifying its emissions reduction target with the Science Based Targets initiative (SBTi). This certified that Dexus's Scope 1 and Scope 2 targets are aligned with a 1.5°C trajectory, representing their highest level of ambition. This year we have gone beyond this and brought forward our target to achieve net zero emissions to 30 June 2022, advancing our original 2030 goal by eight years.

Adopting a long-term approach to emissions reduction, targeted initiatives include investing in energy and water efficiency, electrification to operate from on-site and off-site renewables, and reducing emissions associated with waste from operations. By setting the following targets:

- Reduce water intensity by 10% across the managed office portfolio by FY25 against a 2019 baseline
- Reduce energy intensity by 10% across the managed office portfolio by FY25 against a 2019 baseline
- 4.0 star NABERS Waste average rating across the group office portfolio by FY25 target

Although Covid has had a significant contribution on emissions reductions made this year due to lower office occupancy, less air travel, and others. We anticipate emissions will tick back up as the Covid-19 situation improves however we will embrace some of the energy efficient working habits moving forward, including embracing online meetings to replacing air travel.

Emissions reduction actions

This year the emissions boundary has changed to include Dexus Place as part of our journey to Net Zero, this has increased our emissions intensity on last year. Further, Due to COVID-19 government restrictions office tenancy, transport and accommodation emissions have all decreases. We expect that once restrictions ease these emissions reductions will not revert to the levels they once were, however working from home emissions will likely remain higher than in previous years.

Table 1: Annual emissions over time

Emissions since base year							
	Base year: 2014/15	Year 2: 2015/16	Year 3: 2016/17	Year 4: 2017/18	Year 5: 2018/19	Year 6: 2019/20	Current year: 2020/21
Total tCO_2-e	2,599	2,561	2,512	2,575	3,164	2,325	2,092

Year on year change

Table 2: Major changes compared to the previous year

Emissions Source	**2019/20 Emissions (kg CO_2-e)**	**2020/21 Emissions (kg CO_2-e)**	**Change**	**Contribution**	**Reason**
Electricity	801,874.542	1,351,160.021	68.50%	64.60%	increased scope of reporting to include Dexus Place
Working from Home	77,470.768	133,354.933	72.14%	6.38%	increased due to COVID, more heavily weighted in Melbourne and Sydney
Computer equipment	125,183.740	111,173.777	-11.19%	5.32%	decrease as last year a large purchase took place

Emissions summary (inventory)

Table 3: Inventory of emissions

Emission source category	tonnes CO_2-e
Accommodation and facilities	12.725
Air Transport (km)	28.966
Carbon neutral products and services	0.000
Electricity	1,351.160
Food	44.639
ICT services and equipment	182.408
Land and Sea Transport ($)	5.779
Land and Sea Transport (km)	163.837
Office equipment & supplies	40.970
Postage, courier and freight	1.237
Professional Services	3.022
Refrigerants	47.555
Stationary Energy	41.034
Waste	24.319
Water	10.548
Working from home	133.355
Total Net Emissions	**2,091.552**

Uplift factors

Table 4: Summary of offsets

Reason for uplift factor	tonnes CO_2-e
N/A	N/A
Total footprint to offset (uplift factors + net emissions)	**2,091.552**

Carbon neutral products

Dexus use Winc carbon neutral copy paper .

This assessment and Climate Active submission was prepared with the assistance of Pangolin Associates and these services are also carbon neutral.

Electricity summary

Electricity was calculated using a market-based approach.

Table 5: Market-based approach summary

Market Based Approach	Activity Data (kWh)	Emissions (kgCO2e)	Renewable Percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	**0**	**0**	**0%**
LGC Purchased and retired (kWh) (including PPAs & Precinct LGCs)	0	0	0%
GreenPower	101,605	0	6%
Jurisdictional renewables (LGCs retired)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	317,633	0	19%
Residual Electricity	1,259,141	1,351,160	0%
Total grid electricity	**1,678,380**	**1,351,160**	**25%**
Total Electricity Consumed (grid + non grid)	**1,678,380**	**1,351,160**	**25%**
Electricity renewables	419,238	0	
Residual Electricity	1,259,141	1,351,160	
Exported on-site generated electricity	**0**	**0**	
Emission Footprint (kgCO2e)		1,351,160	

Total renewables (grid and non-grid)	**24.98%**
Mandatory	**18.93%**
Voluntary	**6.05%**
Behind the meter	**0.00%**
Residual Electricity Emission Footprint (TCO2e)	**1,351**

Figures may not sum due to rounding. Renewable percentage can be above 100%

Table 6: Location-based approach summary

Location Based Approach	Activity Data (kWh)	Emissions (kgCO2e)
NSW	889,365	800,428
Vic	203,160	221,444
Qld	362,843	337,444
WA	223,012	156,108
Grid electricity (scope 2 and 3)	**1,678,380**	**1,515,425**
Total Electricity Consumed	**1,678,380**	**1,515,425**

Emission Footprint (TCO2e)	**1,515**

4. CARBON OFFSETS

Offsets strategy

Table 7: Summary of offsets required

Offset purchasing strategy: In arrears	
1. Total offsets previously forward purchased and banked for this report	0
2. Total emissions liability to offset for this report	2,092
3. Net offset balance for this reporting period	2,092
4. Total offsets to be forward purchased to offset the next reporting period	0
5. Total offsets required for this report	2,092

Co-benefits

Carbon abatement projects

Stapled (Myamyn Lowland Forest Conservation, Victoria, Australia + InfraVest Changbin and Taichung Wind Farm Project, Taiwan)

Description of Victorian Lowland Forest

The project works to protect and rehabilitate the Victorian lowland forest that was illegally cleared for blue gum plantations in the 1990s. By protecting the site and replanting cleared areas with native plants, this project permanently protects and enhances local biodiversity.

Co-benefits of Victorian Lowland Forest

- Protected and enhanced habitat for a range of vulnerable and endangered native species including the southern brown bandicoot, powerful owl, and long-nosed potoroo
- Directly removes carbon from the atmosphere acting as a carbon sink

Description of InfraVest

The project involves the development of two onshore wind farms (103.5 MW and a 46 MW) and consists of 45 plus 20 wind turbines, each with a capacity of 2.3 MW. The project will generate 507 MWh/year to be exported to the regional state electricity authority Tai-Power. The emission reductions from the project activity will come from the avoidance of carbon dioxide emissions from fossil fuel use in the national electricity grid.

Co-benefits of InfraVest

- The project activity will bring development and employment opportunities into the local area
- Increase recognition in contributing to international efforts in increasing renewable energy

Production and Dissemination of Ceramic Filter Water Purifiers, Cambodia

Description: This project provides clean drinking water access to an estimated 1.7 million people across 312,000 households over 7 years. Offsets are created through the avoidance of biomass fuel combustion for water purification purposes, e.g. wood-fired water boiling.

This project directly addresses several of the United Nations Sustainable Development Goals (SDGs), including goal 3, 13, and 15.

Co-benefits

- Improvement in public health and household welfare including reducing child mortality, improving maternal health, and combating disease
- Moves towards environmental sustainability through reducing the impact on environmental resources

Rimba Raya Biodiversity Reserve Project, Central Kalimantan, Indonesia

Description

The purpose of this project activity is to reduce emissions by preserving 91,215 hectares of tropical peat swamp forest. This area, rich in biodiversity including the endangered Bornean orangutan, was slated by the Provincial government to be converted into four palm oil estates. Located on the southern coast of Borneo in the province of Central Kalimantan, the project is also designed to protect the integrity of the adjacent world-renowned Tanjung Puting National Park, by creating a physical buffer zone on the full extent of the ~90km eastern border of the park.

Co-benefits

- Protect native forests that previously have been subjected to agricultural clearing
- Act as a physical buffer zone to the adjacent national park

  Help preserve habitat for endemic and endangered species including the Bornean orangutan

Bundled Wind Power Project, Madhya Pradesh, India

Description: The purpose of the project activity is to generate renewable energy to displace electricity generated from thermal power stations and diesel generators during power shortages.

The total installed capacity of the project is 112.5 MW.

Co-benefits

- The project activity will bring development and employment opportunities into the local area
- The project will assist in reducing voltage problems for the local villages
- Increase recognition to the local area and to India in contributing to international efforts in increasing renewable energy

Bundled Solar Power Project, Tamil Nadu and Telangana, India

Description: This project consists of five solar photovoltaic locations in the Indian States of Telangana, Gujarat and Rajasthan, together with a total installed capacity of 205 MW. This grid-connected project supplies emissions-free energy to India's electricity grid, replacing carbon-intensive energy sources.

Co-benefits

- Generation of employment opportunities during the construction and operation of the project
- Reduce the demand-supply gap in the region
- Improve local infrastructure
- Implementation of educational initiatives, and grants for schools and community temples

Shangyi Dongshan Wind Farm Project, Hebei, China

Description: The purpose of this project is to utilise wind resources for electricity generation through the construction of a wind farm with a total capacity of 49.5MW and a 220kV substation

The electricity generated from the project will be sold to North China Power Grid.

Co-benefits

- Generation of employment opportunities during the construction and operation of the project
- Helps reduce the demand - supply gap in the region
- Improved local infrastructure

Offsets summary

Proof of cancellation of offset units

Table 8: Details of offset retirements

Offsets cancelled for Climate Active Carbon Neutral Certification										
Project description	**Type of offset units**	**Registry**	**Date retired**	**Serial number (and hyperlink to registry transaction record)**	**Vintage**	**Eligible Quantity (tCO_2-e)**	**Quantity used for previous reporting periods**	**Quantity banked for future reporting periods**	**Quantity used for this reporting period claim**	**Percentage of total (%)**
Myamyn Lowland Forest Conservation, Victoria, Australia; and	ABU	Victorian Biodiversity Register	5 Aug 2021	BBA-2467-VOL003-10385 to BBA-2467-VOL003-11684	2019	0	0	0	0	0%
InfraVest Changbin and Taichung Wind Farm Project, Taiwan	VER	Gold Standard	5 Aug 2021	GS1-1-TW-GS472-12-2017-6457-181332-181756	2017	425	0	0	425	20.3%
Production and Dissemination of Ceramic Filter Water Purifiers, Cambodia	VER	Gold Standard	5 Aug 2021	GS1-1-KH-GS1020-16-2016-5913-38131-38180	2016	50	0	0	50	2.4%
Rimba Raya Biodiversity Reserve Project, Central Kalimantan, Indonesia	VCU	Verra	5 Aug 2021	7828-431443936-431443985-VCU-016-MER-ID-14-674-01072014-31122014-1	2014	50	0	0	50	2.4%
Bundled Wind Power Project, Madhya Pradesh, India	VCU	Verra	5 Aug 2021	8076-453237735-453238209-VCU-034-APX-IN-1-1679-01012017-23122017-0	2017	475	0	0	67	3.2%

Bundled Solar Power Project, Tamil Nadu and Telangana, India	VCU	Verra	5 Aug 2021	8560-31381468-31381867-VCS-VCU-997-VER-IN-1-1767-24052018-31122018-0	2018	400	0	0	400	19.1%
Shangyi Dongshan Wind Farm Project, Hebei, China	CER	Swiss Emissions Trading	10 Aug 2021	1091883705-1091884804 (See Appendix 3)	2013	1,100	0	0	1,100	52.6%
								Total offsets retired this report and used in this report		2,092
								Total offsets retired this report and banked for future reports		0

Additional offsets cancelled for purposes other than Climate Active Carbon Neutral certification

Project description	**Type of offset units**	**Registry**	**Date retired**	**Serial number (and hyperlink to registry transaction record)**	**Vintage**	**Eligible Quantity (tCO_2-e)**	**Purpose of cancellation**	
Bundled Wind Power Project, Madhya Pradesh, India	VCU	Verra	5 Aug 2021	8076-453237735-453238209-VCU-034-APX-IN-1-1679-01012017-23122017-0	2017	408	Retired as part of Dexus's net zero pathway	

Type of offset units	**Quantity (used for this reporting period claim)**	**Percentage of Total**
Certified Emissions Reductions (CERs)	1,100	52.6%
Verified Emissions Reductions (VERs)	475	22.7%
Verified Carbon Units (VCUs)	517	24.7%

5. USE OF TRADE MARK

Table 9

Description where trademark used	Logo type
2021 Dexus Sustainability report	Certified organisation
Sustainability at Dexus – Investor Presentation	Certified organisation
Website – Memberships and Affiliations	Certified organisation

6. ADDITIONAL INFORMATION

Dexus integrate sustainability across our business through our sustainability approach. Please refer to our FY21 Sustainability Report for further details.

APPENDIX 1

Excluded emissions

To be deemed relevant an emission must meet two of the five relevance criteria. Excluded emissions are detailed below against each of the five criteria.

Table 10

Relevance test					
Excluded emission sources	*The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions*	*The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.*	*Key stakeholders deem the emissions from a particular source are relevant.*	*The responsible entity has the potential to influence the reduction of emissions from a particular source.*	*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.*
N/A	N/A	N/A	N/A	N/A	N/A

APPENDIX 2

Non-quantified emissions for organisations

Table 11

Non-quantification test				
Relevant-non-quantified emission sources	*Immaterial <1% for individual items and no more than 5% collectively*	*Quantification is not cost effective relative to the size of the emission but uplift applied.*	*Data unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.*	*Initial emissions non-quantified but repairs and replacements quantified*
Cleaning Services	Yes	No	No	No
Office Furniture	Yes	No	No	No

APPENDIX 3

Offset retirement evidence - China Wind CER

Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

Federal Department of the Environment, Transport, Energy and Communications DETEC

Federal Office for the Environment FOEN
Climate Division

Berne, 10 August 2020

Transaction notification CH-27823

Source account	CH-100-53-0 53 - South Pole Carbon Asset Management
Destination account	CH-230-656-2 Voluntary Cancellation Account CP2
Amount	1,100 (5-0-CER)
Transaction status	4-Completed
Transaction date	10.08.2020, 08:02:37
Transaction type	04-00-Voluntary cancellation
Notification No	10000000007421
Comment	Carbon credits retired on behalf of Dexus to comply for its Climate Active certification for emissions during FY2020/21

Transaction history

Transaction status	Transaction date
Proposed	10.08.2020, 08:02:14
Checked (No Discrepancy)	10.08.2020, 08:02:16
Completed	10.08.2020, 08:02:37

Transferred Units

Country	Unit Type	Start block	End block	Original CP	Applicable CP	Installatio	Year	LULUCF	Project No	Track	Expiry date	Amount
CN	5-0-CER	1091883705	1091884804	2	2				5293			1,100

Note: The content of this information is deemed to be correct unless the Emissions Trading Registry is notified of any error within 30 days in writing and giving reasons.

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