



PUBLIC DISCLOSURE STATEMENT

CBUS PROPERTY

ORGANISATION CERTIFICATION

FY2020-21

Australian Government
Climate Active
Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Cbus Property
REPORTING PERIOD	1 July 2020 – 30 June 2021 Arrears Report
DECLARATION	<i>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.</i>



Australian Government
**Department of Industry, Science,
Energy and Resources**

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	883 tCO ₂ -e
OFFSETS BOUGHT	86.4% VCUs, 13.6% VERs
RENEWABLE ELECTRICITY	19%
TECHNICAL ASSESSMENT	Date: 7 February 2019 Next technical assessment due: FY22 reporting period, October 2022

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2. CARBON NEUTRAL INFORMATION

Description of certification

Cbus Property Pty Ltd, ABN 48 115 826 741, is certified carbon neutral for its business operations. We have included all our offices across Australia, as well as our entire supply chain and our staff commuting to and from our offices. Our carbon neutral account excludes emissions associated with our investment portfolio, which are being addressed through the Climate Active carbon-neutral buildings certification process.

Cbus Property's inventory has been prepared based on the "Greenhouse Gas Protocol - A Corporate Accounting and Reporting Standard".

Where available, the inventory covers all six greenhouse gases listed under the Kyoto Protocol:

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Nitrous oxide (N₂O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulphur hexafluoride (SF₆)

The carbon account is based on an operational consolidation approach. The included Cbus Property offices are:

- Melbourne, Level 14, 447 Collins St
- Sydney, Suite 5/Level 5, 5 Martin Place (from 1 July 2020 to 28 Feb 2021)
- Sydney, Suite 1/Level 23, 1 Farrer Place (from 1 Dec 2020 to 30 June 2021)
- Brisbane, Level 22, 345 Queen St

“Achieving carbon neutral is a crucial aspect of our sustainability program to transition to a low carbon economy.”

Organisation description

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 \$68 billion at 31 December 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, retail and residential sectors. The property portfolio currently exceeds \$6.0 billion, with a further \$5.0 billion of development work 'in hand'.

Since inception in 2006, Cbus Property has built a strong reputation by delivering leading sustainable development projects and manages an investment portfolio that sets the benchmark for sustainable buildings.

In 2018, Cbus Property committed to the World Green Building Council's Advancing Net Zero initiative, which sets a goal to reach Net Zero operational carbon by 2030. However, has since fast tracked this goal to early 2022. Cbus Property's has been a carbon neutral organisation since July 2018.

3. EMISSIONS BOUNDARY

Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

Quantified emissions have been assessed as relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

Outside the emissions boundary

Excluded emissions are those that have been assessed as not relevant to an organisation's or precinct's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

The following emission sources have been excluded in line with the provisions of the Climate Active Standard for Organisations. The exclusions have been assessed according to the relevance test (see Appendix 1) and are based on the fact that we have limited potential to influence the reduction of these scope 3 emissions from a particular source.

- Capital expenditure. Emissions associated with capital expenditure have been excluded from our organisational boundary, as the emission sources have been assessed as not relevant to Cbus Property according to the relevance test.
- Investments. Emissions associated with investments are excluded as they have been assessed as not relevant according to the relevance test.
- Property developments. Our property developments (and thus the emissions associated with building, operating and managing buildings) occur through separate business entities and are therefore not part of our organisational boundary.

The emission sources in the boundary diagram on the following page are as per the emissions categories in the emission summary table.

Inside emissions boundary		Outside emission boundary
<p><u>Quantified</u></p> <ul style="list-style-type: none"> Fleet vehicles – diesel and petrol Building – natural gas Building – electricity Building – Waste to landfill Building – water and wastewater Base building – energy Business travel – flights, taxis, rental cars, public transport, accommodation Staff commute to work Operational expenditure – project overheads, administration, marketing, ICT services, consultants, entertainment, office expenses, Energy related scope 3 	<p><u>Non-quantified</u></p> <p>N/A</p>	<p><u>Excluded</u></p> <ul style="list-style-type: none"> Capital expenditure Property developments Investments
	<p><u>Optionally included</u></p>	

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Cbus Property's Sustainability Strategy aims to deliver shared value, through high-quality developments and investment management that delivers positive environmental and social outcomes, alongside financial value and provide ongoing value to our business, our members, our customers and our community.

In FY2021, we have revitalised our Sustainability Strategy to set a clear path to deliver and manage world-leading sustainable buildings. Our sustainability strategy is focused on three key themes along with a number of 'focus areas':

- Better Buildings — Creating and managing world-leading buildings. Delivering positive outcomes for the environment, our communities, our suppliers, our customers, our tenants and our members.
- Future Ready — Being ready to tackle the opportunities and risks of the future. Implementing robust systems that future-proof our investments and therefore safeguard the long-term value of our business.
- Investing in People — Creating healthy, happy and inclusive communities for people to work and live



For more information, please refer to our website - <https://cbusproperty.com.au/sustainability/>

A key focus area of Cbus Property's sustainability strategy is climate change, and transitioning to a Net Zero Carbon economy. Cbus Property's approach to carbon reduction and Net Zero is via our two main business drivers:

- **Investment Portfolio:** - It is our mission to create the world's most sustainable commercial office portfolio and we have set some ambitious targets to deliver by 2025
 - Net zero carbon by 2022
 - Reduce energy intensity by 10%
 - NABERS Energy 6 stars average
 - NABERS Waste 6 stars average
 - NABERS Water 5 stars average
- **Development Projects** - Our aspirational sustainable design targets are:
 - 6 Star Green Star Design & As Built certification
 - 5.5 star NABERS Energy minimum design
 - 7.5 star average NatHERS rating (residential)
 - Designed to achieve net zero carbon in operation

Emissions Reduction Strategy

The most material sources of carbon for Cbus Property's organisational carbon impacts in FY21 is from the procurement of professional and business services, food, consumption of electricity, and corporate travel related activities. The Cbus Property emissions reduction strategy consists of four parts:

1. Avoiding carbon emissions all-together
2. Improve efficiency and reduce waste
3. Replace with alternative methods or low-carbon products
4. Procure high-quality nature-based carbon offsets

Cbus Property as an organisation has been growing for a number of years, as we expand our investment portfolio and seek more development opportunities. Our emissions reduction strategy is to continue to improve the carbon intensity of our operations, which is measured by carbon emissions per employee. Our carbon intensity has been steadily reducing since the FY17 base year.

Year	CO2-e tonnes	FTE (average)	Carbon intensity per employee
FY17 base	1,079	38	28
FY19	811	38	21
FY20	1,120	45	25
FY21	883	50	18

Emissions reduction actions

Cbus Property is committed to reducing our carbon footprint. During the reporting period, the following key initiatives have been implemented.

Initiative	Details	Due date
Select sustainable office spaces	<ul style="list-style-type: none"> • Cbus Property Head Office moving new sustainable building, NABERS Energy, committed to carbon neutral, Green Star • Fitout is targeting 6 star Green Star Interiors rating • Paper use reduction – move to a paperless office environment that will include flexi desking. 	Complete
Purchase renewable electricity	<ul style="list-style-type: none"> • Signing up to new electricity provider (where possible) that provides 100% carbon neutral electricity for all offices 	Complete
Flexible working	<ul style="list-style-type: none"> • Review work flexibility policy reducing the need commuter travel by allowing for greater flexibility to work from home • Rollout of new improved technology and a preference for phone and video-conferencing over interstate travel where possible • Providing working from home equipment and set ups 	Complete
Corporate sustainable procurement	<ul style="list-style-type: none"> • Create a guide to increase the purchase of products and services from carbon neutral certified providers, and social enterprises • Investigate strategy for reducing travel, and selecting more sustainable travel partners 	June 2022
Zero waste offices	<ul style="list-style-type: none"> • Implement initiative to create a zero waste to landfill office, by removing the use of single-use food packaging • Waste reporting for each corporate office 	June 2022 June 2023

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year		Total tCO ₂ -e
Base year:	2016–17	1,079
Year 1:	2018–19	811
Year 2:	2019–20	1,120
Year 3	2020–21	883

Significant changes in emissions

Emission source name	Current year (tCO ₂ -e and/ or activity data)	Previous year (tCO ₂ -e and/ or activity data)	Detailed reason for change
Food & Catering	54	105	Reduction in purchased goods due to an increase in working from home and reduction in hospitality spend
Computer and Technical Services	99	103	Emission Factor Updates
Business Services	493	584	Increase in business services (one-off purchased)

Use of Climate Active carbon neutral products and services

- Powershop (Electricity);
- CA Certified NABERS building tenancy; and
- ISPT owned building, base building electricity included in ISPT CA organisation certification.

Organisation emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a market-based approach.

Emission category	Sum of Scope 1 (tCO ₂ -e)	Sum of Scope 2 (tCO ₂ -e)	Sum of Scope 3 (tCO ₂ -e)	Sum of total emissions (tCO ₂ -e)
Accommodation and facilities	0.00	0.00	3.13	3.13
Cleaning and Chemicals	0.00	0.00	2.66	2.66
Electricity	0.00	30.05	0.00	30.05
Food	0.00	0.00	54.20	54.20
ICT services and equipment	0.00	0.00	112.09	112.09
Office equipment & supplies	0.00	0.00	3.57	3.57
Postage, courier and freight	0.00	0.00	1.14	1.14
Professional Services	0.00	0.00	595.47	595.47
Transport (Air)	0.00	0.00	26.08	26.08
Transport (Land and Sea)	0.00	0.00	43.55	43.55
Waste	0.00	0.00	2.20	2.20
Water	0.00	0.00	0.79	0.79
Working from home	0.00	0.00	7.50	7.50
Total	0.00	30.05	852.37	882.42

6. CARBON OFFSETS

Offsets retirement approach

In arrears		
1.	Total number of eligible offsets banked from last year's report	116
2.	Total emissions footprint to offset for this report	883
3.	Total eligible offsets required for this report	767
4.	Total eligible offsets purchased and retired for this report	953
5.	Total eligible offsets banked to use toward next year's report	186

Co-benefits

In FY21, Cbus Property's offsets have been sourced from two projects:

- **Siam Cement Group Biomass to Energy (Thailand)**

The Siam Cement Group Biomass to Energy project involves the modification of five cement manufacturing plants, located in various areas in Thailand, to use renewable biomass instead of fossil fuels. This has led to substantial emission reductions as well as other significant environmental and socio-economic benefits.

- **Yingxin Waste Heat Energy (China)**

The Yingxin company in China's northern Hebei province is a glass producer. Glass production is an energy-intensive, fossil fuel powered process. In an effort to reduce energy consumption and the company's carbon footprint, Yingxin has implemented a modern waste-heat recovery system.

Furthermore, 20% of Cbus Property's offsets are coupled with Australian Biodiversity Units (ABU), where each ABU represents 1.5 m² of government-accredited habitat protection. A covenant is placed on the land title to ensure the vegetation is managed for conservation in perpetuity. Cbus Property supports the Myamyn project, encompassing sections of the *Annya State Forest* in Western Victoria. The project replants the area with natural vegetation, helping to preserve the habitat of endangered native species such as the Scented Spider-orchid, the Powerful Owl, and the Long-nosed Potoroo.

Eligible offsets retirement summary

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	Stapled quantity	Eligible quantity (tCO ₂ -e)	Eligible quantity used for previous reporting periods	Eligible quantity banked for future reporting periods	Eligible quantity used for this reporting period	Percentage of total (%)
Yingxin Waste Heat Energy, China (stapled with ABU Myamyn project)	VER	Gold Standard	05 Jul 2021	GS1-1-CN-GS750-15-2017- 7044-39457- 39666	2017	210	210	94	0	116	13.1%
Yingxin Waste Heat Energy, China (stapled with ABU Myamyn project)	VER	Gold Standard	14 Oct 2021	GS1-1-CN-GS750-15-2017-7044-41297-41486	2017	190	190	0	186	4	0.5%
Siam Cement Biomass Project	VCU	Verra	14 Oct 2021	11404-325824005-325824767-VCS-VCU-842-VER-TH-4-403-01012014-31122014-0	2014	0	763	0	0	763	86.4%
Total offsets retired this report and used in this report										883	
Total offsets retired this report and banked for future reports									186		

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Emissions Reductions (VERs)	120	13.6%
Verified Carbon Units (VCUs)	763	86.4%

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A.

APPENDIX A: ADDITIONAL INFORMATION

N/A.

APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using market-based approach.

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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.

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	0	0	0%
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)	6,537	0	19%
Residual Electricity	28,004	30,051	0%
Total grid electricity	34,541	30,051	19%
Total Electricity Consumed (grid + non grid)	34,541	30,051	19%
Electricity renewables	6,537	0	
Residual Electricity	28,004	30,051	
Exported on-site generated electricity	0	0	
Emissions (kgCO2e)		30,051	
Total renewables (grid and non-grid)	18.93%		
Mandatory	18.93%		
Voluntary	0.00%		
Behind the meter	0.00%		
Residual Electricity Emission Footprint (TCO2e)	30		
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>			

Location Based Approach Summary

Location Based Approach	Activity Data (kWh)	Scope 2 Emissions (kgCO ₂ e)	Scope 3 Emissions (kgCO ₂ e)
ACT	0	0	0
NSW	31,055	25,154	2,795
SA	0	0	0
Vic	0	0	0
Qld	3,487	2,824	418
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Grid electricity (scope 2 and 3)	34,541	27,978	3,213
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	0	0	0
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Non-grid electricity (Behind the meter)	0	0	0
Total Electricity Consumed	34,541	27,978	3,213

Emission Footprint (TCO₂e)

31

Scope 2 Emissions (TCO₂e)

28

Scope 3 Emissions (TCO₂e)

3

Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product/Service	Activity Data (kWh)	Emissions (kgCO ₂ e)
Powershop – Certified Product	41,817	0
ISPT owned building, base building electricity included in ISPT CA organisation certification	9,589	0
NABERS Carbon Neutral Base-Building Electricity (Cbus portfolio)	65,487	0

Climate Active carbon neutral electricity is not renewable electricity. The emissions have been offset by another Climate Active member through their Product/Service certification.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

N/A

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to an organisation's or precinct's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions
2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.
3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.
4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.
5. **Outsourcing** 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.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
Capital Expenditure	Yes	No	No	No	No	No
Investments	Yes	No	No	No	No	No

Our property developments (and thus the emissions associated with building, operating and managing buildings) have also been excluded from our footprint, as this is undertaken through separate business entities and are therefore not part of our organisational boundary.



An Australian Government Initiative

