

## Climate Active Carbon Neutral certification

### Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Cbus Property 171 Collins Pty Ltd and P.T Limited as Custodian for the Charter Hall Office  
Collins Street Trust

**Building / Premises name:** 171 Collins Street

**Building Address:** 171 Collins Street Melbourne VIC 3000

**Corresponding NABERS Energy Rating number** 5.5 Stars without GreenPower

**This building 171 Collins Street has been Certified NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 01/06/2023 to 30/05/2024.**

<b>Total emissions offset</b>	497 tCO2-e
<b>Offsets bought</b>	100% ACCUs
<b>Renewable electricity</b>	100% of electricity is from renewable sources

### Emissions Reduction Strategy

171 Collins Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 30<sup>th</sup> of May 2024

### Reporting Year Period

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

01/02/2022  
to  
31/01/2023



# 1. Carbon Neutral Information

## 1A Introduction:

### 171 Collins Street

171 Collins Street is a Premium-grade office building located in the Paris end of Melbourne's CBD. Comprising 33,000sqm of NLA over 18 floors, the building is anchored by tenants such as BHP, Wood, Evans & Partners and Aware Super.

171 Collins Street was completed in 2014 and is owned by Joint Venture owners, Cbus Property and Charter Hall. Designed by Bates Smart, the building has won multiple awards since inception such as the Best Commercial High-Rise Development Australia 2014 and the Development Excellence Award for Sustainability Development 2014.

### 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 \$70 billion at 30 June 2022.

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 \$6.0 billion, with a further \$5.0 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.

In 2022, Cbus Property achieved Net Zero Carbon for its office portfolio, eight years ahead of schedule, we have also been recognised again as a leader in the 2022 NABERS Sustainable Portfolios Index. 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

### Charter Hall

Charter Hall Group (ASX:CHC) is one of Australia's leading integrated property groups. Our diversified property and funds management platform extends across the Office, Industrial & Logistics, Retail and Social Infrastructure sectors. Through active partnership, we drive value and mutual success for our customers. Charter hall has \$52.3bn in Funds Under Management and our approach to ESG aligns with our approach to creating long-term sustainable growth and returns.

Sustainability is integrated into how we think and work. It's the forward-focused lens we use to assess, manage and achieve our goals. It's also part of how we work in partnership with our customers, to create long-term risk adjusted returns for investors and healthier places for people and our planet. Our focus on delivering sustainable growth and returns and responsibly managing



third party capital enables us to respond to the needs of customers through integrating sustainable outcomes into our core capabilities.

Beginning 1 July 2021, Charter Hall's Office portfolio signed an agreement to supply 100% renewable electricity for base building operations, covering 1.50 million square metres (sqm) of workplace assets in its portfolio with renewable power, representing \$19.04 billion in gross asset value. This accounts for 100% of electricity contracts in Charter Hall's management control within the office portfolio and 65% of Charter Hall's Group electricity purchase. This has been procured as a net electricity cost saving creating environmental value alongside financial for tenant customers and investors. Charter Hall has also commenced assessment of long-term renewable electricity direct supply options as part of its approach to achieving and maintaining net zero in operation.

#### 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"/>
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

<b>Table 2. Emissions Source – Summary</b>	<b>t CO<sub>2</sub> –e</b>
Scope 1: Refrigerants	0
Scope 1: Natural gas	416.286
Scope 1: Diesel	1.219
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	32.314
Scope 3: Water and Wastewater	27.996
Scope 3: Waste	18.962
<b>Total Emissions</b>	<b>497</b>



## 2. Emissions Summary

\*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>



### 3. Carbon Offsets Summary

Table 4. Offsets retired

Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO <sub>2</sub> –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Wilinggin Fire Project	ACCU, Australian National Registry of Emissions Units	EOP100642	13/04/2023	8,332,626,977 – 8,332,627,400  <a href="#">ERF project - Wilinggin Fire Project (cleanenergyregulator.gov.au)</a>	2021-22	424	249	175	249	50%
Blinky Forest Carbon Project	ACCU, Australian National Registry of Emissions Units	ERF121336	13/04/2023	8,356,590,297 – 8,356,590,563  <a href="#">ERF project - Blinky Forest Carbon Project</a>	2022-23	267	0	267	0	0%



				<a href="http://cleanenergyregulator.gov.au">(<a href="http://cleanenergyregulator.gov.au">cleanenergyregulator.gov.au</a>)</a>						
Jawoyn Fire Project	ACCU, Australian National Registry of Emissions Units	ERF102021	23/10/2023	8,330,558,600 – 8,330,558,487 <a href="http://cleanenergyregulator.gov.au">Jawoyn Fire Project (<a href="http://cleanenergyregulator.gov.au">cleanenergyregulator.gov.au</a>)</a>	2021-22	248	248	0	248	50%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									497	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								442		

\* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

\*\* Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

\*\*\* Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.



## 4. Renewable Energy Certificate (REC) Summary

### Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	224
2. Other RECs	

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information									
Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Yaloak South Windfarm - VIC	LGCs	Clean Energy Regulator	09/06/2023	WD00VC26	4590-4813	2022	224	Wind	VIC, Australia
Total LGCs surrendered this report and used in this report							224		



## Appendix A: Electricity Summary

Electricity emissions are calculated using a market-based approach.

### 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.

Marked Based Approach		
<b>Total renewables (onsite and offsite)</b>	<b>555,004</b>	<b>kWh</b>
Mandatory * (RET)	103,280	kWh
LGCs voluntarily surrendered	224,000	kWh
GreenPower voluntarily purchased	227,725	kWh
Onsite renewable energy consumed	0	kWh
Onsite renewable energy exported	0	kWh
<b>Total residual electricity</b>	<b>-930</b>	<b>kWh</b>
<b>Percentage renewable electricity</b>	<b>100</b>	<b>%</b>
Market Based Approach Emissions Footprint	-925	kgCO <sub>2</sub> -e

### Note


The categories can include:

\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.



## Appendix B: Screenshots of offsets purchased



**Australian National Registry of Emissions Units**

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Logged in as: Saehaneul Moon / Industry User

ANREU Home

Account Holders

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Unit Position Summary

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### Transaction Details

Transaction details appear below.

Transaction ID	AU26876
Current Status	Completed (4)
Status Date	2023-04-13 16:48:04 AEST 2023-04-13 06:48:04 GMT
Transaction Type	Cancellation (4)
Transaction Initiator	Moon, Saehaneul
Transaction Approver	Zhou, Tom Yi Shang
Comment	Credits retired by Cbus Property on behalf of 171 Collins St, Melbourne, VIC, based on the 50% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

#### Transferring Account

**Account Number** AU-2977

**Account Name** South Pole Australia Financial Services Pty Ltd

**Account Holder** South Pole Australia Financial Services Pty Ltd

#### Acquiring Account

**Account Number** AU-1068

**Account Name** Australia Voluntary Cancellation Account

**Account Holder** Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">EOP100642</a>					2021-22		8,332,626,977 - 8,332,627,400	424
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF121336</a>					2022-23		8,356,590,297 - 8,356,590,563	267

#### Transaction Status History

Status Date	Status Code
2023-04-13 16:48:04 AEST	Completed (4)
2023-04-13 06:48:04 GMT	
2023-04-13 16:48:04 AEST	Proposed (1)
2023-04-13 06:48:04 GMT	
2023-04-13 16:48:04 AEST	Account Holder Approved (97)
2023-04-13 06:48:04 GMT	
2023-04-06 17:27:55 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:27:55 GMT	

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