Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

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Responsible entity name:	JLL
Building / Premises name:	121 Marcus Clarke Street
Building owner:	NTT UD Australia Pty Limited
Building Address:	121 Marcus Clarke Street, Canberra ACT 2601
Corresponding NABERS Energy Rating number	N67111

This building 121 Marcus Clarke Street 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 15/06/2023 to 15/06/2024.

Total emissions offset	423 tCO_2-e
Offsets bought	23% ACCUs, 77% VCUs
Renewable electricity	93% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary)

Emissions Reduction Strategy

121 Marcus Clarke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 15 June 2024

Reporting Year Period	
The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*01/03/2022 to 28/02/2023*

1. Carbon Neutral Information

1A Introduction:

121 Marcus Clarke Street is a ≈25,700 sqm office building located within the Canberra CBD occupying a prominent position on the corners of Alinga and Marcus Clarke Streets. The building is near the new Alinga Street Light Rail Station, City Bus Interchange, Canberra Centre, CBD retail precinct and ANU. Furthermore, the building has a modern end of trip facility in the basement. These factors allow occupants to commute to the building by various green options including bus, bike, or light rail.

The building is under a program of continual optimisation and its green credentials have been further improved in recent years with the installation of a 99kW rooftop PV system and an upgrade of the end of trip facilities. 121 Marcus Clarke St is currently rated at 5.5 Stars NABERS Energy (Base Building), 5.0 Stars NABERS Water (Whole Building), and 3.5 Stars NABERS Waste.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	☒
	Whole Building.	☐
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.
Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.		
Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.		

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	34.5
Scope 1: Natural gas	*217.5*
Scope 1: Diesel	*0*
Scope 2: Electricity	*46.2*
Scope 3: Natural gas, diesel and electricity	*60.4*
Scope 3: Water and Wastewater	*14.9*
Scope 3: Waste	*48.7*
Scope 1, 2 & 3: Carbon Neutral Certified Products and services*	*0*
Scope 1, 2 & 3: Other	*0*
Total Emissions	*423*

*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 (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01) project in India	*VCU*	*VERRA*	*18/01/2022*	*6836-352114950-352115249-VCU-034-APX-IN-1-1521-01012017-31122017-0*	*01/01/2017 – 31/12/2017*	*300*	*300*	*0*	*82*	*19%*
Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01)	*VCU*	*VERRA*	*18/01/2022*	*6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0*	*01/01/2017 – 31/12/2017*	*483*	*483*	*238*	*245*	*58%*
Markarene Regeneration	*ACCU*	*ANREU*	*18/01/2022*	*3,808,392,933 - 3,808,393,193*	*2020- 2021*	*261*	*261*	*0*	*96*	*23%*

Project in Queensland (ERF 129144)										
									TOTAL Eligible Quantity used for this reporting period claim	423
									TOTAL Eligible Quantity banked for future reporting periods	238

Total offsets use in the previous year (2022 – 2023)
218 VCUs: *6836-352114950-352115249-VCU-034-APX-IN-1-1521-01012017-31122017-0; 6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0*
165 ACCUs: *3,808,392,933 - 3,808,393,193*

Total offsets use in the current year (2023-2024)
327 VCUs: *6836-352114950-352115249-VCU-034-APX-IN-1-1521-01012017-31122017-0; 6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0*
96 ACCUs: *3,808,392,933 - 3,808,393,193*

Total offsets banked for use in future years (if any):
238 VCUs: *6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0;*

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)*	0
2. Other RECs	0

* 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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total LGCs surrendered this report and used in this report							0		

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		
Total renewables (onsite and offsite) (cell D45)	735, 620	**kWh**
Mandatory * (RET) (cell D32)	132, 210	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	95,834	kWh
Onsite renewable energy exported (cell D41)	8,889	kWh
Total residual electricity (cell D38)	51,494	kWh
Percentage renewable electricity – (cell D46)	93	%
Market Based Approach Emissions Footprint (cell M47)	43,290	$kgCO_2$-e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	609,981	$kgCO_2$-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: Offset Screenshots

Sub-Account Name	Retirement Reason	Beneficial Owner	Retirement Reason Details	Email Notification	Date of Retirement	Public URL	Project ID	Verra Standard	Project Name	Project Type	Additional Certification(s)	Vintage	Serial Number	CCB Labeled	SD VISta Labeled	Unit Type	Quantity
ACXargyle Retirement	NCOS Programme	121 MCS Pty Ltd	To offset emissions from property 121 Marcus Clarke Street, Canberra ACT for the period 01/06/2020-31/05/2021	WingKi.Chan@colliers.com;Lisa.Hinde@colliers.com	18/01/2022		1521	Verified Carbon Standard	Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01)	Energy industries (renewable/non-renewable sources)		01/01/2017-31/12/2017	6836-352114950-352115249-VCU-034-APX-IN-1-1521-01012017-31122017-0	No	No	VCU	300
ACXargyle Retirement	NCOS Programme	121 MCS Pty Ltd	To offset emissions from property 121 Marcus Clarke Street, Canberra ACT for the period 01/06/2020-31/05/2021	WingKi.Chan@colliers.com;Lisa.Hinde@colliers.com	18/01/2022		1521	Verified Carbon Standard	Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01)	Energy industries (renewable/non-renewable sources)		01/01/2017-31/12/2017	6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0	No	No	VCU	483

——Report end ——