

Climate Active Carbon Neutral certification

Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** The trustee for The Bourke Junction Trust No.1

**Building / Premises name:** -

**Building owner:** Cbus Property Pty Ltd  
*(delete if the same as applicable responsible entity)*

**Building Address:** 720 Bourke St Docklands VIC 3008

**Corresponding NABERS Energy Rating number** OF30198

This building, 720 Bourke St Docklands VIC 3008 has been Certified Carbon Neutral Office (Base Building) by NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 05/12/2023 to 04/12/2024.

|                               |                                                                                                                               |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Total emissions offset</b> | 397 tCO2-e                                                                                                                    |
| <b>Offsets bought</b>         | 100% ACCUs                                                                                                                    |
| <b>Renewable electricity</b>  | 100% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary) |

**Emissions Reduction Strategy**

720 Bourke St Docklands VIC 3008 has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires: 4/12/2024



## Reporting Year Period

The rating period / reporting year

12 consecutive months of data used to calculate the NABERS Star rating.

01/10/2022

to

30/09/2023

# 1. Carbon Neutral Information

1A Introduction:

Is this part of a portfolio? - **YES**

## Cbus Property

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$85 billion at 30 June 2023.

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.

Cbus Property's net zero strategy focuses on making meaningful efforts to decarbonise through improving energy efficiency, removing fossil fuels from our operations, and powering our buildings with renewable electricity. Cbus Property aims to only use carbon offsets to cancel out any remaining carbon as a last resort.

Cbus Property has again been recognised as a leader in the 2023 NABERS Sustainable Portfolios Index. It has also registered all office buildings in our portfolio to purchase renewable electricity, most notably via its 10-year renewable energy power purchase agreement for its Melbourne-based portfolio through the City of Melbourne's second Melbourne Renewable Energy Project (MREP2) project.

Cbus Property is committed to using its extensive experience in the delivery of developments and in the management and ownership of its property portfolio investments, to set new benchmarks for both economic and environmental sustainability. Cbus Property has built a legacy of developing office, retail and residential buildings to the highest sustainability standards, delivering positive environmental, social and economic outcomes.



In an ever-evolving approach to sustainability, Cbus Property is aspiring to develop and manage the most sustainable buildings in Australia, if not the world.

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<br>Scope 2: Electricity<br>Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater. |

## 2. Emissions Summary

| Table 2. Emissions Source – Summary          | t CO <sub>2</sub> –e |
|----------------------------------------------|----------------------|
| Scope 1: Refrigerants                        | 0.0                  |
| Scope 1: Natural gas                         | 329.981              |
| Scope 1: Diesel                              | 6.395                |
| Scope 2: Electricity                         | 0.0                  |
| Scope 3: Natural gas, diesel and electricity | 27.191               |
| Scope 3: Water and Wastewater                | 18.492               |
| Scope 3: Waste                               | 14.023               |
| <b>Total Emissions</b>                       | <b>397.0</b>         |

\*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 (%) |
| Blinky Forest Carbon Project ERF121336                              | ACCUs                | ANREU    | 13/04/23     | 8,356,589,164 – 8,356,589,512<br>ERF project - Blinky Forest Carbon Project (cleanenergyregulator.gov.au) | 2022-23 | 349****     | 130                                                      | 54                                                    | 76                                                     | 58.21%                  |
| Willingin Fire Project EOP100642                                    | ACCUs                | ANREU    | 13/04/23     | 8,332,625,182 – 8,332,625,773<br>ERF project - Willingin Fire Project (cleanenergyregulator.gov.au)       | 2021-22 | 552         | 552                                                      | 231                                                   | 321                                                    | 58.21%                  |
| <b>TOTAL Eligible Quantity used for this reporting period claim</b> |                      |          |              |                                                                                                           |         |             |                                                          | 397                                                   |                                                        |                         |
| <b>TOTAL Eligible Quantity banked for future reporting periods</b>  |                      |          |              |                                                                                                           |         |             |                                                          | 285                                                   |                                                        |                         |

\* 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.

\*\*\*\* 219 ACCU's from 8,356,589,164 – 8,356,589,512 was voluntarily retired in previous Carbon Neutral Rating for the same address (5/12/2022 – 28/11/2023).

## 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)* | 979 |
| 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       |
| Yaloak South Windfarm - VIC       | LGC            | REC Registry | 24/11/2023     | WD00VC26                  | 4814-5455                 | 2022              | 642            | Wind        | VIC, Australia |
| Clements Gap Wind Farm - SA       | LGC            | REC Registry | 24/11/2023     | WD00SA11                  | 141599-141935             | 2022              | 337            | Wind        | SA, Australia  |



|                                                            |     |
|------------------------------------------------------------|-----|
| Total LGCs surrendered this report and used in this report | 979 |
|------------------------------------------------------------|-----|



## 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) (cell D45)</b> | 1,240,301 | <b>kWh</b>           |
| Mandatory * (RET) (cell D32)                            | 224,119   | kWh                  |
| LGCs voluntarily surrendered (cell D36+D37)             | 979,000   | kWh                  |
| GreenPower voluntarily purchased (cell D34)             | 0.0       | kWh                  |
| Onsite renewable energy consumed (cell D40+D43)         | 37,182    | kWh                  |
| Onsite renewable energy exported (cell D41)             | 0.0       | kWh                  |
| <b>Total residual electricity (cell D38)</b>            | -763      | <b>kWh</b>           |
| <b>Percentage renewable electricity – (cell D46)</b>    | 100       | <b>%</b>             |
| Market Based Approach Emissions Footprint (cell M47)    | -750      | kgCO <sub>2</sub> -e |
| Location Based Approach                                 |           |                      |
| Location Based Approach Emissions Footprint (L38)       | 1,106,167 | 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

—Report end—

