

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The GPT Group

Building / Premises: CBW – 181 William Street

Project Address: 181 William Street, Melbourne, VIC, 3000

This building / project CBW – 181 William 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 30/09/2021 to 29/09/2022

Emissions Reduction Strategy

181 William Street has achieved a NABERS Energy rating of 5.5 Stars

Expires 29/09/2022

Reporting Year Period

The rating period / reporting year

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

01/06/2020

to

31/05/2021



1. Carbon Neutral Information

1A Introduction:

GPT's carbon neutral journey

The GPT Group's (GPT) carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability.

GPT's Climate Change and Energy Policy commits the group to carbon neutral targets in areas within control of the business while also encouraging stakeholders within its influence to reduce greenhouse gas emissions and energy use. GPT has committed to deliver carbon neutral base-building operations for all GPT Group assets by 2030. The GPT Wholesale Office Fund (GWOFF) will lead the way by delivering carbon neutral base building operations across its entire portfolio in 2020 and 2021.

GWOFF's carbon neutral pathway involves:

- investing heavily in dealing with the most material source of inherent emissions - energy. Energy is the second largest operational cost to GPT's buildings. GPT has developed an Energy Master Plan that will ensure achievement of targets in a manner that also reduces total energy cost and price volatility and contributes to reliability of supply through managing demand. This holistic approach is a big part of achieving the environmental commitments but also mitigates risk around escalating energy costs to the business;*
- eliminating Scope 2 emissions by procuring 100% renewable electricity reported as per the GHG Protocols Scope 2 guidance and installing on-site solar to augment energy supplies; and*
- offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impacts. The approach to offsets will be to ensure credibility of the carbon reduction but also to maximise co-benefits. This will entail a mix of energy offsets and reforestation projects with co-benefits of positive biodiversity and water impacts; and*
- Driving waste recovery to eliminate emissions from landfill and aim to maximise value retention in recovered materials*

GWOFF's carbon neutral achievement will be validated in line with the Climate Active Certification method and in conjunction with NABERS Energy, Water and Waste Ratings. GPT is also aligning its measurement methods with the international Greenhouse Gas Protocols.

As one of the first property companies globally to deliver carbon neutral premium office buildings, GPT will share its knowledge with the broader Industry in a manner that enables others to learn from our achievements and accelerate their own climate action.



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"/>

Table 2. Exclusions	
The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions.	Transport and waste transport
Reasons each excluded emission source has been excluded	Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods, inclusion is not practical or technically feasible at this time.

2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	281.266
Scope 1: Diesel	2.699
Scope 2: Electricity	0
Scope 3: Natural gas	21.833
Scope 3: Diesel	0.138
Scope 3: Electricity	0
Scope 3: Waste	73.506
Scope 3: Water and Wastewater	27.948
Total Net Emissions	407

3. Carbon Offsets Summary

Table 4. Offsets retired				
Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Offset Quantity (t CO ₂ -e)
150 MW grid connected Wind Power based electricity generation project in Gujarat, India Verra Registry https://registry.terra.org/mymodule/report/CertificateInfo.asp?rhid=142180	01/01/2017-31/12/2017	27/09/2021	9085-66628686-66629092-VCS-VCU-1491-VER-IN-1-292-01012017-31122017-0	407
Total Offset Units cancelled				407
Net emissions after offsetting				0
Total offsets banked for use in future years				0

— Report end —