

Climate Active Carbon Neutral certification

Public Disclosure Statement

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

Responsible entity name:	The GPT Group Pty Ltd
Building / Premises:	Eclipse Tower
Building owner:	The GPT Group Pty Ltd
Project Address:	60 Station Street, Parramatta, NSW 2150

This building / project Eclipse Tower 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 03/12/2021 to 06/12/2022.

Emissions Reduction Strategy

Eclipse Tower has achieved a NABERS Energy rating of 6.0

Expires 06/12/2022

Reporting Year Period

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

01/09/2020 to
31/08/2021



1. Carbon Neutral Information

1A Introduction:

GPT has operated carbon neutrally as an organisation since 2012. This has been validated using the Climate Active Carbon Neutral Certification (formerly NCOS) and as such includes the following sources of emissions from our companies operations:•

- Scope 1 and scope 2 emissions from all of our offices and corporate business units•

- Scope 3 emissions from staff travel to and from work, flights, hotel accommodation, corporate functions, the base building emission for our offices' proportion of the buildings we occupy, paper etc. Whilst we are proud of the early carbon neutral achievement for our company's operations, The GPT Group has further committed to deliver carbon neutral base-building operations across the buildings that we have an ownership interest in by 2030. The base-building is consider all the areas that the building manager control such as the heat, ventilation and air-conditioning, the lifts and escalators and light and power to common spaces including lobbies, malls and back of house service areas. These are all the building spaces and services where the building management pays the bills. GPT has adopted the principle of robust management systems in taking accountability for these areas within our control for the delivery carbon neutral commitments. In areas that are outside of our control such as tenancies or other activities that our customers are accountable for, GPT will encourage and support their carbon neutral journeys as they make commitments. The GPT Wholesale Office Fund will lead the way by delivering a carbon neutral portfolio of buildings in 2020. Following that achievement, a full assessment of the validation pathways will be undertaken and the learnings captured to deliver carbon neutral buildings across the rest of our ownership interests. This will start with the buildings that we manage and operationally control. And then we will work with our co-owners to achieve zero emissions for the non-managed assets before 2030. The carbon neutral pathway for GWOF will be inclusive of all material emissions of the building that are from operationally controlled and managed. This is in line with the Climate Active Certification method and will be validated in conjunction with NABERS Energy, Water and Waste Ratings. In summary, our carbon neutral pathway is for base-buildings and will include:- eliminating Scope 2 emissions by procuring 100% renewable electricity reported as per the GHG Protocols Scope 2 guidance- offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impacts. Climate Active Carbon Neutral Certification for buildings includes the material Scope 3 emissions that we are accountable for, being emissions from waste and water. Our 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. At GPT we have invested heavily in dealing with the most material source of inherent emissions - energy. Energy is also the 2nd largest operational cost to GPT's buildings. We have developed and Energy Master Plan that will ensure that the zero emissions milestone is achieved in a manner that also reduces total energy cost and price volatility, contributes to reliability of supply and engages partners to ensure ongoing ease of implementation for a property company. This holistic approach will be a big part of



achieving our environmental commitment but at the same time ensure we mitigate risks around escalating energy costs to our business. Our Energy Master Plan covers the following key areas:- Efficiency: GPT will build on the 40% improvement in efficiency that it has delivered since 2005 and ensure new efficiencies are systematically maintained. Efficiency is the core of the zero carbon plan. New efficiencies will be delivered through advanced building optimisation platforms; new technology installations ranging from lighting and lift upgrades through to new materials and processes for thermal comfort management; and lifecycle upgrades of more efficient plant. - On-solar: GPT is rolling out solar PV arrays on all sites where it is feasible to augment grid supplies and act as a ballast to energy costs. - Off-site renewables: GPT will procure all grid supplied electricity from renewable sources and ensure renewable energy certificates are retired in the process.- Electrification: GPT will electrify it's gas infrastructure to eliminate those Scope 1 emissions and reduce exposure to an escalating gas market. - Demand Management: GPT will manage its load profile to achieve steady usage rates and if needed shed loads to contribute to grid stabilisation. This will reduce network charges and improve procurement options. - Demand Response: GPT will utilise dispatchable generation infrastructure to augment electricity supplies at times of grid supply or network constraints, providing income opportunities and reducing risks during the transition to renewables. - Battery storage: GPT will contribute further to supply stabilisation and management if its load profiles through battery storage installations. - Partnerships: GPT will partner with government bodies, co-owners, energy businesses, suppliers, investors, financiers and tenants to grow zero emission knowledge-set and market in order to deliver greater outcomes than we would in our own. As one of the first major property companies to be delivering carbon neutral buildings, we will share our knowledge in a manner that enables others to learn from our leadership position 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	☒
	Whole Building.	☐

Table 2. Exclusions

Reasons each excluded emission source has been excluded	Staff travel and 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.
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2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	4.18
Scope 1: Natural gas	55.136
Scope 1: Diesel	1.236
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	14.126
Scope 3: Water and Wastewater	13.037
Scope 3: Waste	55.379
Total Net Emissions	143

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	Link to offset	Offset Quantity (t CO ₂ -e)
150 MW grid connected Wind Power based electricity generation project in Gujarat, India Verra VCU https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=151580	01/01/2017 to 31/12/2017	18-11-2021	9085-66660307-66660449-VCS-VCU-1491-VER-IN-1-292-01012017-31122017-0	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=151580	143
Total Offset Units cancelled					143
Net emissions after offsetting					0
Total offsets banked for use in future years					0

— Report end —