

Climate Active Carbon Neutral certification

Public Disclosure Statement

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

Responsible entity name: The GPT Group

Building / Premises: Ernst and Young Building

Building owner: GPT Management (Custodian) Pty Ltd as trustee of the New Property Investment Trust No. 1

Project Address: 8 Exhibition Street, Melbourne VIC 3000

This building / project 8 Exhibition 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 23/12/2021 to 22/12/2022.

Emissions Reduction Strategy

Ernst and Young has achieved a NABERS Energy rating of 5.5 Stars.

Expires 22 December 2022

Reporting Year Period

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

01/10/2020
to
30/09/2021



1. Carbon Neutral Information

1A Introduction:

The GPT Group (GPT) is one of Australia’s largest diversified property groups. GPT owns and manages a significant portfolio of high quality office, logistics and retail property assets across Australia.

GPT’s carbon neutral journey

The Group’s carbon neutral journey stems from our aspiration to reduce our environmental impact and be an overall positive contributor to environmental sustainability.

GPT’s Climate Change and Energy Policy articulates the Group’s commitment to carbon neutral targets in areas within GPT’s control and encourages our stakeholders, including our tenants and suppliers, to reduce greenhouse gas emissions and energy use.

GPT has committed to deliver carbon neutral base-building operations for all GPT-managed assets by 2024. The GPT Wholesale Office Fund (GWOFF) is leading the way by delivering carbon neutral base building operations across its entire portfolio in 2021, delivering on its commitment as a signatory to the World Green Building Council Net Zero Carbon Buildings Commitment.

GPT’s carbon neutral pathway involves:

- investing in energy efficiency by implementing our 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.;*
- 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;*
- offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological, biodiversity, and water impacts.; and*
- eliminating emissions from landfill by increasing waste recovery and value retention in recovered materials*

GWOFF’s carbon neutral achievement of both GWOFF and GPT are being validated in line with the Climate Active Certification and in conjunction with NABERS Energy, Water and utilising waste data from Site. 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 is sharing its knowledge with the broader industry to encourage peers and partners to learn from our experience 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. <i>(Delete this row if not applicable)</i>	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	138.899
Scope 1: Diesel	4.363
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	11.006
Scope 3: Water and Wastewater	41.596
Scope 3: Waste	49.727
Total Net Emissions	246

3. Carbon Offsets Summary

Table 4. Offsets retired

Offset project, unit type & registry (include link to offsets)	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. VCU, Verra Registry	01/01/2017 - 31/12/2017	19/12/2021	9085-66663860-66664105-VCS-VCU-1491-VER-IN-1-292-01012017-31122017-0	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=155249	246
Total Offset Units cancelled					246
Net emissions after offsetting					0
Total offsets banked for use in future years					0

— Report end —