

## Climate Active Carbon Neutral certification

## Public Disclosure Statement



## THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	The GPT Group
Building / Premises name:	800-808 Bourke Street
Building Address:	800-808 Bourke Street, Docklands, VIC, 3000
Corresponding NABERS Energy Rating number	OF29889

This building 800-808 Bourke Street has been Certified Carbon Neutral NABERS Base Building Office rating against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 18/12/2023 to 17/12/2024.

Total emissions offset	473 tCO <sub>2</sub> -e
Offsets bought	100% VCU's
Renewable electricity	100% of electricity is from renewable sources

## Emissions Reduction Strategy

800-808 Bourke Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 17 December 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:

### 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 2023.

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 Ratings and Waste data provided by 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 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"/>
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.



## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	342.826
Scope 1: Diesel	11.774
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	29.514
Scope 3: Water and Wastewater	33.497
Scope 3: Waste	54.466
<b>Total Emissions</b>	<b>473</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 (%)
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	24/01/2023	13274-487124013-487124070-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0/ <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=192028">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=192028</a>	26/06/2019 - 31/12/2019	58	58	0	58	100%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	22/06/2023	13274-487132549-487132575-VCS-VCU-1491-VER-IN-1-1976-	26/06/2019 - 31/12/2019	27	27	0	27	100%



						26062019-31122019-0/ <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208655">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208655</a>	26/06/2019 - 31/12/2019	38	38	0	38	100%	
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	22/06/2023	13274-487132576-487132613-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0/ <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208656">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208656</a>	26/06/2019 - 31/12/2019	38	38	155	155	0	155	100%	
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	25/10/2023	13274-487136666-487136820-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0/ <a href="https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208655">https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&amp;h=208655</a>	26/06/2019 - 31/12/2019	155	155	155	155	0	155	100%	



\* 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 the eligible quantity column.**



## 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)*	1,455
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
Snowtown South Wind Farm - SA	LGC	REC Registry	27/01/2023	WD00SA17	115184-115468	2022	285	Wind	SA, Australia
Stockyard Hill - Wind - VIC	LGC	REC Registry	30/06/2023	WD00VC39	129852-130313	2023	462	Wind	VIC, Australia
Stockyard Hill - Wind - VIC	LGC	REC Registry	29/08/2023	WD00VC39	103419-103768	2023	350	Wind	VIC, Australia



Snowtown South Wind Farm - SA	LGC	REC Registry	24/11/2023	WD00SA17	94968-95325	2023	358	Wind	SA, Australia
Total LGCs surrendered this report and used in this report							1,455		



## Appendix A: Electricity Summary

Electricity emissions are calculated using 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>	<b>1,788,259</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	333,259	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,455,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	<b>-390</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100</b>	<b>%</b>
Market Based Approach Emissions Footprint (cell M47)	-383	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,644,839	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

RETIRED UNITS																
From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Insurance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
26/06/2019	31/12/2019	13274-487144877-487144871-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	195	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building for the period 01/07/2023 to 30/09/2023	07/12/2023
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26/06/2019	31/12/2019	13274-487124013-487124070-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	58	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building for the period 01/10/2022 to 31/12/2022	24/01/2023
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26/06/2019	31/12/2019	13274-487132576-487132515-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	38	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building for the period 01/01/2023 to 31/03/2023	22/06/2023
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26/06/2019	31/12/2019	13274-487136666-487136820-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	155	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building for the period 01/01/2023 to 30/06/2023	25/10/2023
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26/06/2019	31/12/2019	13274-487132548-487132576-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	27	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy Industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 800-808 Bourke St Base Building for the period 01/01/2023 to 31/03/2023	22/06/2023
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