

Climate Active Carbon Neutral certification

Public Disclosure Statement



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Dexus Property Services Pty Limited  
**Building / Premises name:** 145 Ann Street  
**Building Address:** 145 Ann Street, BRISBANE CITY, QLD 4000  
**Corresponding NABERS Energy Rating number:** OF27466

This building **145 Ann Street** 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 13/10/2023 to 12/10/2024.

<b>Total emissions offset</b>	83 tCO2-e
<b>Offsets bought</b>	ACCU – 21% VCU – 79%
<b>Renewable electricity</b>	100%

**Emissions Reduction Strategy**

145 Ann St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 12 October 2024

**Reporting Year Period**

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

*01/06/2022  
to  
31/05/2023*



# 1. Carbon Neutral Information

## 1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

## 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	13.407
Scope 1: Diesel	0.358
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	2.308
Scope 3: Water and Wastewater	23.671
Scope 3: Waste	42.588
<b>Total Emissions</b>	<b>83</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 (tCO <sub>2</sub> -e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Flanders Carbon Project	KACCU	ANREU	12/08/2022	Ref #33: FY22-- 033--010a = 3807262308 to 3807262310	2020/21	1,935	1,935	0	3	4%
Strathburn Station	KACCU	ANREU	29/05/2023	Ref #64: FY23-- 064--010 = 8345971406 to 8345971409  Ref #64: FY23-- 064--011 = 8345971410 to 8345971413	2021/22	2,753	2,753	0	8	10%



Nyaliga Project	KACCU	ANREU	14/08/2023	Ref #110: FY23--110--015 = 8331535932 to 8331535935  Ref #110: FY23--110--016 = 8331535936 to 8331535938	2021/22	2,118	2,118	0	7	8%
JARI/AMAP Á REDD+ Project	VCU	Verra	12/08/2022	Ref #4: FY22--004--017a = 329166679 to 329166686	2016/17	1,795	1,795	0	8	10%
Bundled Solar Power Project by Mahindra Susten Private Limited	VCU	Verra	05/06/2023	Ref #65: FY23--065--010 = 31391758 to 31391775 Ref #65: FY23--065--011 = 31391776 to 31391791	2018	632	632	0	34	41%
Guanare Forest Plantations	VCU	Verra	14/08/2023	Ref# 111: FY23--111--015 = 195905473 to 195905489 Ref# 111: FY23--111--016 = 195905490 to 195905498	2018	2,434	2,434	3	23	28%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									83	



<b>TOTAL Eligible Quantity banked for future reporting periods</b>	3	
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\* 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.

Surrender note - Dexus has retired carbon credits for its entire managed property portfolio.



## 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)*	1,102
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
Sun Metals -Solar- Qld	LGC	REC Registry	12/08/2022	SRPVQL69	8966-9227	2021	77	Solar	QLD, Australia
Sun Metals -Solar- Qld	LGC	REC Registry	31/03/2023	SRPVQL69	5839-6066	2021	228	Solar	QLD, Australia
Kareeya – hydro - Qld	LGC	REC Registry	31/03/2023	HY00QL01	61339-61609	2022	271	Hydro	QLD, Australia
Kareeya – hydro - Qld	LGC	REC Registry	10/07/2023	HY00QL01	66232-66571	2022	340	Hydro	QLD, Australia



Sun Metals -Solar- Qld	LGC	REC Registry	18/08/2023	SRPVQL69	69645-69876	2022	186	Solar	QLD, Australia
Total LGCs surrendered this report and used in this report							1102		





## 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>	<b>1354443</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	252443	kWh
LGCs voluntarily surrendered (cell D36+D37)	1102000	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>-135</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100</b>	<b>%</b>
Market Based Approach Emissions Footprint (cell M47)	-133	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1245963	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

**Australian National Registry of Emissions Units**

Logged in as: Danielle Domonville de la Cour / Industry User

**Transaction Details**

Transaction details appear below:

**Transaction ID:** AU23489  
**Current Status:** Completed (4)  
**Status Date:** 15/08/2022 12:15:36 (AEST)  
 15/08/2022 02:15:36 (GMT)  
**Transaction Type:** Cancellation (4)  
**Transaction Initiator:** Domonville de la Cour, Danielle  
**Transaction Approver:** Zhou, Tom Yi Shang  
**Comment:** 1,935 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY22

**Transferring Account**

**Account Number:** AU-2977  
**Account Name:** South Pole Australia Financial Services Pty Ltd  
**Account Holder:** South Pole Australia Financial Services Pty Ltd

**Acquiring Account**

**Account Number:** AU-1068  
**Account Name:** Australia Voluntary Cancellation Account  
**Account Holder:** Commonwealth of Australia

**Transaction Blocks**

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF103192</a>					2020-21		3,807,262,212 - 3,807,264,146	1,935

**Transaction Status History**

Status Date	Status Code
15/08/2022 12:15:36 (AEST)	Completed (4)
15/08/2022 02:15:36 (GMT)	
15/08/2022 12:15:36 (AEST)	Proposed (1)
15/08/2022 02:15:36 (GMT)	
15/08/2022 12:15:36 (AEST)	Account Holder Approved (97)
15/08/2022 02:15:36 (GMT)	
15/08/2022 10:03:01 (AEST)	Awaiting Account Holder Approval (95)
15/08/2022 00:03:01 (GMT)	

**Transaction ID:** AU27575  
**Current Status:** Completed (4)  
**Status Date:** 29/05/2023 11:47:58 (AEST)  
 29/05/2023 01:47:58 (GMT)  
**Transaction Type:** Cancellation (4)  
**Transaction Initiator:** Stuart, Benjamin Mathew Clarke  
**Transaction Approver:** Rockliff, Nathan Stephen  
**Comment:** 2,753 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23

**Transferring Account**

**Account Number:** AU-2321  
**Account Name:** Carbon Financial Services Pty. Ltd.  
**Account Holder:** Carbon Financial Services Pty. Ltd.

**Acquiring Account**

**Account Number:** AU-1068  
**Account Name:** Australia Voluntary Cancellation Account  
**Account Holder:** Commonwealth of Australia

**Transaction Blocks**

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">EOP100912</a>					2021-22		8,345,971,111 - 8,345,973,863	2,753

**Transaction Status History**

Status Date	Status Code
29/05/2023 11:47:58 (AEST)	Completed (4)
29/05/2023 01:47:58 (GMT)	
29/05/2023 11:47:58 (AEST)	Proposed (1)
29/05/2023 01:47:58 (GMT)	
29/05/2023 11:47:58 (AEST)	Account Holder Approved (97)
29/05/2023 01:47:58 (GMT)	
29/05/2023 10:46:36 (AEST)	Awaiting Account Holder Approval (95)
29/05/2023 00:46:36 (GMT)	



<b>Transaction ID</b>	AU29121
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Stuart, Benjamin Mathew Clarke
<b>Transaction Approver</b>	Rockliff, Nathan Stephen
<b>Comment</b>	2,118 tonnes retired by Dexu on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23

**Transferring Account**

<b>Account Number</b>	AU-2321
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.
<b>Account Holder</b>	Carbon Financial Services Pty. Ltd.

**Acquiring Account**

<b>Account Number</b>	AU-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	Commonwealth of Australia

**Transaction Blocks**

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF109670</a>					2021-22		8,331,535,367 - 8,331,537,484	2,118

**Transaction Status History**

Status Date	Status Code
14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT)	Completed (4)
14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT)	Proposed (1)
14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT)	Account Holder Approved (97)
14/08/2023 14:15:37 (AEST) 14/08/2023 04:15:37 (GMT)	Awaiting Account Holder Approval (95)



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**RETIRED UNITS**

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
15/02/2016	14/02/2017	11428-329166471-329168265-VCS-VCU-263-VER-BR-14-1115-15022016-14022017-1	1795	VCU	1115	JARI/AMAPÁ REDD+ PROJECT	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold		Amapá	Brazil (BR)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	Retired by Dexu on behalf of its managed property portfolio for the purpose of Climate Active certification in FY22	12/08/2022

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**RETIRED UNITS**

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
24/05/2018	31/12/2018	8560-31391547-31392178-VCS-VCU-997-VER-IN-1-1767-24052018-31122018-0	632	VCU	1767	Bundled Solar Power Project by Mahindra Sustain Private Limited	Energy industries (renewable/non-renewable sources)			Telangana, Gujarat, Rajasthan	India (IN)	South Pole Carbon Asset Management Ltd.	Environmental Benefit	Dexu Property Group on behalf of its managed property portfolio	632 tonnes retired by Dexu on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23	05/06/2023

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RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2018	31/12/2018	10228-195905146-195907579-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1	2434	VCU	959	'Guaraní' Forest Plantations on degraded grasslands under extensive grazing	Agriculture Forestry and Other Land Use	CCB-No Distinction		Cerro Chato/ Valentines and Regis/ Casoo Regions	Uruguay (UY)	Carbon Financial Services Pty Ltd	Environmental Benefit	Dexus	2 434 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23	14/08/2023

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—Report end—

