

Australian Government
Carbon Neutral Program
Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

1. Certification Summary

Responsible Entity name: The GPT Group

Building / Project Name: GPT Premium Suites -111 Eagle Street (Level 33), QLD

Building Owner (if different from Responsible Entity): GPT Funds Management 2 Pty Limited
ACN 115 026 536 and GPT RE Limited ACN 107 426 504

Project Address: L33, 111 Eagle St, Brisbane City QLD 4000

Certification Type: Certified carbon neutral for the upfront carbon emissions of the delivery phase of a building

This GPT Premium Suites – 111 Eagle Street has been certified carbon neutral for the upfront carbon emissions of the delivery phase of the building by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

Total emissions offset	182 tCO ₂ -e
Offsets bought	VCU 100%
Renewable electricity used in the construction of the building	0%
Technical Assessment	Completed
Third Party Validation	Completed

2. Carbon Neutral Information

Description of the certification

GPT is a leading Australian property group & real estate investment trust that is committed to being a positive contributor to environmental sustainability while improving resilience to environmental changes.

GPT Premium suites fitout at 111 Eagle street have achieved more than 10% reduction in upfront carbon under Green Star Interiors v1.3. GPT has taken a step ahead by adopting a new pathway by offsetting the upfront embodied carbon emissions in accordance with the Climate Active Guideline.

Project description

GPT Premium suites fitout is located on level 33 at 111 Eagle street with total NLA 1415 Sq.m. Construction commenced in January 2024 with practical completion in April 2024.

Project is focusing on the embodied carbon levels as they relate to the product and construction process stages of the project, modules A1 – A5 (Upfront embodied carbon). The upfront embodied carbon for these fitouts is 128 KgCO2/m2.

The project is registered with the Green Building Council of Australia targeting 6 stars Green Star under Green Star - Interiors v1.3.

	Green Star – Homes rating	<input type="checkbox"/>
The building is registered with the GBCA to achieve either:	Green Star rating (Legacy tools)	<input checked="" type="checkbox"/>
	• Green Star - Interiors v1.3	
	Green Star Buildings rating	<input type="checkbox"/>
The Responsible Entity has achieved either	Green Star Homes rating and	<input type="checkbox"/>
	• Green Star Buildings - Life Cycle Impacts	
	Green Star – Interiors rating and	<input checked="" type="checkbox"/>

-
- Credit 15 – Greenhouse Gas Emissions
 - Credit 19A - Life Cycle Assessment

Green Star Buildings rating and all the below *Green Star Buildings* credits



- Upfront Carbon Emissions – Minimum Expectations
 - Energy Use - Minimum Expectations
 - Energy Source – Exceptional Performance
 - Other Carbon Emissions – Exceptional Performance
-

Date of practical completion.

01/04/24

3. Emissions Boundary

Inside the emissions boundary

Quantified emissions:

Embodied emissions during pre-construction stage(A0)

Embodied emissions through raw material supply (A1)

transport of raw materials during product stage (A2)

manufacturing of products(A3)

Transportation of materials to site (A4)

Construction and installation of material on-site(A5)

Non-quantified emissions:

Existing furniture

Microwaves

Artworks

Allowance for floor preparation, AV and related works, facade mullion junction, seismic restraints, locker locking mechanism, kitchen equipment, door security, bulkhead / access, temporary storage of existing electric sit/stand workstation during

Construction VM reuse existing cable trays

Outside the emissions boundary

No Exclusions

Inside emissions boundary

Quantified

Embodied emissions during pre-construction stage(A0)

Embodied emissions through raw material supply (A1)

transport of raw materials during product stage (A2)

manufacturing of products(A3)

Transportation of materials to site (A4)

Construction and installation of material on-site(A5)

Non-quantified

Existing furniture

Microwaves

Artworks

Allowance for floor preparation, AV and related works, facade mullion junction, seismic restraints, locker locking mechanism, kitchen equipment, door security, bulkhead / access, temporary storage of existing electric sit/stand workstation during

Construction VM reuse existing cable trays

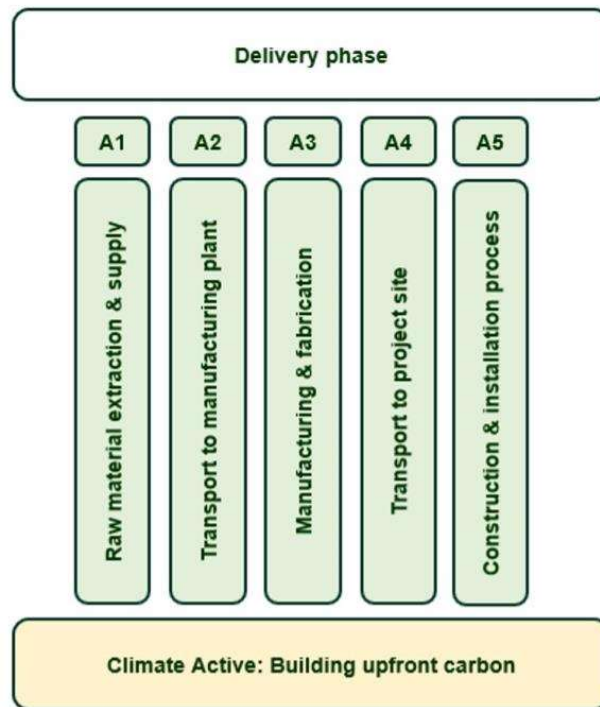
Optionally Included

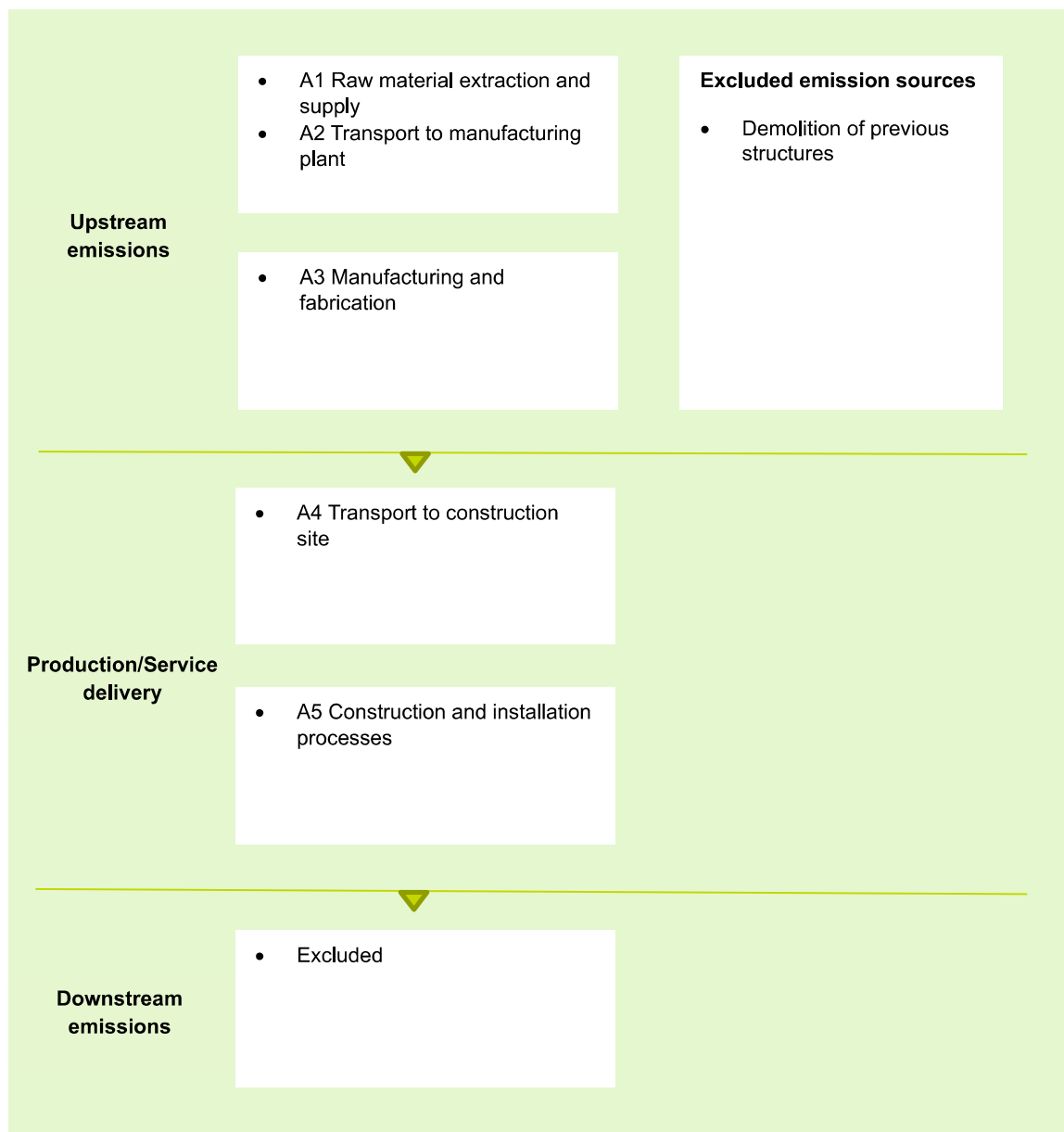
None

Outside emissions boundary

No Exclusions

Product Process Diagram





Data Management plan for non-quantified sources

Non-quantified sources are excluded as there currently are not definable Environmental Product Declarations/Carbon data available to source Global Warming Potential figures. Where data becomes available at future stages, the sources shall be considered.

4. Emissions Reductions

Emissions Reduction Strategy

The project achieves a decrease in GWP/m² relative to the reference case of over 20%. Multiple design alterations and specifications implemented into this project following the concept stage - including:

- 1) Specification of Dulux Enviro2 paint finishes to internal walls and ceilings
- 2) Use of Climate active carbon neutral plasterboard
- 3) Specification of Interface carbon neutral carpet product
- 4) Redesign of workstations to reduce acoustic partition materials
- 5) Reduction of loose furniture items

The upfront emissions reductions strategies include:

- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- Redesign of workstations to reduce acoustic partition materials
- Incorporating EPD's for all major fitout elements
- Modularising elements of construction to reduce waste and transport emissions
- Reduction of loose furniture items
- Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- Completed a full life cycle assessment, demonstrating a cumulative impact of more than 29% reduction for modules A1-A5.

The project has achieved a 6 Star rating under *Green Star - Interiors v1.3*, demonstrating world Leadership' in environmentally sustainable building practices.

Climate Active carbon neutral products and services

N/A

5. Emissions Summary

Summary

Stage	Estimated at Design Stage (t CO2-e)	At Practical Completion (t CO2-e)
<i>Materials - Internal finishes</i>	89.491	90.748
<i>Materials - Fittings and equipment</i>	64.156	66.26
<i>Construction - Services installation</i>	24.687	24.687
Total Emissions	178.334	181.695
Emissions intensity per functional unit	0.126	0.128
Number of functional units offset	0 (0% of 1415)	1415 (100% of 1415)
Please outline if any uplift factors were included in the emissions total	N/A	N/A

The functional unit is sqm of Gross Floor Area (GFA). GPT Premium Suites are turn key fitouts on level 9 and 14 with total NLA 1415 sqm. Construction commenced in January 2024 with practical completion in April 2024. The project is focusing on the embodied carbon levels as they relate to the product and construction process stages of the project, modules A1 – A5 (Upfront embodied carbon). The total upfront embodied carbon for these fitouts is 128 kg CO2-e/m2.

6. Carbon Offsets Summary

Co-benefits

The aim of GPT is to have a positive impact on nature. Therefore, it actively acquires and invests in projects that not only remove carbon in the future but also provide benefits such as water preservation, biodiversity conservation, and collaboration with Traditional Owners. GPT also advocates for the adoption of nature-based solutions within the industry. This is driven by the scientific imperatives of reducing overall carbon dioxide equivalent levels in the atmosphere and addressing the issue of biodiversity loss. This arrangement operates on a two-for-one basis, as the avoidance of emissions contributes to an overall reduction in the release of greenhouse gases, while GPT's nature-based solutions further augment this effort.

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink *	Stapled quantity	Vintage	Quantity	Eligible Quantity (tCO ₂ –e) (total quantity retired)	Eligible Quantity used in previous reporting periods	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting claim	Percentage of total (%)
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/07/2024	https://registry.terra.org/myModule/rpt/mvrpt.asp?r=206&h=251116	0	2019	61	61	0	Not relevant, as a one-off certification only. No future reporting will occur.	61	34%

Table 6. Offsets retired

				48719082			
				5-VCS-			
				VCU-			
				1491-			
				VER-IN-1-			
				1976-			
				26062019			
				-			
				31122019-			
				0			
Total offsets retired this report and used in this report						182	
Total offsets banked for use future years: (if any)						0	
Type of offset units							
Verified Carbon Units (VCUs)					182		100%

Renewable Energy Certificate (REC) summary

N/A. No renewable Energy Certificates were used for electricity for construction.



— Report end —