Australian Government

Carbon Neutral Program

Public Disclosure Statement

An Australian Government Initiative | Climate Active | Green Building Council Australia

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

1. Certification Summary

Responsible Entity name: The GPT Group - GPT Funds Management 2 Pty Ltd

Building / Project Name: GPT Coulson Street Wacol

Project Address: 149-153 Coulson Street, Wacol, QLD, 4076

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

This building 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	6614 tCO2-e
Offsets bought	100% VCUs
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 Coulson Street has achieved a 6% reduction in upfront carbon emissions under the Green Star Design & As Built v1.3. GPT has taken a step ahead by offsetting the upfront embodied carbon emissions in accordance with the Climate Active Guideline.

Project description

This is an industrial speculative asset with two ambient warehouses and two attached offices.

The project includes a single divisible warehouse with 2 attached offices.

Key attributes of the facility are:

- End of trip facilities and bike racks for each office
- Flexible warehouse design to cater for a multitude of tenants
- Large format hardstand
- Separate car and truck entries

ESD initiatives include 2 x 99 kw solar array with battery support, use of low carbon concrete, rainwater re-use and LED lighting throughout.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	☐
	Green Star rating (Legacy tools) Design & As Built v1.3	☒
	Green Star Buildings rating	☐
The Responsible Entity has achieved either	Green Star Homes rating and • Green Star Buildings - Life Cycle Impacts	☐
	Green Star – Design & As-Built rating and	☒

	• 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.	26/05/2023	

3. Emissions Boundary

Inside the emissions boundary

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)

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

N/A

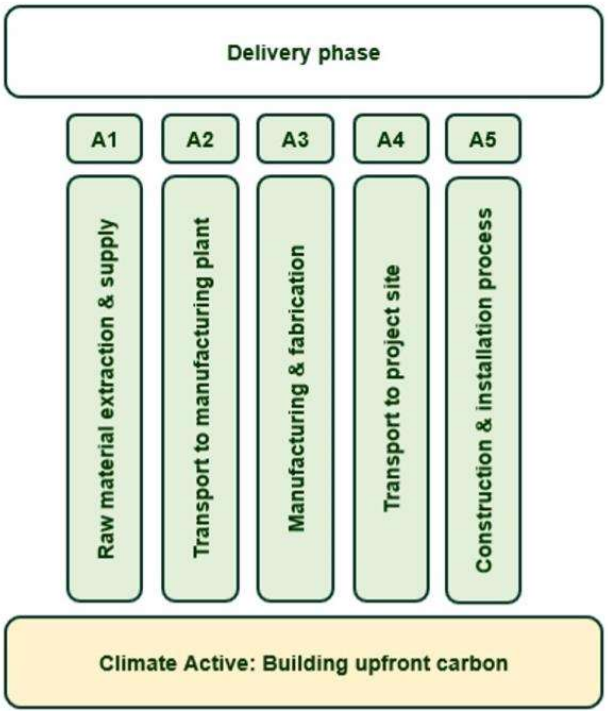
Optionally Included

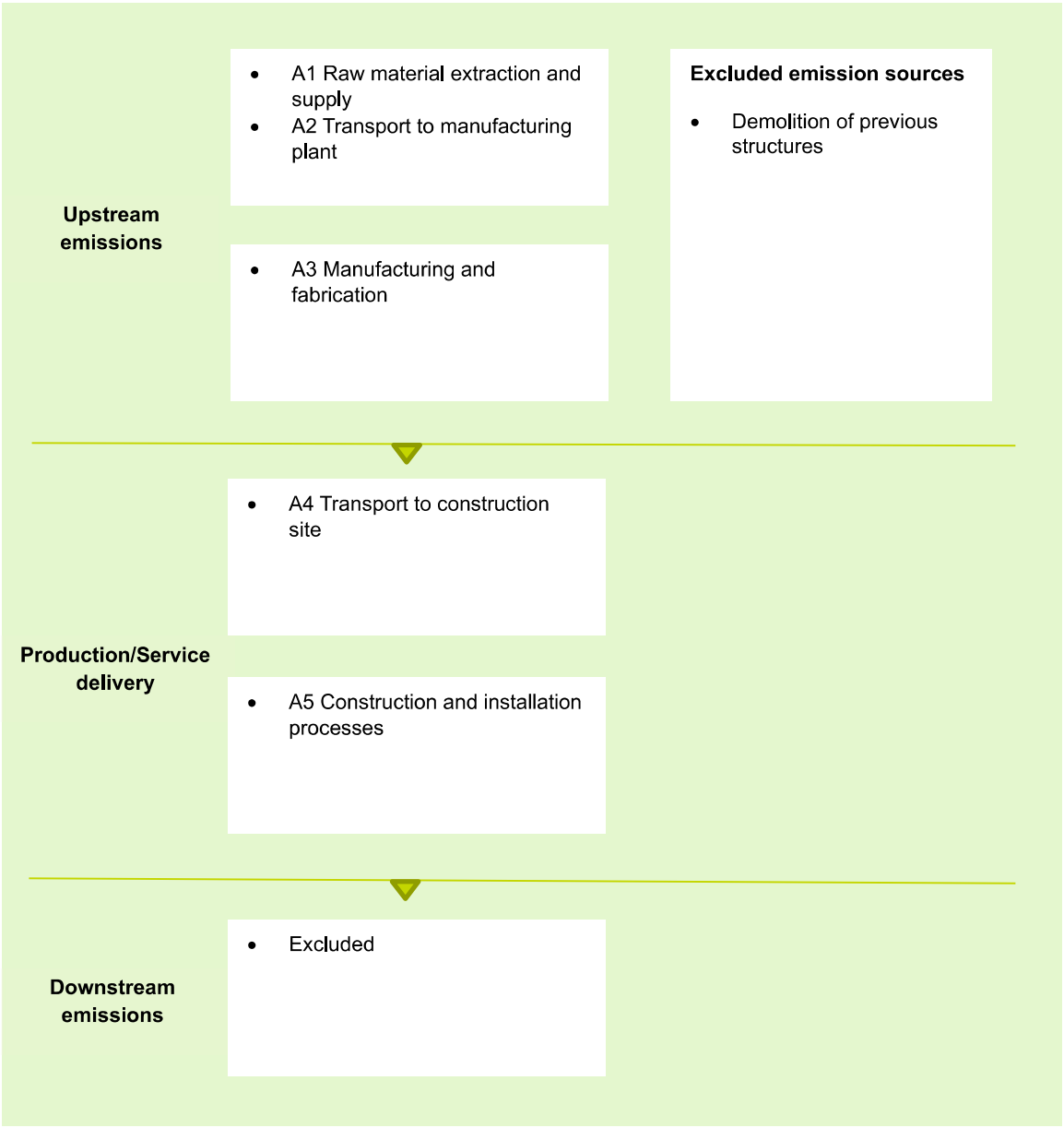
N/A

Outside emissions boundary

N/A

Product Process Diagram





Data Management plan for non-quantified sources

N/A

4. Emissions Reductions

Emissions Reduction Strategy

The project has the following initiative contributing to the reduction of upfront carbon emission:

1. Holcim Ecopact Concrete used in footing, sprinkler tanks slabs, office slabs, etc.
2. Reduction in structural steel quantity
3. Carbon Neutral certified Interface carpet installed at the office space.

The project has targeted a 5 Star rating under Design & As Built Green Star - Interiors v1.3, demonstrating Australian Excellence in environmentally sustainable building practices.

The project has reduced potential future operational emissions through the incorporation of Solar PV systems within it, to reduce the overall energy consumption by producing some of it on site.

Also, through state of the art water heating systems are being implemented and which avoids gas usage.

The upfront emissions reductions strategies include:

- Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials.
- Incorporating EPD's for major fit out elements.
- Modularising elements of construction to reduce waste and transport emissions.
- Reduction in structural steel quantity.
- Completed a full life cycle assessment, demonstrating a cumulative impact of more than 29% reduction for modules A1-A5.

Climate Active carbon neutral products and services

N/A. No Climate Active carbon neutral products and services were used.

5. Emissions Summary

Summary

Stage	Estimated at Design Stage (t CO2-e)	At Practical Completion (t CO2-e)
A1-A3 Product	5586.8	5264.6
A4 Transport	737.9	716.4
A5 Construction	680.5	632.1
Total Emissions	7005.2	6613.1
Emissions intensity per functional unit (t CO2-e/m^2)	0.40	0.38
Number of functional units offset	17,519 out of 17,519	
Please outline if any uplift factors were included in the emissions total	N/A	

The functional unit is sqm of Gross Floor Area (GFA). The project has a GFA of 17,519m^2.

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 (tCO2 –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	VCUs	VERRA	8/07/2024	13274-487190887-487197500-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	0	2019	6614	6614	0	Not relevant, as a one-off certification only. No future reporting will occur	6614	100%

Table 6. Offsets retired

Total offsets retired this report and used in this report	6614
Total offsets banked for use future years: (if any)	0

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	6614	100%

Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification

N/A. No additional offsets were cancelled for purposes other than Climate Active Carbon Neutral Certification.

Renewable Energy Certificate (REC) summary

N/A. No Renewable Energy Certificates were voluntarily surrendered for the construction of this project.