

Australian Government

Carbon Neutral Program Public Disclosure Statement



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 Gateway, Truganina (Stage 6)

Project Address: 30 Niton Drive, Truganina, Victoria, 3029

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	9784 tCO ₂ -e
-------------------------------	--------------------------

Offsets bought	100% VCU's
-----------------------	------------

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.

In addition to achieving 5 Star Green Star, GPT have committed to achieve the Climate Active Upfront Carbon Neutral certification for this building.

Project description

31,700 sqm industrial warehouse with 2 x 440 sqm office space split over 2 levels. In addition, the warehouse is serviced by male, female and disabled amenities on all levels, 2 dock offices, 8 recessed docks, and 11 on-grade docks.

The building is registered with the GBCA to achieve either:	Green Star – Homes rating	<input type="checkbox"/>
	Green Star rating (Legacy tools) Design & As Built v1.3	<input checked="" type="checkbox"/>
	Green Star Buildings rating	<input type="checkbox"/>
The Responsible Entity has achieved either	Green Star Homes rating and <ul style="list-style-type: none">Green Star Buildings - Life Cycle Impacts	<input type="checkbox"/>
	Green Star – Design & As-Built rating and <ul style="list-style-type: none">Credit 15 – Greenhouse Gas EmissionsCredit 19A - Life Cycle Assessment	<input checked="" type="checkbox"/>
	Green Star Buildings rating and	<input type="checkbox"/>

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.	1/10/2023
-------------------------------	-----------

3. Emissions Boundary

Inside the emissions boundary

Quantified emissions:

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- Embodied emissions in materials used during construction (e.g. permanent formwork) (A1-A3)
- Transport of materials to the construction site (A4)
- Construction energy, including electricity, diesel, petroleum (A5)
- Construction waste (A5)

The certification is for a new development incorporating the base building of an office and warehouse. Future emissions, including by occupants in the use phase are excluded.

Outside the emissions boundary

- Tenancy fitout
- Base buildings operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-B7)
- Demolition at end of life (C1-C4)

Inside emissions boundary

Quantified

- Embodied emissions in construction materials incorporated into the structure (A1-A3)
- Embodied emissions in materials used during construction (e.g. permanent formwork) (A1-A3)
- Transport of materials to the construction site (A4)
- Construction energy, including electricity, diesel, petroleum (A5)
- Construction waste (A5)

Non-quantified

- Tenancy fitout
- Base buildings operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-B7)
- Demolition at end of life (C1-C4)

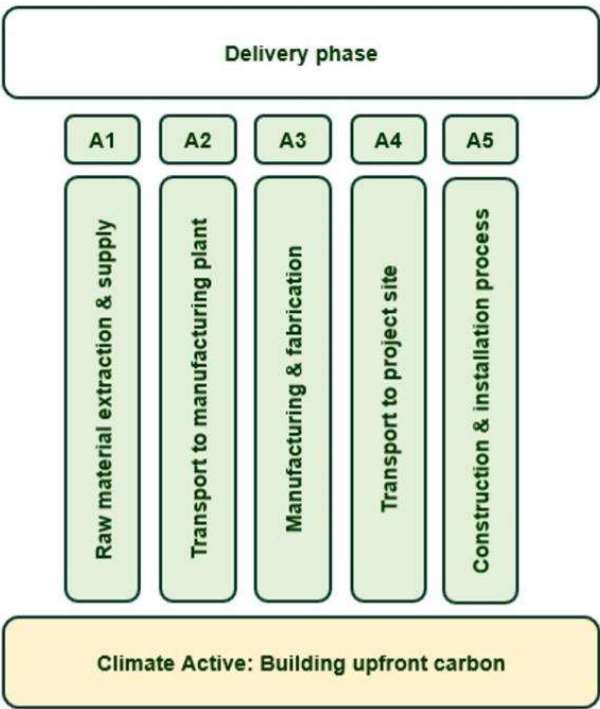
Optionally Included

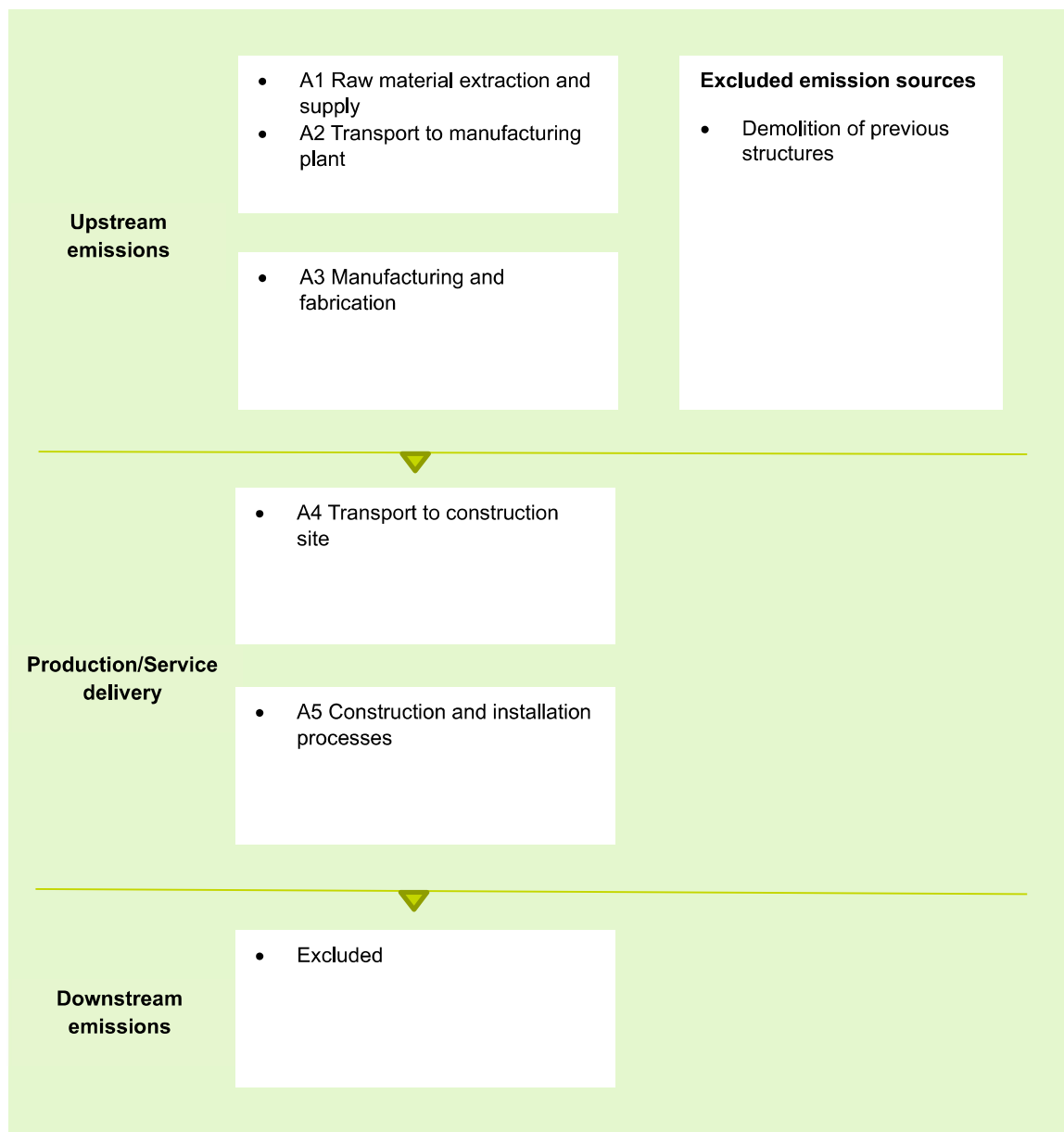
N/A

Outside emissions boundary

- Tenancy fitout
- Base buildings operations (B6)
- Tenancy operations (B6)
- Building refurbishment or maintenance during operational lifetime (B1-B7)
- Demolition at end of life (C1-C4)

Product Process Diagram





Data Management plan for non-quantified sources

N/A

4. Emissions Reductions

Emissions Reduction Strategy

The emissions strategy was three-fold.

Firstly, upfront emissions (Modules A1-A5) were reduced through improved material selection and optimisation of the building design. Particular focus was given to concrete and steel uses, as well as construction waste.

Secondly, a solar PV system was included in the development in order to allow for renewable energy generation, offsetting a portion of the building's emissions in the use phase.

Thirdly, offsets were purchased in order to cover the remaining emissions associated with the construction of the project.

The project also achieved a 5 Star Green Star rating under the *Green Star - Design & As Built v1.3*. In order to achieve this rating (particularly as it relates to energy efficiency performance), a number of initiatives have been included in order to demonstrate a set improvement on a standard practice building using the reference building pathway. The initiatives are outlined below.

- HVAC and HWS energy consumption reduction: this includes the energy improvements from the building systems as modelled for Credit 15
- Lighting reductions: this includes a reduction in LPD against the NCC, as modelled for Credit 15.
- Solar PV: a 198.44kW system with 410W Panels was installed across the development. The renewable energy supplied by this has been included, as modelled for Credit 15.
- Water efficient fittings and fixtures: higher WELS rating fixtures and fittings have been installed in the development. The water use reduction has been included as per the Potable Water Calculator in Credit 18.
- Improved Landscape Irrigation: the species selections for the site have lower average crop coefficients than standard practice, which leads to a lower irrigation requirement. The water use reduction has been included as per the Potable Water Calculator in Credit 18.
- A 50kL Rainwater Tank has been installed. The amount of rainwater that is used has been included plus the embodied impacts of installing rainwater tanks and pumps.

In addition to addressing future operational emissions as above, upfront carbon emissions were considered through the following initiatives.

- Proposed Refrigerants: The HVAC air source heat pump embodied split system uses the more efficient R32 refrigerant rather than the reference R410A.
- Portland cement reduction: all in-situ concrete elements throughout the development have included varying proportions of Blast Furnace slag, in order to reduce the amount of Portland cement. Other measures including thickness reduction, steel reinforcement and concrete strength grade change in comparison to the reference building design have also

been modelled where applicable. These elements include all ground-bearing warehouse slabs, hardstands and footings. Reduced Portland cement has also been provided to the precast concrete walls.

- Colorbond and Zinalume (EPD): the BlueScope Colorbond Environmental Product Declaration (EPD) was applied to the project's walls, and the BlueScope Zinalume EPD was applied to all roofs.
- Construction waste diversion: the waste contractor has provided waste reports, showing that significant amounts of waste have been diverted from landfill, as per Credit 22.

Climate Active carbon neutral products and services

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

5. Emissions Summary

Summary

Stage	At Practical Completion (t CO ₂ -e)
A1-A3: Product Stage	8131.03
A4: Transport of Equipment and Materials	1050.30
A5: Construction	601.94
Total Emissions	9783.27
Emissions intensity per functional unit (t CO₂-e/m²)	0.26
Number of functional units offset	37,458 out of 37,458
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 37,458m².

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.	VCUs	VERRA	20/7/2024	13274-487197931-487207713-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	0	2019	9783	9783	0	Not relevant, as a one-off certification only. No future reporting will occur.	9783	99.9%

Table 6. Offsets retired

Renewable Solar Power Project by Shapoorji Pallonji	VCUs	VERRA	17/09/2024	13274-487207714-487207714-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	0	2019	1	1	0	Not relevant, as a one-off certification only. No future reporting will occur.	1	0.01%
Total offsets retired this report and used in this report												9784
Total offsets banked for use future years: (if any)												0

* See Appendix A for evidence of offset retirement.

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Carbon Units (VCUs)	9784	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.



Appendix A: Offset Screenshots

VERRA

Standards for a Sustainable Future

Home

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
26/06/2019	31/12/2019	13274-487197931-487207713-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	9783	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	GPT RE	GPT Funds Management 2 Pty Limited ACN 115 026 536 for GPT Groups - 30 Nilton Drive, Truganina, with practical completion 27/10/2023 for its carbon neutral claim against the Climate Active Carbon Neutral Standard through the Uprfront Carbon for Buildings Guideline	20/07/2024

1 - 1 : 1

VERRA

Standards for a Sustainable Future

Home

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
26/06/2019	31/12/2019	13274-487207714-487207714-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	1	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	GPT RE	GPT Funds Management 2 Pty Limited ACN 115 026 536 for GPT Groups - 30 Nilton Drive, Truganina, with practical completion 27/10/2023 for its carbon neutral claim against the Climate Active Carbon Neutral Standard through the Uprfront Carbon for Buildings Guideline.	17/09/2024

1 - 1 : 1