

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: DEXUS Wholesale Property Limited

Building / Premises name: AM60 Building

Building Address: 42-60 Albert Street, Brisbane, QLD 4000

Corresponding NABERS Energy Rating number OF32084

This building AM60 Building has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 09/9/2024 to 08/9/2025.

Total emissions offset	98 tCO2-e
Offsets bought	0.00% ACCUs, 40.82% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

AM60 Building has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 8th of September 2025

Reporting Year Period

The rating period / reporting year 1/07/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
30/06/2024



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.

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
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2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	10.7
Scope 1: Diesel	1.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.8
Scope 3: Diesel	0.3
Scope 3: Electricity	0.0
Scope 3: Waste	56.4
Scope 3: Water and Wastewater	27.2
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	98

*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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)	
							(tCO2-e) (total quantity retired) ***				
North Kimberley Pastoral Lease Carbon Abatement	KACCU	ANREU	2/06/2024	AU33271 See screenshot in Appendix B	2021/22	574	574	0	3	3.1%	
North Kimberley Pastoral Lease Carbon Abatement	KACCU	ANREU	2/06/2024	AU33271 See screenshot in Appendix B	2021/22	574	574	0	3	3.1%	
Guanare Forest Plantations	VCU	Verra	2/06/2024	10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214568	2018	3297	3297	0	21	21.4%	
Guanare Forest Plantations	VCU	Verra	2/06/2024	10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214568	2018	3297	3297	0	19	19.4%	
Carbon Conscios Carbon Capture Project 1	KACCU	ANREU	8/21/2024	AU35465 See screenshot in Appendix B	2022/23	1195	1195	0	4	4.1%	
Carbon Conscios Carbon Capture Project 1	KACCU	ANREU	8/21/2024	AU35465 See screenshot in Appendix B	2022/23	1195	1195	0	5	5.1%	
Nyaliga Fire Project	KACCU	ANREU	8/21/2024	AU35529 See screenshot in Appendix B	2021/22	1994	1994	0	26	26.5%	
Nyaliga Fire Project	KACCU	ANREU	8/21/2024	AU35529 See screenshot in Appendix B	2021/22	1994	1994	6	17	17.3%	
TOTAL Eligible Quantity used for this reporting period claim									98		
TOTAL Eligible Quantity banked for future reporting periods									6		

* 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.

Offset surrender note:

The remaining offsets for KACCU certificate (serial #AU33271, #AU35465, and #AU35529) and VCU (serial #10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1) were surrendered for a different building within Dexu's 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)*	1561
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* 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	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Sun Metals -Solar- Qld	LGC	REC	19/01/2024	206612-206975	SRPVQL69	45324	364	364	0	Solar	QLD
Western Downs Green Power Hub - Solar - QLD	LGC	REC	19/01/2024	35218-35581	SRPVQLS8	45324	364	364	0	Solar	QLD
Western Downs Green Power Hub - Solar - QLD	LGC	REC	20/05/2024	49603-49695, 35582-35780	SRPVQLS8	45443	292	292	0	Solar	QLD
Western Downs Green Power Hub - Solar - QLD	LGC	REC	23/07/2024	26253-26659	SRPVQLS8	45512	407	407	0	Solar	QLD
Kaban Wind Farm - Wind Power - QLD	LGC	REC	20/05/2024	285203-285336	WD00QL06	45443	134	134	0	Wind	QLD
Total LGCs surrendered this report and used in this report								1,561			

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		
Total renewables (onsite and offsite) (cell D45)	1,922,626	kWh
Mandatory * (RET) (cell D32)	361,626	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,561,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-15,315	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-13,937	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,678,433	kgCO₂-e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 57.55% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID	AU33271
Current Status	Completed (4)
Status Date	19/04/2024 10:43:19 (AEST) 19/04/2024 00:43:19 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	574 tonnes retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

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			EOP100894					2021-22		8,343,192,282 - 8,343,192,855	574

Transaction ID	AU35485
Current Status	Completed (4)
Status Date	21/08/2024 15:09:13 (AEST) 21/08/2024 05:09:13 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

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			EOP100636					2022-23		8,355,776,898 - 8,355,778,092	1,195

Transaction Status History

Status Date	Status Code
21/08/2024 15:09:13 (AEST)	Completed (4)
21/08/2024 05:09:13 (GMT)	
21/08/2024 15:09:13 (AEST)	Proposed (1)
21/08/2024 05:09:13 (GMT)	
21/08/2024 15:09:13 (AEST)	Account Holder Approved (97)
21/08/2024 05:09:13 (GMT)	
20/08/2024 13:56:00 (AEST)	Acquiring Account Holder Approval (95)
20/08/2024 03:56:00 (GMT)	

Transaction ID	AU35529
Current Status	Completed (4)
Status Date	21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)



Transaction Type	21/08/2024 15:48:33 (AEST) Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

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			ERF109670					2021-22		8,331,537,588 - 8,331,539,581	1,994

Transaction Status History

Status Date	Status Code
21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)	Completed (4)
21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)	Proposed (1)
21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)	Account Holder Approved (97)
21/08/2024 14:48:07 (AEST) 21/08/2024 04:48:07 (GMT)	Awaiting Account Holder Approval (95)

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