

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The Trustee for Dexus Australian Commercial Trust & The Trustee for Rialto Unit Trust (Rialto Co-Owners)

Building / Premises name: Rialto

Building Address: 525 Collins St, Melbourne, VIC 3000

Corresponding NABERS Energy Rating number OF29471

This building Rialto 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 30/3/2024 to 29/3/2025.

Total emissions offset	1082 tCO2-e
Offsets bought	64.51% ACCUs, 35.49% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Rialto has achieved a NABERS Energy rating of 4.5 stars without GreenPower.

Expires 29th of March 2025

Reporting Year Period

The rating period / reporting year 1/01/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
31/12/2023

1. Carbon Neutral Information

1A Introduction:

Dexus is committed to maintaining net zero emissions at Rialto Towers, 525 Collins Street Melbourne on behalf of its co-owners Grollo Australia and Dexus Australian Commercial Trust. 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 Whole Building.	<input checked="" 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	72.1
Scope 1: Natural gas	725.6
Scope 1: Diesel	0.8
Scope 2: Electricity	0.0
Scope 3: Natural gas	56.3
Scope 3: Diesel	0.2
Scope 3: Electricity	0.0
Scope 3: Waste	109.0
Scope 3: Water and Wastewater	117.8
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	1,082

*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 (%)
							(tCO ₂ -e) (total quantity retired) ***			
Mt Mulgrave Savanna Burning Project	ACCU	ANREU	15/08/2023	8347906641 - 8347906970 See screenshot in Appendix B	2022-23	330	330	17	313	28.9%
Guanare Forest Plantations	VCU	Verra	14/08/2023	10228-195904930-195905145-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214551	2018	216	216	11	205	18.9%
Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333842293 - 8333842698 See screenshot in Appendix B	2021/22	406	406	21	385	35.6%
Katingan Peatland Restoration and Conservation Project	VCU	Verra	6/02/2024	8473-23294973-23295160-VCS-VCU-263-VER-ID-14-1477-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=242982	2018	188	188	9	179	16.5%
TOTAL Eligible Quantity used for this reporting period claim									1,082	
TOTAL Eligible Quantity banked for future reporting periods								58		

* 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.

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)*	3369
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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.

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
Cherry Tree Wind Farm - VIC	LGC	CER	10/07/2023	125779-126711	WD00VC38	2022	933	933	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	CER	18/08/2023	6103-6906	WD00VC38	2023	804	804	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	CER	9/02/2024	9222-10001	WD00VC38	2023	780	780	0	Wind	VIC
Cherry Tree Wind Farm - VIC	LGC	CER	9/02/2024	4630-5481	WD00VC38	2023	852	852	0	Wind	VIC
Total LGCs surrendered this report and used in this report									3,369		

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)	4,139,277	kWh
Mandatory * (RET) (cell D32)	770,277	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,369,000	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)	-6,889	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-6,859	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	3,801,797	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 10.07% 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 6.66% 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	72.11
Total	72.11

Appendix D: Screenshots of offsets purchased



Transaction Details

Transaction details appear below.

Transaction ID	AU29100
Current Status	Completed (4)
Status Date	15/08/2023 14:54:12 (AEST) 15/08/2023 04:54:12 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	330 tonnes retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for the purpose of Climate Active certification in FY23

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	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF102090					2022-23		8,347,906,641 - 8,347,906,970	330



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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	10228-195904930-195905145-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1	216	VCU	959	'Guanaré' Forest Plantations on degraded grasslands under extensive grazing	Agriculture Forestry and Other Land Use	CCB-No Distinction		Cerro Chato/ Valentines and Regis/ Garao Regions	Uruguay (UY)	Carbon Financial Services Pty Ltd	Environmental Benefit	Dexus	216 tonnes retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for the purpose of Climate Active certification in FY23	14/08/2023

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Transaction ID	AU33226
Current Status	Completed (4)
Status Date	18/04/2024 12:11:28 (AEST) 18/04/2024 02:11:28 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	406 tonnes retired by Dexus on behalf of Rialto Towers-525 Collins Street Melbourne for the purpose of Climate Active certification in FY24

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			EOP100639					2021-22		8,333,842,293 - 8,333,842,698	406

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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	8473-23294973-23295160-VCS-VCU-263-VER-ID-14-1477-01012018-31122018-1	188	VCU	1477	Katingan Peatland Restoration and Conservation Project	Agriculture Forestry and Other Land Use	CCB-Biodiversity Gold, CCB-Climate Gold, CCB-Community Gold		Central Kalimantan	Indonesia (ID)	Carbon Financial Services Pty Ltd	Environmental Benefit	Dexus	188 tonnes retired by Dexus on behalf of Rialto Towers-525 Collins Street Melbourne for the purpose of Climate Active certification in FY24	19/04/2024

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