

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 N61595

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 29/03/2023 to 29/03/2024.

Total emissions offset	1,660 tCO ₂ -e
Offsets bought	70.9% ACCUs, 29.1% VUCs
Renewable electricity	100% of electricity is from renewable sources

Emissions Reduction Strategy

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

Expires 29/03/2024

Reporting Year Period

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

01/01/2022
 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	<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.



2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	598
Scope 1: Natural gas	821
Scope 1: Diesel	1
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	64
Scope 3: Water and Wastewater	83
Scope 3: Waste	92
Total Emissions	1,660

*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 (tCO2 -e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
PACAJAI REDD+ PROJECT	VCU	Verra	12/08/2022	11078-277749075-277749372-VCS-VCU-259-VER-BR-14-981-01012016-31122016-0 Dexus Retirement Ref [#21]	2016	298	298	0	298	18.0%
Longdowns Regeneration Project	ACCU	ANREU	12/08/2022	3810424524 to 3810424878 Dexus Retirement Ref [#29]	2020/21	355	355	0	355	21.4%
Bundled Solar Power Project by Mahindra Susten Private Limited	VCU	Verra	5/06/2023	Dexus Retirement Ref [#54]	2018	219	219	0	219	13.2%
Bamboo Station	ACCU	ANREU	29/05/2023	8341852565 - 8341853361: Dexus Retirement Ref [#53] 8341853362 - 8341853467: Dexus Retirement Ref [#75]	2021/22	903	788	115	788	47.5%
TOTAL Eligible Quantity used for this reporting period claim									1,660	



TOTAL Eligible Quantity banked for future reporting periods	115	
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* 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)*	3,422
2. Other RECs	0

* 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	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Wind Farm	LGC	REC Registry	12/08/2022	WD00VC38	16948-17749	2022	802	Wind	VIC, Australia
Wind Farm	LGC	REC Registry	31/03/2023	WD00VC38	20974-21713	2022	740	Wind	VIC, Australia
Wind Farm	LGC	REC Registry	31/03/2023	WD00VC38	22169-22949	2022	781	Wind	VIC, Australia
Wind Farm	LGC	REC Registry	22/06/2022	WD00VC38	14097-15195	2022	1099	Wind	VIC, Australia
Total LGCs surrendered this report and used in this report							3,422		



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)	4,139,295	kWh
Mandatory * (RET) (cell D32)	717,295	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,422,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	-291,144	kWh
Percentage renewable electricity – (cell D46)	100	%
Market Based Approach Emissions Footprint (cell M47)	-289,856	kgCO₂-e

Note


The categories can include:

* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

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



Appendix B: Screenshots of offsets purchased




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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
01/01/2016	31/12/2016	11078-277749075-277749372-VCS-VCU-259-VER-BR-14-981-01012016-31122016-0	298	VCU	981	Pacajal REDD+ Project	Agriculture Forestry and Other Land Use			Para, micro region of Portel	Brazil (BR)	Carbon Financial Services Pty Ltd	Retirement for Person or Organization	Dexus	298 tonnes retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for the purpose of Climate Active certification in FY22	12/08/2022

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ANREU Home

Account Holders

Accounts

Unit Position Summary

Projects

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Transaction Details

Transaction details appear below.

Transaction ID	AU23494
Current Status	Completed (4)
Status Date	15/08/2022 12:20:33 (AEST) 15/08/2022 02:20:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Dornorville de la Cour, Danielle
Transaction Approver	Zhou, Tom Yi Shang
Comment	355 tonnes retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for the purpose of Climate Active certification in FY22

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

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			ERF101612					2020-21		3,810,424,524 - 3,810,424,878	355

Transaction Status History

Status Date	Status Code
15/08/2022 12:20:33 (AEST)	Completed (4)
15/08/2022 02:20:33 (GMT)	Completed (4)
15/08/2022 12:20:33 (AEST)	Proposed (1)
15/08/2022 02:20:33 (GMT)	Proposed (1)
15/08/2022 12:20:33 (AEST)	Account Holder Approved (97)
15/08/2022 02:20:33 (GMT)	Account Holder Approved (97)
15/08/2022 10:21:58 (AEST)	Awaiting Account Holder Approval (95)
15/08/2022 00:21:58 (GMT)	Awaiting Account Holder Approval (95)





Certificate of Verified Carbon Unit (VCU) Retirement


Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 05 Jun 2023, 219 Verified Carbon Units (VCUs) were retired on behalf of:

Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne

Project Name
Bundled Solar Power Project by Mahindra Susten Private Limited

VCU Serial Number
8560-31390102-31390320-VCS-VCU-997-VER-IN-1-1767-24052018-31122018-0

Additional Certifications

Powered by  PX

Transaction ID	AU27562
Current Status	Completed (4)
Status Date	29/05/2023 11:20:33 (AEST) 29/05/2023 01:20:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	797 tonnes retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for the purpose of NABERS Climate Active Carbon Neutral Certification for the NABERS Rating period of 1/01/22 to 31/12/22 & Dexus's Climate Active certification in FY23

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			EOP101068					2021-22		8,341,852,565 - 8,341,853,361	797

Transaction Status History

Status Date	Status Code
29/05/2023 11:20:33 (AEST)	Completed (4)
29/05/2023 01:20:33 (GMT)	
29/05/2023 11:20:33 (AEST)	Proposed (1)
29/05/2023 01:20:33 (GMT)	
29/05/2023 11:20:33 (AEST)	Account Holder Approved (97)
29/05/2023 01:20:33 (GMT)	
29/05/2023 10:17:29 (AEST)	Awaiting Account Holder Approval (95)
29/05/2023 00:17:29 (GMT)	

Transaction ID AU27563
Current Status Completed (4)
Status Date 29/05/2023 11:25:09 (AEST)
 29/05/2023 01:25:09 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment
 106t retired by Dexus on behalf of Rialto Towers, 525 Collins Street Melbourne for NABERS Climate Active Carbon Neutral Certification for NABERS Rating period 1/01/22 - 31/12/22, part of a true-up for FY22 to support Climate Active Certification in FY23

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			EOP101068					2021-22		8,341,853,362 - 8,341,853,467	106

Transaction Status History

Status Date	Status Code
29/05/2023 11:25:09 (AEST) 29/05/2023 01:25:09 (GMT)	Completed (4)