

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Cbus Property

**Building / Premises name:** One40William

**Building Address:** 140 William street, Perth, WA 6000

**Corresponding NABERS Energy Rating number** OF34795

This building One40William 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 09/12/2024 to 08/12/2025.

<b>Total emissions offset</b>	408 tCO <sub>2</sub> -e
<b>Offsets bought</b>	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	100.00% of electricity is from renewable sources

**Emissions Reduction Strategy**

One40William has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 8th of December 2025

**Reporting Year Period**

The rating period / reporting year 1/12/2023  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
30/11/2024



# 1. Carbon Neutral Information

## 1A Introduction:

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building, and allied industries, with funds under management exceeding \$94 billion as of June 30, 2024. Since its inception in 2006, Cbus Property has built a strong reputation for delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. The net zero strategy focuses on improving energy efficiency, removing fossil fuels from operations, and powering buildings with renewable electricity, using carbon offsets only as a last resort. Some achievements to-date include:

- Achieved net zero carbon for its office portfolio in 2022, eight years ahead of schedule.
- Recognised as a leader in the 2024 NABERS Sustainable Portfolios Index
- All office and retail assets purchase 100% renewable electricity

Cbus Property is committed to setting new benchmarks for sustainability, delivering positive environmental, social, and economic outcomes. The company aspires to develop and manage the most sustainable buildings in Australia, if not the world.

## 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 <sub>2</sub> –e
Scope 1: Refrigerants	253.5
Scope 1: Natural gas	21.5
Scope 1: Diesel	6.6
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.7
Scope 3: Diesel	1.6
Scope 3: Electricity	0.0
Scope 3: Waste	66.4
Scope 3: Water and Wastewater	56.5
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>408</b>

\*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 <sub>2</sub> -e) (total quantity retired) ***			
Tiwi Islands Savanna Burning for Greenhouse Gas Abatement	ACCU	Australian Government clean energy regulator	4/12/2024	3,773,008,893 - 3,773,009,564 See screenshot in Appendix B	01/01/2018-31/12/2019	672	672	264	408	100.0%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									408	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								264		

\* 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)*	0
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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
Total LGCs surrendered this report and used in this report								0			

## 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>3,133,891</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	432,283	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	2,639,917	kWh
Onsite renewable energy consumed (cell D41+D43)	61,691	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-792,226</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-720,925</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>1,573,183</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 16.27% of this claim's total emissions

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

<b>Excellent</b>
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 62.13% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO <sub>2</sub> -e)
Method 1	Method 1 not applied
Method 2	253.50
<b>Total</b>	<b>253.50</b>

## Appendix D: Screenshots of offsets purchased



<b>Transaction ID</b>	AU37701
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	04/12/2024 10:46:54 (AEDT) 03/12/2024 23:46:54 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Nathalia, Griselda
<b>Transaction Approver</b>	Doan-Lockyer, Jenny
<b>Comment</b>	





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 Credits retired by Cbus Property on behalf of 140 William St, Perth WA, based on 100% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

**Transferring Account**

<b>Account Number</b>	AU-2977
<b>Account Name</b>	South Pole Australia Financial Services Pty Ltd
<b>Account Holder</b>	South Pole Australia Financial Services Pty Ltd

**Acquiring Account**

<b>Account Number</b>	AU-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	Commonwealth of Australia

**Transaction Blocks**

<u>Party</u>	<u>Type</u>	<u>Transaction Type</u>	<u>Original CP</u>	<u>Current CP</u>	<u>ERF Project ID</u>	<u>NGER Facility ID</u>	<u>NGER Facility Name</u>	<u>Safeguard</u>	<u>Kyoto Project #</u>	<u>Vintage</u>	<u>Expiry Date</u>	<u>Serial Range</u>	<u>Quantity</u>
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF105045</a>					2018-19		3,773,008,893 - 3,773,009,564	672

\_\_\_ Report end \_\_\_