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: 145 Ann Street, Brisbane

Building Address: 145 Ann Street, Brisbane, Brisbane, QLD 4000

Corresponding NABERS Energy

Rating number

OF32147

This building 145 Ann Street, Brisbane 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 13/10/2024 to 12/10/2025.

Total emissions offset	105 tCO2-e
Offsets bought	0.00% ACCUs, 26.67% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

145 Ann Street, Brisbane has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 12th of October 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	
	Whole Building.	
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

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	35.8
Scope 1: Natural gas	9.5
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.6
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	31.6
Scope 3: Water and Wastewater	26.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	105

^{*}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						
	Type of offset units Registry		Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Project Description		Registry					(tCO2 -e) (total quantity retired) ***	banked for future reporting periods		
North Kimberley Pastoral Lease Carbon	KACCU	ANREU	2/06/2024	AU27572	2021/22	574	574	0	6	5.7%
Abatement	101000	7111120	2,00,202	See screenshot in Appendix B	2021/22	3/4	374	,	Ů	3.770
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	28	26.7%
Carbon Conscios Carbon Capture Project 1	KACCU	ANREU	8/21/2024	AU35465 See screenshot in Appendix B	2022/23	1195	1195	0	43	41.0%
Nyaliga Fire Project	KACCU	ANREU	8/21/2024	AU35529 See screenshot in Appendix B	2021/22	1994	1994	6	25	23.8%
Carbon Conscios Carbon Capture Project 1	KACCU	ANREU		AU37030 See screenshot in Appendix B	2022/23	7	7	0	3	2.9%
TOTAL Eligible Quantity used for this reporting period claim								105		
			·	-	TOTAL Eligil	ole Quantity banked	for future reporting periods	6		

 $[\]hbox{* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.}$

Offset surrender note:

Remaining units for each offset certificate is allocated to different sites in the portfolio.

^{**} 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)*

^{*} 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.

able 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
Western Downs Green Power Hub - Solar - QLD	rec	REC	10/11/2023	49171- 49598	SRPVQLS8	45247	428	428	0	Solar	QLD
Sun Metals -Solar- Qld	LGC	REC	25/01/2024	71166-71268	SRPVQL69	45331	103	103	0	Solar	QLD
Kaban Wind Farm - Wind Power - QLD	LGC	REC	20/05/2024	284805-285202	WD00QL06	45443	398	398	0	Wind	QLD
Western Downs Green Power Hub - Solar - QLD	rec	REC	9/08/2024	26080-26082	SRPVQLS8	45520	3	3	0	Solar	QLD
Western Downs Green Power Hub - Solar - OLD	rec	REC	9/08/2024	183791- 184038	SRPVQLS8	45520	248	248	0	Solar	QLD
	Total LGCs surrendered this report and used in this report 1,180										

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)	1,451,779	kWh			
Mandatory * (RET) (cell D32)	271,779	kWh			
LGCs voluntarily surrendered (cell D36+D37)	1,180,000	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)	-18,346	kWh			
Percentage renewable electricity – (cell D46)	100.00%				
Market Based Approach Emissions Footprint (cell M44)	-16,695	kgCO₂-e			
Location Based Approach					
Location Based Approach Emissions Footprint (cell L47)	1,261,421	kgCO ₂ -e			

Note

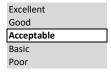
^{*} Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERSpathway, 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 30.09% of this claim's total emissions

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



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:

 $Method \ 1-Estimation \ based \ on \ a \ default \ annual \ leakage \ rate$

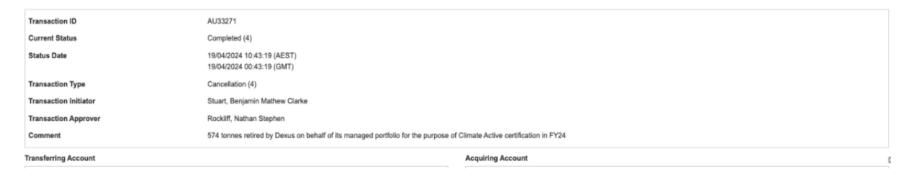
Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 34.08% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

The triber and common to	The The Farm Compositions were assessed as follows:				
Assessment method	Refrigerant emissions calculated per method (t CO2-e)				
Method 1	Method 1 not applied				
Method 2	35.79				
Total	35.79				

Appendix D: Screenshots of offsets purchased

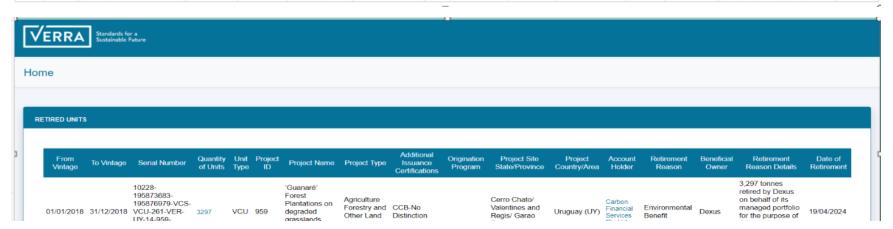




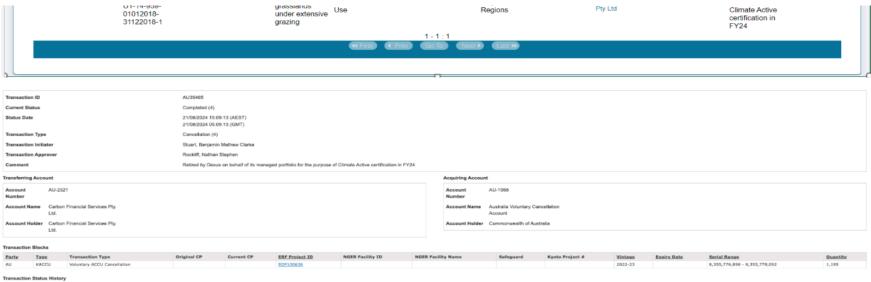
Transaction Blocks

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

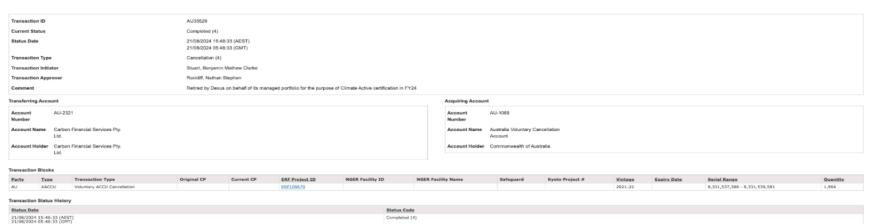
AU KACCU Voluntary ACCU Cancellation E0P100894 2021-22 8,343,192,285 574







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



Proposed (1)

21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)

21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)		A	Account Holder Approved (97)	
21/08/2024 14:48:07 (AEST) 21/08/2024 04:48:07 (GMT)		A	Awaiting Account Heider Approval (95)	
Transaction ID		AU37030		
Current Status		Completed (4)		
Status Date		08/11/2024 08:54:01 (AEDT) 07/11/2024 21:54:01 (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	e of Climate Active certification in FY	24
ransferring Account			Acquiring Accoun	t
Account AU-23 Number	321		Account Number	AU-1068
Account Name Carbo Ltd.	on Financial Services Pty.		Account Name	Australia Voluntary Cancellation Account
Account Holder Carbo Ltd.	on Financial Services Pty.		Account Holder	Commonwealth of Australia

Transaction Blocks Party Type Transaction Type

AU KACCU Valuntary ACCU Cancellation

Transaction Status History		
Status Date	Status Code	
08/11/2024 08:54:01 (AEDT) 07/11/2024 21:54:01 (GMT)	Completed (4)	
08/11/2024 08:54:01 (AEDT) 07/11/2024 21:54:01 (GMT)	Proposed (1)	
08/11/2024 08:54:01 (AEDT) 07/11/2024 21:54:01 (GMT)	Account Holder Approved (97)	
07/11/2024 16:20:49 (AEDT) 02/11/2024 05:20:49 (GMT)	Awalting Account Holder Approval (95)	

Vintage Expiry Date Serial Range

2022-23

8,355,775,063 - 8,355,775,069

Quantity

___Report end ___

Original CP Current CP <u>ERF Project 1D</u> NGER Facility ID NGER Facility Name Safeguard Kyoto Project #

EOP100636