

**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.

<b>Total emissions offset</b>	105 tCO2-e
<b>Offsets bought</b>	0.00% ACCUs, 26.67% 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**

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	<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 <sub>2</sub> –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
<b>Total Emissions</b>	<b>105</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) ***				
North Kimberley Pastoral Lease Carbon Abatement	KACCU	ANREU	2/06/2024	AU27572 See screenshot in Appendix B	2021/22	574	574	0	6	5.7%	
Guanare Forest Plantations	VCU	Verra	2/06/2024	10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=214568">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=214568</a>	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	11/08/2024	AU37030 See screenshot in Appendix B	2022/23	7	7	0	3	2.9%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									105		
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								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:**

Remaining units for each offset certificate is allocated to different sites in the 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)*	1180
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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
Western Downs Green Power Hub - Solar - QLD	LGC	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	LGC	REC	9/08/2024	26080-26082	SRPVQLS8	45520	3	3	0	Solar	QLD
Western Downs Green Power Hub - Solar - QLD	LGC	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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>1,451,779</b>	<b>kWh</b>
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
<b>Total residual electricity (cell D44)</b>	<b>-18,346</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-16,695</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>1,261,421</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 30.09% of this claim's total emissions

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

Excellent
Good
<b>Acceptable</b>
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 34.08% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	35.79
<b>Total</b>	<b>35.79</b>

## Appendix D: Screenshots of offsets purchased


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

Transferring Account \_\_\_\_\_ Acquiring Account \_\_\_\_\_

<b>Account Number</b>	AU-2321	<b>Account Number</b>	AU-1068
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.	<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	Carbon Financial Services Pty. Ltd.	<b>Account Holder</b>	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			<a href="#">EOP100894</a>					2021-22		8,343,192,282 - 8,343,192,855	574



Home

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	10228-195873683-195876979-VCS-11Y-14.959-	3297	VCU	959	'Guanaré' Forest Plantations on degraded grasslands	Agriculture Forestry and Other Land	CCB-No Distinction		Cerro Chato/ Valentines and Regis/ Garao	Uruguay (UY)	Carbon Financial Services	Environmental Benefit	Dexus	3,297 tonnes retired by Dexus on behalf of its managed portfolio for the purpose of	19/04/2024





UT-14-3027-01012018-31122018-1

grasshops under extensive grazing Use

Regions

Pty Ltd

Climate Active certification in FY24

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

**Transferring Account**

<b>Account Number</b>	AU-2321
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.
<b>Account Holder</b>	Carbon 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**

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			<a href="#">EOP100636</a>					2022-23		8,355,776,698 - 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)	Awaiting Account Holder Approval (95)
20/08/2024 03:56:00 (GMT)	

<b>Transaction ID</b>	AU35529
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Stuart, Benjamin Mathew Clarke
<b>Transaction Approver</b>	Rockliff, Nathan Stephen
<b>Comment</b>	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

**Transferring Account**

<b>Account Number</b>	AU-2321
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.
<b>Account Holder</b>	Carbon 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**

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			<a href="#">ERF09979</a>					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)	Completed (4)
21/08/2024 05:48:33 (GMT)	
21/08/2024 15:48:33 (AEST)	Proposed (1)
21/08/2024 05:48:33 (GMT)	



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)

<b>Transaction ID</b>	AUJ37030
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	08/11/2024 08:54:01 (AEDT) 07/11/2024 21:54:01 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Stuart, Benjamin Mathew Clarke
<b>Transaction Approver</b>	Rockliff, Nathan Stephen
<b>Comment</b>	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

**Transferring Account**

<b>Account Number</b>	AUJ-2321
<b>Account Name</b>	Carbon Financial Services Pty. Ltd.
<b>Account Holder</b>	Carbon Financial Services Pty. Ltd.

**Acquiring Account**

<b>Account Number</b>	AUJ-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	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			<a href="#">KOP100636</a>					2022-23		8,355,775,063 - 8,355,775,069	7

**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) 07/11/2024 05:20:49 (GMT)	Awaiting Account Holder Approval (95)

\_\_\_Report end\_\_\_