Climate Active Carbon Neutral certification

Public Disclosure Statement

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	The GPT Group & ISPT
Building / Premises name:	Liberty Place
Building Address:	161-167 Castlereagh Street, Sydney, NSW 2000
Corresponding NABERS Energy Rating number	OF35002

This building Liberty Place 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 15/12/2024 to 14/12/2025.

Total emissions offset	704 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Liberty Place has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 14th of December 2025

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*1/10/2023* *to* *30/09/2024*

1. Carbon Neutral Information

1A Introduction:

ISPT is a leading Australian property investment manager, committed to sustainability in commercial real estate. ISPT has achieved 100% carbon neutrality and aims for net zero carbon emissions across its portfolio. ISPT tackles climate change through their 100% carbon neutral achievement, and achieved this through energy-efficient practices, onsite renewables, PPAs, and offsetting remaining emissions with ACCUs. ISPTs dedication highlights the real estate sector's role in building a sustainable, low-carbon future while delivering value to stakeholders and communities.

GPT's carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability. Since 2020 GWOF has achieved and maintained continuous carbon neutral operations as certified by Climate Active. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets

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	143.0
Scope 1: Natural gas	293.0
Scope 1: Diesel	9.4
Scope 2: Electricity	0.0
Scope 3: Natural gas	74.5
Scope 3: Diesel	2.3
Scope 3: Electricity	0.0
Scope 3: Waste	129.3
Scope 3: Water and Wastewater	52.2
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	**704**

*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 (%)**
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/02/2024	13274-487168737-487168779-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=234875	26/06/2019 - 31/12/2019	43	43	0	43	6.1%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	10/12/2024	13274-487220820-487221481-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=273486	26/06/2019 - 31/12/2019	662	662	1	661	93.9%
TOTAL Eligible Quantity used for this reporting period claim									704	
TOTAL Eligible Quantity banked for future reporting periods								1		

* 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)*	3130

* 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
Stockyard Hill - Wind - VIC	LGC	CER	6/12/2024	273822-274706	WD00VC39	45624	885	885	0	Wind	VIC
Snowtown South Wind Farm - SA	LGC	CER	7/02/2024	106248-106913	WD00SA17	45329	666	666	0	Wind	SA
Moorabool Wind Farm - Vic	LGC	CER	21/10/2024	79269-80847	WD00VC41	45575	1579	1579	0	Wind	VIC
						Total LGCs surrendered this report and used in this report		3,130			

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)	**3,862,145**	**kWh**
Mandatory * (RET) (cell D32)	732,145	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,130,000	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)	**-623**	kWh
Percentage renewable electricity – (cell D46)	**100.00%**	
Market Based Approach Emissions Footprint (cell M44)	**-567**	**kgCO_2-e**
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	**2,818,911**	**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 18.37% 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

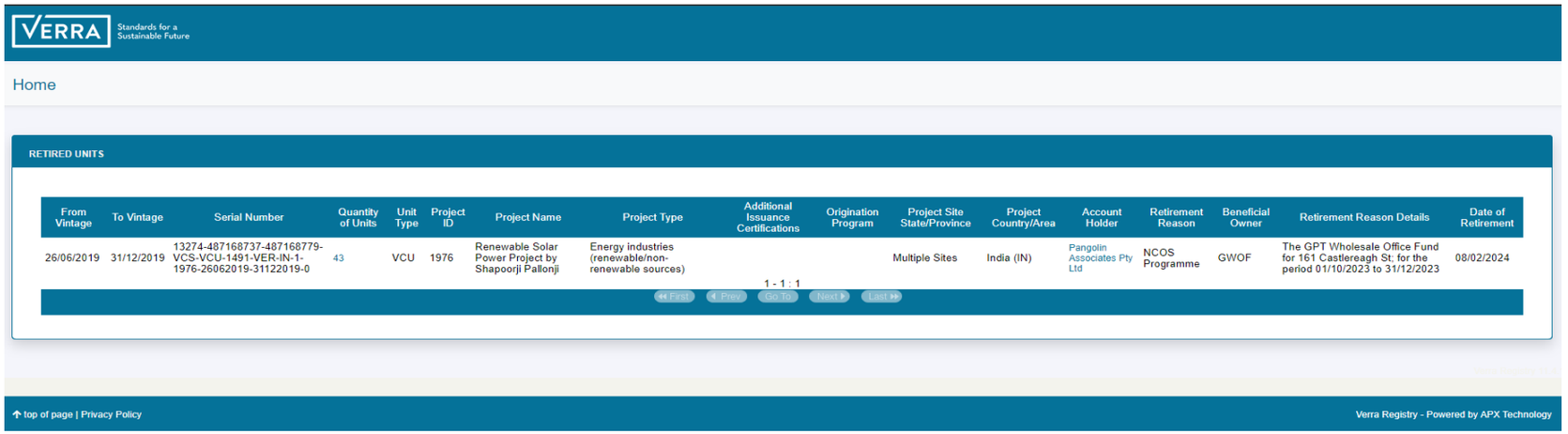
Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building’s airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate
Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 20.31% 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	143.00
Total	**143.00**

Appendix D: 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
26/06/2019	31/12/2019	13274-487168737-487168779-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	43	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for 161 Castlereagh St; for the period 01/10/2023 to 31/12/2023	08/02/2024

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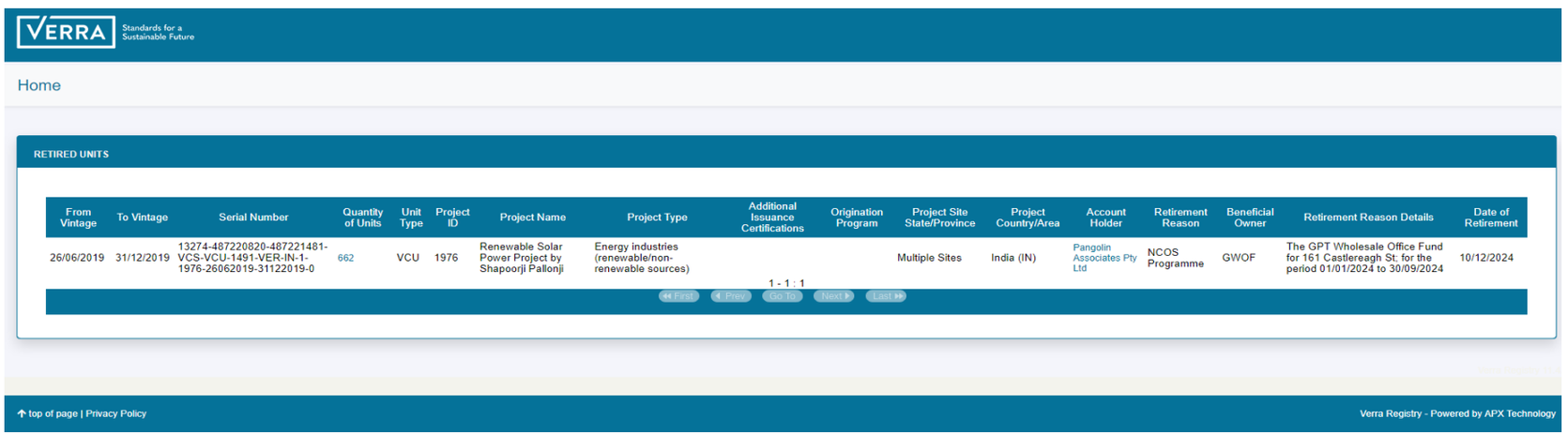

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