

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: DEXUS CPA Pty Limited and Cbus Property Pty Ltd

Building / Premises name: 5 Martin Place

Building Address: 5 Martin Place, SYDNEY, NSW 2000

Corresponding NABERS Energy Rating number OF32912

This building 5 Martin 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 09/10/2024 to 08/10/2025.

Total emissions offset	551 tCO ₂ -e
Offsets bought	100.00% ACCUs, 0.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

5 Martin Place has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 8th 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.	<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 ₂ –e
Scope 1: Refrigerants	376.6
Scope 1: Natural gas	78.9
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	20.1
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	49.3
Scope 3: Water and Wastewater	25.2
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	551

*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 ₂ -e) (total quantity retired) ***			
Jawoyn Fire Project	ACCU	ANREU	6/02/2024	8333854917 - 8333855394 See screenshot in Appendix B	2021 - 2022	478	478	0	478	86.8%
Jawoyn Fire Project	ACCU	ANREU	21/08/2024	8333844518 - 8333844625 See screenshot in Appendix B	2021 - 2022	108	108	35	73	13.2%
TOTAL Eligible Quantity used for this reporting period claim									551	
TOTAL Eligible Quantity banked for future reporting periods								35		

* 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:

35 Offsets from the serial number 8333844518 - 8333844625 have been banked

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)*	1229
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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.

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
Crudine Ridge Wind Farm	LGC	REC	17/11/2023	77769-78035	WD00NS18	2023	267	267	0	Wind	NSW
Wellington Solar Farm	LGC	REC	2/02/2024	10741-11063	SRPVNSW1	2023	323	323	0	Solar	NSW
Sebastopol Solar Farm	LGC	REC	31/05/2024	39929-40303	SRPXNS42	2023	375	375	0	Solar	NSW
Sebastopol Solar Farm	LGC	REC	16/08/2024	58618-58619	SRPXNS42	2023	2	2	0	Solar	NSW
Wellington Solar Farm	LGC	REC	16/08/2024	5282-5543	SRPVNSW1	2023	262	262	0	Solar	NSW
Total LGCs surrendered this report and used in this report								1,229			

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)	1,513,557	kWh
Mandatory * (RET) (cell D32)	284,557	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,229,000	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)	-12,728	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-11,582	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,095,605	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 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 8.94% 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 68.34% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	3.47
Method 2	373.10
Total	376.57

Appendix D: Screenshots of offsets purchased

Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID	AU34010
Current Status	Completed (4)
Status Date	03/06/2024 15:51:17 (AEST) 03/06/2024 05:51:17 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Zhou, Tom Yi Shang
Comment	478 tonnes retired by Dexus and CBUS on behalf of 5 Martin Place Sydney for the purpose of Climate Active certification in FY24

Transferring Account		Acquiring Account	
Account Number	AU-2977	Account Number	AU-1068
Account Name	South Pole Australia Financial Services Pty Ltd	Account Name	Australia Voluntary Cancellation Account
Account Holder	South Pole Australia Financial Services Pty Ltd	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			EOP100639					2021-22		8,333,854,917 - 8,333,855,394	478

Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID	AU35489
Current Status	Completed (4)
Status Date	21/08/2024 11:49:59 (AEST) 21/08/2024 01:49:59 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Gomez Pimpollo Mejia, Daniela
Transaction Approver	Doan-Lockyer, Jenny
Comment	Retired by Dexus and CBUS on behalf of 5 Martin Place Sydney for the purpose of Climate Active certification in FY24

Transferring Account		Acquiring Account	
Account Number	AU-2977	Account Number	AU-1068



Account Name South Pole Australia Financial Services Pty Ltd
Account Holder South Pole Australia Financial Services Pty Ltd

Account Name Australia Voluntary Cancellation Account
Account Holder Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100632					2021-22		8,333,844,518 - 8,333,844,625	108

___ Report end ___

