

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: QIC Retail Pty Ltd as trustee for QIC Active Retail Property Fund
 ABN 93 785 517 296

Building / Premises name: Domain Central

Building Address: 103-141 Duckworth Street, Garbutt, QLD 4814

Corresponding NABERS Energy Rating number SC33049

This building Domain Central 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 24/9/2024 to 23/9/2025.

Total emissions offset	283 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Domain Central has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 23rd of September 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:

In June 2020, QIC Real Estate announced a commitment to achieving Net Zero Carbon Emissions (Scope 1 and 2) by 2028 for our core managed portfolio of Australian retail assets within the QIC Property Fund (QPF) and QIC Town Centre Fund (QTCF). In FY21, the same target was expanded to cover QIC’s Office Fund (QOF), and in FY22 it was extended to our QIC Active Retail Property (QARP) and QIC Australia Core Plus (QACPF) funds.³

Our funds are also signatories to the World Green Building Council’s Net Zero Carbon Buildings Commitment, demonstrating our commitment to achieving net zero in operational carbon emissions (Scopes 1 and 2), and driving our focus on reducing embodied carbon within our new development and renovation projects. As a signatory, we are committing to achieving net zero in operational emissions (Scopes 1 and 2) by 2028 and net zero in embodied carbon within any new developments from 2030 onwards.

Please visit <https://www.qicre.com/ESG/2023-ESG-report/Our-Progress/Climate-change#400E7ABBC4B24A8B85540E597254E456> for further information on QIC's Carbon Neutral 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
Retail tenancy Lighting and Power	Not included in NABERS rating, and outside the control of QIC
HVAC services to retail tenants	Non-centrally Serviced tenancy HVAC services are excluded from the NABERS rating and outside the control of QIC
Tenant Refrigeration refrigerant emissions	Excluded refrigerant equipment not operationally controlled by QIC, including food/beverage tenancy refrigeration and freezer units.
Tenant-managed Waste Streams	Outside the control of QIC



2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	3.1
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	231.7
Scope 3: Water and Wastewater	48.1
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	283

*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 (%)
							(tCO2 –e) (total quantity retired) ***			
Lynwood Human-Induced Regeneration Project (ERF101280)	ACCU	ANREU	9/12/2024	8,356,152,312 - 8,356,152,401 See Screenshot in Appendix D	2022-23	90	90	0	90	31.8%
Lynwood Human-Induced Regeneration Project (ERF101280)	ACCU	ANREU	9/12/2024	8,356,142,504 - 8,356,142,703 See Screenshot in Appendix D	2022-23	200	200	7	193	68.2%
TOTAL Eligible Quantity used for this reporting period claim									283	
TOTAL Eligible Quantity banked for future reporting periods								7		

* 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)*	205
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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
Domain Central Shopping Centre Carbon Neutral Certification	LGC	Register of large-scale generation certificates	18/10/2024	471-675	SRPVQLQ3	45273	205	205	0	Solar	QLD
Total LGCs surrendered this report and used in this report								205			

LGC surrender note:

Surrender against QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 - for solar produced and consumed on site during period 1 July 2023 to 30 June 2024.

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)	243,746	kWh
Mandatory * (RET) (cell D32)	38,746	kWh
LGCs voluntarily surrendered (cell D36+D37)	205,000	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)	-39,389	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-35,844	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	0	kgCO₂-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 81.86% 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 1.09% 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	Method 1 not applied
Method 2	3.08
Total	3.08

Appendix D: Screenshots of offsets purchased

Transaction ID	AU37861
Current Status	Completed (4)
Status Date	09/12/2024 11:41:09 (AEDT) 09/12/2024 00:41:09 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Surrender against QIC Active Retail Property Fund, Domain Central, 103-141 Duckworth Street, Garbutt, Qld 4813 – for operating period 1 July 2023 to 30 June 2024

Transferring Account

Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	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			ERF101280					2022-23		8,356,152,312 - 8,356,152,401	90
AU	KACCU	Voluntary ACCU Cancellation			ERF101280					2022-23		8,356,142,504 - 8,356,142,703	200

___ Report end ___