

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Dexus Wholesale Management Limited ATF Dexus Harris Street Trust

Building / Premises name: 100-130 Harris Street

Building Address: 100-130 Harris Street, PYRMONT, NSW 2009

Corresponding NABERS Energy Rating number N68767

This building 100-130 Harris Street 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 02/7/2024 to 01/7/2025.

| | |
|-------------------------------|---|
| Total emissions offset | 104 tCO2-e |
| Offsets bought | 33.65% ACCUs, 66.35% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs |
| Renewable electricity | 100.00% of electricity is from renewable sources |

Emissions Reduction Strategy

100-130 Harris Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 1st of July 2025

Reporting Year Period

The rating period / reporting year 1/04/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
31/03/2024



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 | <table border="1"> <tr> <td>Base Building; or</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Whole Building.</td> <td><input type="checkbox"/></td> </tr> </table> | Base Building; or | <input checked="" type="checkbox"/> | Whole Building. | <input type="checkbox"/> |
| 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 |
|---|--|
|---|--|



2. Emissions Summary

| Table 2. Emissions Source – Summary | t CO ₂ –e |
|-------------------------------------|----------------------|
| Scope 1: Refrigerants | 11.6 |
| Scope 1: Natural gas | 17.6 |
| Scope 1: Diesel | 1.6 |
| Scope 2: Electricity | 0.0 |
| Scope 3: Natural gas | 4.5 |
| Scope 3: Diesel | 0.4 |
| Scope 3: Electricity | 0.0 |
| Scope 3: Waste | 56.0 |
| Scope 3: Water and Wastewater | 11.7 |
| Other Scope 1,2 and 3 emissions | 0.0 |
| Total Emissions | 104 |

*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

| Project Description | Types of offset units | Registry | Date retired | Serial numbers / Hyperlink* | Vintage | Quantity ** | Eligible Quantity (tCO ₂ -e) (total quantity retired) *** | | Eligible Quantity used for this reporting period claim | Percentage of total (%) |
|---|-----------------------|----------|--------------|--|------------------------|-------------|--|---|--|-------------------------|
| | | | | | | | Eligible Quantity banked for future reporting periods | Eligible Quantity for this reporting period claim | | |
| 'Guanaré' Forest Plantations on degraded grasslands under extensive grazing | VCU | Verra | 19/04/2024 | 10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-D1012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214568 | 1/01/2018 - 31/12/2018 | 3297 | 3297 | 3251 | 46 | 44.2% |
| | | | 6/02/2024 | 8333843056 - 8333843056 & 8333850638 - 8333852284 See screenshot in Appendix B | 2021 - 2022 | 1648 | 1648 | 1615 | 33 | 31.7% |
| 'Guanaré' Forest Plantations on degraded grasslands under extensive grazing | VCU | Verra | 14/08/2023 | 10228-195905146-195907579-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214555 | 1/01/2018 - 31/12/2018 | 2434 | 2434 | 2411 | 23 | 22.1% |
| | | | 14/08/2023 | 8331535367 - 8331537484 See screenshot in Appendix B | 2021 - 2022 | 2118 | 2118 | 2116 | 2 | 1.9% |
| TOTAL Eligible Quantity used for this reporting period claim | | | | | | | | | 104 | |
| TOTAL Eligible Quantity banked for future reporting periods | | | | | | | | 9,393 | | |

* 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.

Offer surrender note:

The remaining offsets of 3251, 1615, 2411, and 2116 from the following registries: 10228-195873683-195876979-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1, 8333843056-8333843056 & 8333850638-8333852284, 10228-195905146-195907579-VCS-VCU-261-VER-UY-14-959-01012018-31122018-1, and 8331535367-8331537484 are being allocated to other buildings in the portfolio. Please note that from offsets 8331535367-8331537484 158 offsets 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)* | 1413 |
|--|------|

* 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 |
|--|----------------|----------|----------------|---------------------------|---------------------------|-------------------|----------------|---|--|-------------|----------|
| Mt Gillibrand Wind | LGC | REC | 14/07/2023 | 61266-61588 | MD000C28 | 2022 | 323 | 323 | 0 | Wind | NSW |
| Bango Wind Farm 1, feeder 273 | LGC | REC | 18/08/2023 | 11507-11530 | MD00NS19 | 2023 | 24 | 24 | 0 | Wind | NSW |
| Sebastopol Solar Farm | LGC | REC | 9/02/2024 | 14240-1470 | SHPVNS42 | 2023 | 331 | 331 | 0 | Solar | NSW |
| Darlington Point Solar | LGC | REC | 9/02/2024 | 152481-152822 | SHPVNSR8 | 2023 | 342 | 342 | 0 | Solar | NSW |
| Darlington Point Solar Farm | LGC | REC | 17/05/2024 | 153996-154388 | SHPVNSR8 | 2023 | 393 | 393 | 0 | Solar | NSW |
| Total LGCs surrendered this report and used in this report | | | | | | | | 1,413 | | | |

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) | 1,789,284 | kWh |
| Mandatory * (RET) (cell D32) | 315,749 | kWh |
| LGCs voluntarily surrendered (cell D36+D37) | 1,413,000 | kWh |
| GreenPower voluntarily purchased (cell D34) | 0 | kWh |
| Onsite renewable energy consumed (cell D41+D43) | 60,534 | kWh |
| Onsite renewable energy exported (cell D40) | 0 | kWh |
| Total residual electricity (cell D44) | -34,816 | kWh |
| Percentage renewable electricity – (cell D46) | 100.00% | |
| Market Based Approach Emissions Footprint (cell M44) | -34,662 | kgCO₂-e |
| Location Based Approach | | |
| Location Based Approach Emissions Footprint (cell L47) | 1,338,207 | 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 53.81% 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 11.11% 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 | 11.55 |
| Total | 11.55 |

Appendix D: Screenshots of offsets purchased

| | |
|------------------------------|---|
| Transaction ID | AU29121 |
| Current Status | Completed (4) |
| Status Date | 14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT) |
| Transaction Type | Cancellation (4) |
| Transaction Initiator | Stuart, Benjamin Mathew Clarke |
| Transaction Approver | Rockliff, Nathan Stephen |
| Comment | 2,118 tonnes retired by Dexus on behalf of its managed property portfolio for the purpose of Climate Active certification in FY23 |

| Transferring Account | | Acquiring Account | |
|-----------------------|-------------------------------------|-----------------------|--|
| Account Number | AU-2321 | Account Number | AU-1068 |
| Account Name | Carbon Financial Services Pty. Ltd. | Account Name | Australia Voluntary Cancellation Account |
| Account Holder | Carbon Financial Services Pty. Ltd. | Account Holder | Commonwealth of Australia |

| 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 | | | ERE1026520 | | | | | 2021-22 | | 8,331,535,367 - 8,331,537,484 | 2,118 |

| Transaction Status History | |
|---|---------------------------------------|
| Status Date | Status Code |
| 14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT) | Completed (4) |
| 14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT) | Proposed (1) |
| 14/08/2023 14:33:50 (AEST) 14/08/2023 04:33:50 (GMT) | Account Holder Approved (97) |
| 14/08/2023 14:15:37 (AEST) 14/08/2023 04:15:37 (GMT) | Awaiting Account Holder Approval (95) |

| | |
|-----------------------|---------------|
| Transaction ID | AU33235 |
| Comment | Completed (4) |



Current Status Completed (4)
Status Date 18/04/2024 12:24:05 (AEST)
 18/04/2024 02:24:05 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Gomez Pimpolo Mejia, Daniela
Transaction Approver Zhou, Tom Yi Shang
Comment 1,648 tonnes retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

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 | ERE 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 | | 8,333,843,056 - 8,333,843,056 | 1 |
| AU | KACCU | Voluntary ACCU Cancellation | | | EOP100639 | | | | | 2021-22 | | 8,333,850,638 - 8,333,852,284 | 1,647 |

___ Report end ___

