

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** Perpetual Corporate Trust Limited ATF Suntec REIT 55 Trust

**Building / Premises name:** 55 Currie Street

**Building Address:** 55 Currie Street, Adelaide, SA 5000

**Corresponding NABERS Energy Rating number** OF32413

This building 55 Currie 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 21/8/2024 to 20/8/2025.

<b>Total emissions offset</b>	623 tCO <sub>2</sub> -e
<b>Offsets bought</b>	0.48% ACCUs, 99.52% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	18.64% of electricity is from renewable sources

**Emissions Reduction Strategy**

55 Currie Street has achieved a NABERS Energy rating of 4 stars without GreenPower.

Expires 20th of August 2025

**Reporting Year Period**

The rating period / reporting year 1/06/2023  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
31/05/2024

# 1. Carbon Neutral Information

## 1A Introduction:

ESR has set out the roadmap to achieve 100% carbon neutrality for all assets under management by 2030. Suntec REIT intends to follow this roadmap and in the meantime continue to improve the operational energy ratings/efficiencies of all its assets. As such, ESR is focused on the continuation of CBRE’s sustainability roadmap reporting to improve the buildings efficiency and will review all options in achieving a carbon neutral status. These options but are not limited to the purchasing of carbon credits in such a time the building’s energy efficiency has been fully optimised.

## 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
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Retail tenants energy consumption (electricity and gas)	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the energy consumption of retail tenants is excluded on the basis that it is outside the operational control of the building owner and is billed directly to the tenants by their respective utility providers.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner and are excluded as per the NABERS requirements for base building offices.

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	134.7
Scope 1: Diesel	1.5
Scope 2: Electricity	258.4
Scope 3: Natural gas	28.0
Scope 3: Diesel	0.4
Scope 3: Electricity	82.7
Scope 3: Waste	96.9
Scope 3: Water and Wastewater	19.9
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>623</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

Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO <sub>2</sub> -e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)	
											TOTAL Eligible Quantity used for this reporting period claim
Tambua Regeneration Project	ACCU	ANREU	28/02/2024	3,798,429,635 - 3,798,430,029 See screenshot in Appendix B	2020	395	3	0	3	0.5%	
April Salamei Rainforest Community Conservation Project	VCU	Verra	24/01/2025	07570-83507462-835075281-VCS-VGU-352-VER-14-1122-01012014-31122014.0 See screenshot in Appendix B	2014	620	620	0	620	99.5%	
<b>TOTAL Eligible Quantity used for this reporting period claim</b>											
<b>TOTAL Eligible Quantity banked for future reporting periods</b>									0	623	

\* 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:**

392 ACCUs were used to offset the 01/07/2022 to 30/06/2023 rating period, with the remaining 3 ACCUs banked for future use. It is these 3 banked ACCUs that have been used for this rating period.

#### 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)*	0
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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
Total LGCs surrendered this report and used in this report											
								0			

## Appendix A: Electricity Summary

Electricity emissions are calculated using location-based approach

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location and the emissions intensity of the grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Marked Based Approach		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>192,696</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	192,696	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	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>841,083</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>18.64%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>837,361</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>341,147</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 15.55% of this claim's total emissions

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

Excellent
Good
Acceptable
<b>Basic</b>
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 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO <sub>2</sub> -e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
<b>Total</b>	<b>0.00</b>

# Appendix D: Screenshots of offsets purchased



**Australian National Registry of Emissions Units**

Logged in as: Kristle Chandra / Industry User

### Transaction Details

Transaction details appear below.

Transaction ID	AU32500
Current Status	Completed (4)
Status Date	28/02/2024 13:27:33 (AEDT) 28/02/2024 10:27:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Chandra, Kristle
Transaction Approver	Gurney, Annabelle
Comment	Retired on behalf of THE TRUSTEE FOR SUNTEC REIT 55 TRUST for the Climate Active certification for 55 Currie St Adelaide for the 2023/2024 financial year.

### Transferring Account


Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia Pty Ltd

### Acquiring Account

Account Number	AU-1088
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

### Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	Additional Certifications	Project Name	Project Type	Project ID	Quantity of Units	Unit Type	Project ID	Project Name	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
AU	KACCU	Voluntary ACCU Cancellation		ERE101322		April Salumei Rainforest Community Conservation Project	Agriculture, Forestry and Other Land Use	1122	620	VCU	1122	April Salumei Rainforest Community Conservation Project	East Sepik province	Papua New Guinea (PG)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	The Trustee for Suntec REIT 55 Trust	Retired on behalf of The Trustee for Suntec REIT 55 Trust for the Carbon Neutral certification for 55 Currie St Adelaide for the 01/06/2023 to 31/05/2024 rating period.	24/01/2025



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### RETIRED UNITS

From Vintage	To Vintage	Sentinel Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2014	31/12/2014	17520-835074662-835075281-VCS-14-1122-01012014-31122014-0	620	VCU	1122	April Salumei Rainforest Community Conservation Project	Agriculture, Forestry and Other Land Use		East Sepik province	East Sepik province	Papua New Guinea (PG)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	The Trustee for Suntec REIT 55 Trust	Retired on behalf of The Trustee for Suntec REIT 55 Trust for the Carbon Neutral certification for 55 Currie St Adelaide for the 01/06/2023 to 31/05/2024 rating period.	24/01/2025

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