

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: QIC

Building / Premises name: Craigieburn Junction Shopping Centre

Building Address: 420 Craigieburn Rd, Craigieburn, VIC 3064

Corresponding NABERS Energy Rating number SC32797

This building Craigieburn Junction Shopping Centre 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 25/9/2024 to 24/9/2025.

Total emissions offset	310 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

Craigieburn Junction Shopping Centre has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 24th of September 2025

Reporting Year Period

The rating period / reporting year 1/07/2023 to 30/06/2024

12 consecutive months of data used to calculate the NABERS Star rating.



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.

Roadmaps have been developed for each of our funds, detailing the various carbon emissions reduction initiatives required at an asset level to achieve net zero carbon emissions (Scope 1 and 2) by 2028.

<https://www.qicre.com/ESG/2023-ESG-report/Our-Progress/Climate-change#400E7ABBC4B24A8B85540E597254E456>

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
Tenancy electricity (light and power) consumption	This is outside the scope of the claim for shopping centres, which is "base building"
Tenancy natural gas (cooking) consumption	This is outside the scope of the claim for shopping centres, which is "base building"
Tenancy (non-centrally serviced) air conditioning electricity consumption	This is outside the scope of the claim for shopping centres, which is "base building"
Tenancy (non-centrally serviced) refrigerant losses	This is outside the scope of the claim for shopping centres, which is "base building". The building owner also does not have responsibility of maintaining or controlling the air-conditioners and fridges in these tenancies.
Waste transport fuel consumption	There is no data available for waste transport.
Tenant managed waste streams	This is likely to include cooking oil and medical waste.



2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		0.0
Scope 1: Diesel		0.3
Scope 2: Electricity		0.0
Scope 3: Natural gas		0.0
Scope 3: Diesel		0.1
Scope 3: Electricity		0.0
Scope 3: Waste		230.8
Scope 3: Water and Wastewater		78.7
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		310

*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) ***			
Mt Mulgrave Savanna Burning Project	ACCU	ACCU project and contract register	9/12/2024	9016318230 to 9016318549	2024-25	320	320	10	310	100.0%
				See Screenshot in Appendix B						
TOTAL Eligible Quantity used for this reporting period claim									310	
TOTAL Eligible Quantity banked for future reporting periods								10		

* 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)*	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 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)	468,714	kWh
Mandatory * (RET) (cell D32)	0	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	468,714	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	0	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	0	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 74.45% 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 0.00% 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	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID	AU37862
Current Status	Completed (4)
Status Date	09/12/2024 11:42:54 (AEDT) 09/12/2024 00:42:54 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Surrender against QIC Active Retail Property Fund, Craigieburn Junction Shopping Centre, 420 Craigieburn Rd, Craigieburn Vic, 3064 – 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			ERF102090					2024-25		9,016,318,230 - 9,016,318,549	320

