

Sustainability Report

2018



2018 Performance Highlights



Cbus Property has been awarded WELL Precertification at the Platinum level for their commercial office development at 447 Collins Street in Melbourne by International WELL Building Institute™ (IWBI™)



3rd out of all Global GRESB participants in all categories

(out of 874)

3rd in Australia

(out of 26 for Office/Australia/non-listed)

3rd globally

(out of 189 for Office)



Average NABERS Energy rating of 5.3 stars



7% reduction in carbon intensity



5% decrease in total waste



6% reduction in electricity intensity



Solar installed at 50% of Cbus Property core assets
Total size - 240.4 kW
Total generated - 132,833 kW

About Cbus Property

Cbus Property is the property development and investment arm of the Construction and Buildings Union Superannuation Fund (Cbus Super), which has over 790,000 members and in excess of \$47 billion in funds under management. Cbus Property is responsible for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial, residential and industrial sectors.

CEO Message

"2018 was an important year for Cbus Property. We launched our revised Sustainability Strategy under the three pillars of Better Buildings, Future Ready and Investing in People. This new strategy focuses on our opportunity to deliver shared value, through high-quality developments that deliver positive environmental and social outcomes, alongside financial value. This strategy will help us continue to provide value to our stakeholders, our customers and the community.

In 2018 we also pledged our support to the World Green Building Council's "Net Zero Carbon Buildings Commitment". This challenges companies, cities, states and regions to reach Net Zero operating emissions in their portfolios by 2030, and to advocate for all buildings to be Net Zero in operation by 2050. This commitment reflects our values as a responsible investor, as well as our ambition to drive change and provide the best sustainable developments into the future."



Adrian Pozzo,
Cbus Property CEO



Our Assets and their Sustainability Credentials

WESTERN AUSTRALIA

140 William Street, Perth

Greenstar – 5 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Water – 2 star

SOUTH AUSTRALIA

50 Flinders Street, Adelaide

Greenstar – 6 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Water – 4 star

VICTORIA

720 Bourke Street, Melbourne

Greenstar – 6 star Office Design and As Built
NABERS Energy – 5 star
NABERS Water – 4 star
GOLD WELL rated – Core and Shell

QUEENSLAND

1 William Street, Brisbane

Greenstar – 6 star Performance
Greenstar – 6 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Water – 4.5 star
NABERS IEQ – 3.5 star

NEW SOUTH WALES

1 Bligh Street, Sydney

Greenstar – 5 star Office Design and As Built
NABERS Energy – 5 star
NABERS Water – 4.5 star
NABERS Waste – 4.5 star

5 Martin Place, Sydney

Greenstar – 5 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Water – 4 star

313 Spencer Street, Melbourne

Greenstar – 5 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Water – 4.5 star

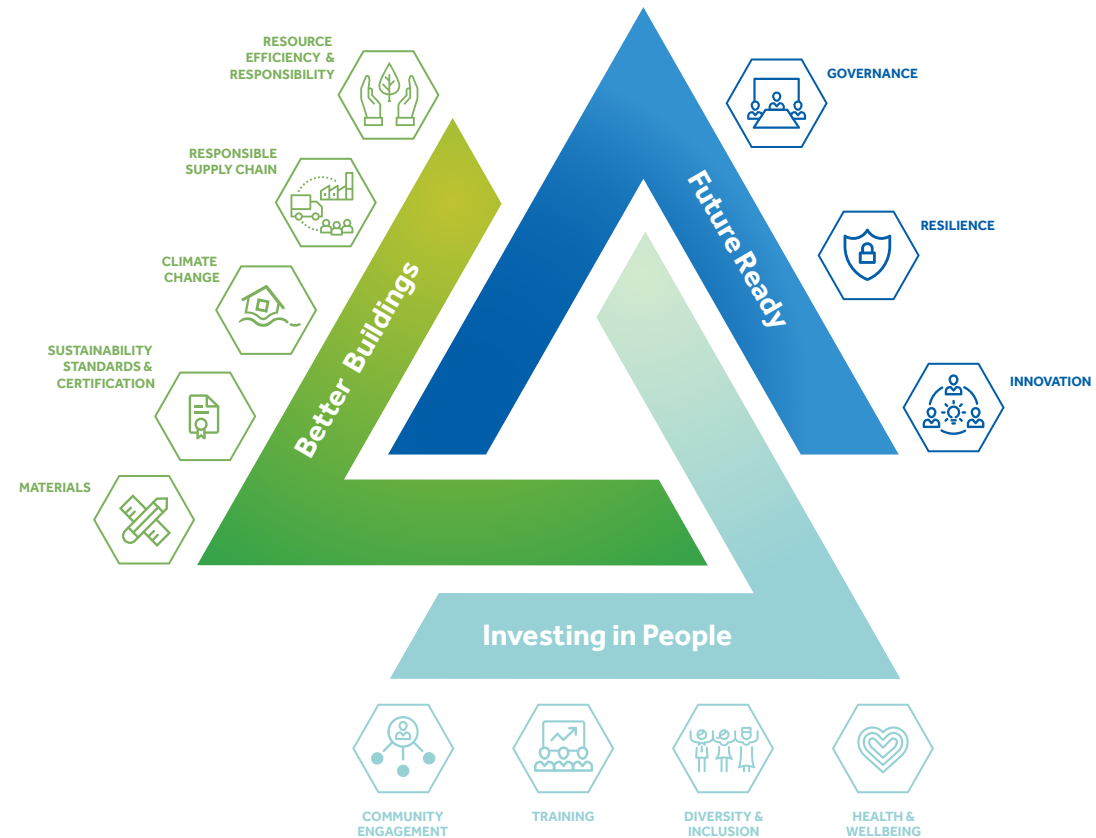
171 Collins Street, Melbourne

Greenstar – 6 star Office Design and As Built
NABERS Energy – 5.5 star
NABERS Waste – 4 star
NABERS IEQ – 5.5 star
NABERS Water – 3.5 star

Our New Sustainability Strategy

Although we are not new to sustainable buildings, we need to be responsive to the changing needs of our investors, members, customers, and communities.

Our new sustainability strategy sets ambitious goals and targets, to help us create better buildings that people want to live and work in, whilst improving our efficiency and sustainability.



Key Targets and Milestones

NET ZERO
BY 2030

FY2019

Better Building: Develop a Science Based Emissions Reduction Target

Investing in People: Create a Health & Wellbeing working group

Future Ready: Develop a Climate Change Adaptation Plan for 100% of our Core assets

FY2021

Better Building: Where feasible, a minimum NatHERS rating of 7 stars will be pursued for all new residential developments

Investing in People: Develop a community engagement strategy for the organisation

Future Ready: All new commercial developments to incorporate lifecycle assessments and quantify embodied energy impacts

FY2022

Better Building: Achieve a 5 star Greenstar portfolio rating for our Core assets

Investing in People: Certify all of our Core assets under the Cleaning Accountability Framework (CAF)

Future Ready: Achieve 90% construction and demolition waste recycling and 75% recycling rate at our Core assets

FY2020

Better Building: Achieve a 5.5 star NABERS Energy rating and a 4 star NABERS water rating average across our Core assets

Investing in People: Where feasible, a Gold WELL rating will be pursued for all new commercial developments post 2020

Future Ready: Achieve organisational level carbon neutrality under the NCOS scheme



The War on Waste

171 Collins Street

Better Buildings

Managing waste has always been a high priority for the team at 171 Collins Street. With the news that China would no longer accept waste from Australia, and with public interest high after the ABC's 'War on Waste' program, the building management team saw an opportunity to take waste management to a new level.

Coordinating with cleaning contractors, tenants and waste consultants, the team was able to incorporate four different types of colour-coded waste and recycling stations – achieving over 75% recycling rates. Moving forward, the team are aiming to achieve a 6 star NABERS Waste rating and maintain a 75%+ waste recycling rate.



Creating Healthy Spaces

447 Collins Street

Investing in People

With many urbanites spending almost 90% of their time in buildings, human health and wellbeing is becoming a priority for global property development.

For the premium grade office at 447 Collins Street we made WELL Certification (the most recognised health and wellbeing accreditation) a priority. Optimisations including bicycle access and storage facilities, onsite gym, significant natural lighting and ventilation features helping the building receive Platinum WELL Pre-certification.

In addition to the wellbeing credentials, 447 Collins Street is also working towards 6 star Green Star accreditation and 5.5 star NABERS energy rating.

Investing in Renewables to Achieve Our Net Zero Target

50 Flinders Street
Better Buildings

It takes approximately 470,000 kWh per year to power our property at 50 Flinders Street Adelaide. As of 1 December 2018, base-building purchased electricity consumption is on track to be reduced by approximately 20% thanks to a new rooftop solar power system.

The system is equipped with a smart meter, integrated into the property's Energy Management System (EMS), which allows monitoring and assessment of whole system generation at 15-minute intervals. With commercial energy currently charged at 15c/kWh, a return on investment is expected in approximately 8.5 years.

The team is well positioned to achieve a 6 star NABERS energy rating as a result of the solar install.

Creating Positive Impact in Our Community

one40william
Investing in People

With mental health becoming more prominent in society, our team at one40william wanted to help shine a light on the importance of being mentally healthy. The idea of our campaign, *140you*, was to immerse tenants and patrons in a feeling of positivity and self-worth.

It began with a Christmas dinner which brought together not-for-profit groups. Then, a 2.4 metre, custom-built Magic Mirror was installed, secretly voiced by actors and Perth celebrities, which complimented passersby in real time.

The campaign also featured a luxe activation space, called *Postal Place*, with an engaging blend of well-being activities, including free lunchtime live art classes, fitness classes, free shoulder massages, and live music.

Throughout the campaign the team made recreation spaces within the property available to charities for private events.



Protecting Cleaners Against the Risk of Exploitation

Investing in People

Cleaners are an essential part of our operation, and part of our wider community. Unfortunately, industrial non-compliance, including underpayment, unsafe workloads and dishonest contracting is still a risk in some parts of the cleaning industry.

Cbus Property has committed to certifying all our commercial buildings under the Cleaning Accountability Framework (CAF). This game-changing initiative aims to support ethical labour practices in the cleaning industry – for cleaners and cleaning companies, property owners, tenants and investors.

The CAF checklist includes wages and conditions, workplace health and safety, freedom of association, responsible contracting, and job security for cleaners when contracts change.

CAF works with independent auditors, cleaners and unions to verify that the CAF Standard is being met at each building. Once approved, certification can be displayed, letting tenants and patrons know our conduct with cleaners is ethical and fair.

This aligns with our commitment to maintaining high ethical standards on all Cbus Property projects and investments, and to work with suppliers whose values are consistent with ours.



Our Performance



Total Energy Use	Emissions Intensity kg CO ₂ e/m ²	Energy Intensity — Electricity MJ/m ²	Energy Intensity — Natural Gas MJ/m ³	Water Intensity L/m ²	Waste — Total Waste Tonnes	Solar energy generated onsite (MWH)	Waste — diverted from landfill (%)
CY17	53	180	155	635	2,157	63,703	52%
CY18	49	170	144	606	2,053	132,833	50%
% Change	-7%	-6%	-7%	-6%	-5%	110%	-2%
CY18 Target	2% reduction	2% reduction	2% reduction	2% reduction	2% reduction	25% increase	Recycling rate of 60%
Status	A 7% emissions reduction was achieved through the installation of solar PV at 171 Collins Street & 50 Flinders Street; energy efficiency projects such as optimisation of cogeneration plant, fine tuning of BMS and building run times, changes to central plant operations and replacement of older lighting with energy efficient LEDs.	A 6% electricity reduction was achieved through the installation of solar PV at 171 Collins Street and 50 Flinders Street. In addition to these installations, a number of energy efficiency projects were carried out across the portfolio in 2018. This included optimisation of cogeneration plant, fine tuning of BMS and building run times, and replacement of older lighting with energy efficient LEDs.	A 7% natural gas reduction was achieved through the optimisation of cogeneration plant at 720 Bourke Street and 313 Spencer. Reductions are also partly attributed to the cogeneration at 171 Collins Street being out of operations for six weeks in 2018.	A 6% reduction in water across our portfolio is due to the installation of flow monitoring devices, more efficient leak detection methods and building tuning that resulted in a reduction in cooling tower water usage.	A 5% reduction in total waste is a result of increased engagement with tenants on best practice waste management and the introduction of new waste recycling streams e.g. coffee grinds, handtowels and coffee cups.	A 110% increase in solar generation is a result of the installation of 170 kW of solar PV systems at 171 Collins Street and 50 Flinders Street.	Our recycling rate decreased by 2% in 2018 due to a reduction in total waste and a change in our methodology for calculating waste quantities.

Cbus Property's sustainability performance metrics represent the carbon emissions, electricity, gas, water, solar generation and waste efficiency of our buildings over a twelve month period. They are calculated as units per square metre of net lettable building (NLA) floor area, noting that the NLA may vary from year to year.

CY2018 Progress

Recommendations	Description	CY2018 Progress
Sustainable Development Goals	Further develop the Cbus Property sustainability strategy that outlines the pathway to achieving the Sustainable Development Goals.	The updated Sustainability Strategy was developed and launched in 2018. This strategy aligns with the key SDGs applicable to our organisation.
Sustainability Targets	Achieve a 2% reduction in energy, emissions, water and general waste. Achieve a 2% increase in recycling rates across the eligible portfolio.	Targets were achieved for all metrics with the exception of recycling. This was due to the fact that overall waste creation at our sites has continued to decrease.
	Develop a science-based emission reduction target.	A Science Based Emission Reduction Target was developed for the portfolio in 2018. This target will inform and guide our business practices moving forward.
	Develop a strategy to achieve a Net Zero portfolio by 2030.	In 2018 Cbus Property was a signatory to the World Green Building Council Net Zero Commitment. As part of this a roadmap for achieving a Net Zero portfolio was developed.
Energy Reduction	Assess the feasibility of installing solar at our assets. Where solar has already been installed, investigate the feasibility of expanding the system or installing battery storage.	In 2018 our solar PV program was extended to two additional sites. This has increased our onsite capacity to 240 kW of generation.
	Complete the rollout of the Building Energy Performance Analytics (BEPA) module across our portfolio. This will assist in actively managing energy usage.	The BEPA module was successfully implemented at all assets within our operational control and has contributed to further energy savings.
GreenStar	Develop a timeline for conducting Greenstar Performance ratings across our portfolio.	Cbus Property successfully achieved its first Greenstar Performance rating in 2018, and have set a target of achieving a 5 star rating by 2022.
GRESB	Participation in the GRESB survey to benchmark Cbus Property's ESG performance.	Cbus Property achieved an outstanding GRESB result in 2018, ranking 3rd out of all global GRESB participants in all categories.
Wellness	Continued focus on buildings' impact on occupants' health and well-being. Buildings to be investigated for the application of WELL certification.	In 2018 Cbus Property achieved a Platinum WELL Pre-certification at 447 Collins Street. A health and wellbeing working group will be established in 2019.
Training & Collaboration	Continue to roll out sustainability awareness training to on-site teams.	Ongoing training provided to all site teams in 2018.
	Engage with our tenants on an annual basis to update them on Cbus Property sustainability objectives and seek buy-in to improve the overall sustainable performance of the building.	We continued our long-standing engagement with tenants in 2018 and achieved our first NABERS energy 'co-assess' rating at 1 William Street in Brisbane. This is a great example of a partnership between the building owner and our tenant - Queensland Government.

Key Targets for CY2019

Better Buildings

Sustainability Standards & Certifications

- Continue to work toward achieving our 2020 target of a 5.5 star NABERS Energy rating average and a 4 star NABERS water rating average.
- Achieve a 2% reduction in energy, emissions, water and total waste.
- All new developments implemented post 2020 to strive to achieve a minimum NABERS energy rating of 5.5 stars and a NABERS water rating of 4.5 stars.

Climate Change

- Develop a Climate Change Adaptation Plan for 100% of our Core assets.

Materials

- Develop minimum requirements for sustainable materials.

Responsible Supply Chain

- Complete a Supply Chain risk assessment of our organisation.

Resource Efficiency & responsibility

- Achieve a recycling rate of 60% across our Core commercial assets.

Investing in People

Community Engagement

- Develop a broad Aboriginal and Torres Strait islander apprentice strategy for development projects under Cbus Property's control.

Training

- Create a sustainability working group within the organisation to further progress our ESG milestones.

Diversity & Inclusion

- Continue to work towards achieving our diversity targets for female representation in the workforce.

Health & Wellbeing

- Create a Health & Wellbeing working group for the organisation.

Future Ready

Governance

- Update and align our whistleblower policy with industry best practice.

Resilience

- Climate Change Adaptation assessments to be incorporated as a minimum requirement for all new commercial developments.

Innovation

- Formalise an Innovation Working Group within Cbus Property.

Our Portfolio

The Cbus Property portfolio consists of eight properties located across Australia. The building type, size, occupancy and occupation dates are outlined in this table.

Building	City	Type	NLA (m2)	CY17	CY18	Occupation Date
171 Collins Street	Melbourne	Commercial	31,685	100.0	100.0	Jun 2013
313 Spencer Street	Melbourne	Commercial	29,421	100.0	100.0	Mar 2015
720 Bourke Street	Melbourne	Commercial	47,358	99.4	100.0	Aug 2014
1 Bligh Street	Sydney	Commercial	41,966	100.0	99.0	Jul 2011
5 Martin Place	Sydney	Commercial	31,074	98.9	100.0	Sep 2015
50 Flinders Street	Adelaide	Commercial	21,115	91.3	92.0	Sep 2015
140 William Street	Perth	Commercial	42,892	99.2	99.0	Jun 2010
1 William Street	Brisbane	Commercial	75,419	100.0	100.0	Nov 2016

For direct comparison between properties, consumption is standardised according to Net Lettable Area and date of occupancy. As Cbus Property continues to develop its portfolio the NLA is expected to increase year on year.

CY2017 and CY2018 Sustainability Data

Electricity Data (kWh)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	290,775	273,346	299,259	212,812	230,444	199,344	201,134	210,956	205,922	252,928	247,653	269,242	277,099	261,453	279,492	249,267	201,244	167,491	177,518	182,421	175,723	221,082	237,328	250,924
1 William Street Brisbane	545,462	536,810	543,926	347,777	368,335	348,495	374,378	381,263	400,697	428,765	416,723	414,689	521,280	456,371	479,316	394,919	374,948	340,079	353,585	342,901	327,741	379,023	425,282	391,825
140 William Street Perth	337,620	304,868	287,641	261,745	221,876	168,647	204,316	160,275	208,842	246,279	306,066	269,719	398,187	281,426	315,585	248,885	193,493	193,161	179,773	141,360	175,656	206,912	208,042	280,400
171 Collins Street Melbourne	67,060	56,815	65,371	53,741	55,044	46,157	49,276	46,135	51,644	61,420	82,456	60,776	110,291	99,510	87,994	88,014	81,478	66,581	72,731	78,088	64,940	69,754	87,488	70,533
313 Spencer Street Melbourne	206,267	124,248	181,725	98,543	85,567	78,624	76,299	76,072	76,960	97,794	245,245	258,429	220,170	111,366	130,993	92,817	106,620	103,116	91,954	78,717	75,741	93,553	112,799	113,260
5 Martin Place Sydney	210,383	205,370	214,962	139,008	143,282	128,163	124,045	138,102	139,763	162,441	163,736	180,606	189,283	171,260	186,328	158,325	139,312	118,989	127,734	129,511	122,395	143,184	153,776	166,102
50 Flinders Street Adelaide	64,452	53,307	61,144	35,952	36,177	30,834	32,529	34,050	29,387	36,427	52,030	45,760	58,724	56,262	42,113	40,650	31,189	29,739	31,634	31,523	27,724	32,684	37,163	37,835
720 Bourke Street Melbourne	160,623	126,606	148,847	112,397	115,713	112,136	117,674	121,728	109,958	116,508	130,093	111,040	145,830	120,731	119,705	108,201	115,346	109,306	113,634	116,994	108,522	112,061	95,979	93,991

Gas Data (GJ)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	141	185	274	222	240	439	448	337	283	275	288	392	332	267	280	226	243	337	334	299	394	351	276	407
1 William Street Brisbane	4	4	4	7	9	10	17	22	21	18	16	16	12	7	7	13	20	20	21	22	21	16	13	13
140 William Street Perth	192	134	159	157	322	484	568	581	439	339	157	163	172	151	111	173	146	242	273	301	244	187	135	170
171 Collins Street Melbourne	783	794	1,002	434	577	812	773	855	536	507	800	927	471	431	314	88	183	480	494	425	406	468	218	612
313 Spencer Street Melbourne	281	478	559	1,041	642	1,146	1,414	1,833	1,888	1,227	1,270	1,236	1,346	1,250	392	1,940	1,082	1,723	1,900	1,914	1,524	1,298	785	69
5 Martin Place Sydney	209	188	216	258	267	273	381	381	329	136	132	134	130	118	151	251	259	271	413	413	353	122	118	129
50 Flinders Street Adelaide	15	15	17	122	199	193	219	231	224	67	26	27	19	12	14	102	175	170	205	221	214	67	36	37
720 Bourke Street Melbourne	415	576	819	361	591	983	1,188	1,179	908	596	902	596	767	927	579	452	690	1,095	1,281	1,191	671	565	406	618

Scope 1 and 2 Emissions

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	276	262	290	214	231	214	215	217	209	249	244	268	272	253	271	242	204	180	187	190	188	224	233	251
1 William Street Brisbane	426	419	425	272	288	273	297	303	318	340	330	329	412	361	379	313	297	270	284	275	263	304	341	314
140 William Street Perth	253	227	215	197	176	146	172	142	169	190	222	197	288	205	227	183	143	148	140	114	136	154	153	205
171 Collins Street Melbourne	113	103	123	81	90	92	93	94	83	92	130	113	143	130	111	100	97	97	103	105	90	99	105	107
313 Spencer Street Melbourne	239	160	227	161	126	145	155	177	180	169	330	343	307	185	162	200	171	200	196	183	160	167	161	125
5 Martin Place Sydney	201	194	205	143	148	135	135	146	145	154	154	169	176	159	174	156	141	124	138	139	130	136	144	155
50 Flinders Street Adelaide	38	32	36	28	32	29	30	32	29	24	31	27	30	28	21	25	24	23	27	27	26	20	21	21
720 Bourke Street Melbourne	210	180	218	156	172	186	202	206	179	171	201	165	197	180	159	140	160	174	188	188	151	149	124	132

Potable Water (KI)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	2,401	2,276	2,634	1,811	1,654	1,138	1,323	1,343	1,473	1,916	1,901	2,072	2,128	2,055	2,097	2,039	1,731	1,752	1,850	1,727	2,006	2,288	2,244	2,179
1 William Street Brisbane	6,609	5,899	6,575	6,382	6,581	6,253	4,735	3,346	3,610	3,888	3,931	4,176	4,789	4,658	5,075	4,202	4,031	3,338	3,489	3,698	3,682	4,024	4,884	4,602
140 William Street Perth	4,272	4,158	4,658	4,422	3,612	2,214	1,041	5,995	4,426	5,067	5,168	6,029	6,572	5,449	4,163	3,842	3,199	2,995	2,916	2,908	2,566	2,965	3,421	3,970
171 Collins Street Melbourne	1,401	1,269	1,410	1,364	1,255	941	973	1,180	1,200	1,240	1,461	1,645	1,645	1,424	1,526	1,477	1,529	1,482	1,532	1,234	1,076	1,112	430	470
313 Spencer Street Melbourne	1,506	1,288	1,320	1,277	1,187	835	863	1,027	1,070	1,105	1,526	1,937	1,937	1,623	1,656	1,603	1,389	1,030	1,064	1,019	954	986	1,227	1,456
5 Martin Place Sydney	3,337	2,294	2,079	1,533	1,460	1,260	1,377	1,568	1,528	1,779	1,720	1,755	1,907	1,894	2,006	2,089	1,720	2,050	1,702	1,518	1,507	1,779	1,761	1,698
50 Flinders Street Adelaide	667	619	645	624	612	500	517	600	724	748	804	967	967	878	699	676	663	457	473	524	592	612	657	890
720 Bourke Street Melbourne	2,018	1,807	1,980	1,916	1,978	1,909	1,972	2,201	2,220	1,812	1,195	1,853	1,853	1,891	2,274	2,200	2,015	1,684	1,740	1,798	1,781	1,840	1,738	1,763

Total Waste Data (T)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	22	25	31	23	27	23	27	27	22	26	28	23	20	24	23	23	26	25	24	28	24	21	22	16
1 William Street Brisbane	28	53	32	26	32	33	32	32	30	25	28	18	20	20	20	16	23	22	32	32	28	37	37	30
140 William Street Perth	46	31	38	34	37	39	46	41	32	27	32	25	40	36	41	36	36	38	42	40	35	38	36	40
171 Collins Street Melbourne	7	7	8	7	9	8	7	14	11	11	10	8	9	11	14	10	12	11	14	14	14	15	12	11
313 Spencer Street Melbourne	14	13	15	11	16	15	15	17	15	16	15	14	15	15	15	13	15	12	15	16	13	15	16	12
5 Martin Place Sydney	32	45	31	25	30	27	25	23	22	23	25	20	20	19	19	16	21	20	21	22	21	23	24	19
50 Flinders Street Adelaide	6	5	6	7	7	6	7	8	9	9	8	7	7	7	7	7	8	7	7	7	7	8	7	7
720 Bourke Street Melbourne	47	40	42	25	39	25	24	26	22	23	22	27	23	23	28	31	32	26	38	37	33	29	31	18

Recycled Waste (T)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	17	20	24	18	21	17	21	21	16	18	20	16	14	17	13	14	16	16	14	16	13	11	12	9
1 William Street Brisbane	15	21	16	13	15	16	15	16	14	12	15	9	12	10	10	7	12	11	18	17	15	13	13	10
140 William Street Perth	10	7	8	7	9	10	11	10	8	6	10	7	10	8	9	9	10	11	10	11	10	10	9	12
171 Collins Street Melbourne	4	4	5	4	6	5	4	9	7	7	7	5	6	8	11	7	9	8	10	10	10	12	9	8
313 Spencer Street Melbourne	6	6	6	5	7	6	7	8	7	7	7	6	6	7	7	5	6	5	8	9	7	9	9	7
5 Martin Place Sydney	23	34	20	15	19	16	14	13	12	13	15	10	11	9	7	7	10	10	11	10	12	13	14	10
50 Flinders Street Adelaide	6	5	6	7	7	6	7	8	9	9	8	7	7	7	7	7	8	7	7	7	7	8	7	7
720 Bourke Street Melbourne	32	23	26	16	19	11	10	11	7	9	7	12	11	12	16	20	14	13	27	20	14	16	17	11

Landfill Waste (T)

Asset	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
1 Bligh Street Sydney	5	6	7	5	6	6	6	7	6	8	8	7	6	7	10	9	10	9	10	12	11	11	10	8
1 William Street Brisbane	14	32	16	13	17	17	17	16	16	13	13	9	8	10	10	8	11	11	13	15	13	24	25	20
140 William Street Perth	36	24	30	27	29	29	35	31	24	21	22	18	30	28	32	28	26	28	31	29	26	28	27	29
171 Collins Street Melbourne	3	3	3	3	3	3	3	5	4	3	3	3	3	3	3	3	4	3	3	4	3	4	3	3
313 Spencer Street Melbourne	7	7	8	7	9	8	8	9	8	8	8	7	8	8	8	8	9	7	7	7	6	7	7	6
5 Martin Place Sydney	9	11	11	9	11	11	11	10	10	10	10	9	9	11	12	9	11	10	10	12	9	10	10	8
50 Flinders Street Adelaide	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
720 Bourke Street Melbourne	15	17	16	9	20	14	14	15	15	14	15	15	12	12	12	10	18	13	11	18	19	13	15	7

Data and Reporting Boundaries

Reporting Boundaries

The 2018 Sustainability Report covers consumption for investment assets that are owned and managed by Cbus Property and which have achieved over 75% occupation. The report has been prepared based on Cbus Property calendar reporting year (1st January to 31st December), unless otherwise stated.

Data Collection

All environmental performance data is collected and stored on a single platform. Cbus Property has selected the ENVIZI data management platform due to it being a global leader in energy and sustainability software solutions. The platform enables Cbus Property to actively manage our sustainability indicators and maximize efficiency.

The data is uploaded to the Envizi platform by an electronic invoice provided directly from the electricity, gas and water retailers. Where an invoice is not provided by the retailer (e.g. tenant waste and diesel) the data is uploaded to the platform on a monthly basis by the site Facility Manager. Cbus Property's Sustainability Manager and the site management team conduct monthly data integrity checks. The data is also checked and validated by our independent consultants CBRE on a monthly basis.

Assurance reports are prepared by our auditors for all environmental data that is used in our annual sustainability reporting.

Metrics

Electricity consumption relates to base building usage from grid electricity. It is defined as energy used in supplying central services to NLA and common spaces. This includes common area lighting, power, lifts, air conditioning, ventilation, exterior lighting and signage, etc.

Gas consumption relates to base building usage from the combustion of natural gas. It is defined as energy used in supplying central services to NLA and common spaces. This includes common area and base building supply of heating and domestic hot water use. Emissions are considered according to Scope 1 and 2 of the GHG Protocol, and referenced from NABERS guidelines and the National Greenhouse Accounts Factors issued in August 2018 by the Department of the Environment, Australian Government.

Water consumption relates to base building usage of potable water. It is defined as water used to support office space and includes taps, sinks, air conditioning, toilets and washing facilities etc.

Waste relates to general waste, waste diverted and waste to energy by all properties within Cbus Property's portfolio. General waste includes waste to landfill and incineration. Waste diverted encompasses paper and cardboard recycling, e-waste, glass, organic recycling, and co-mingled recycling. Waste collection methods are broadly consistent with each building, but vary between properties such as the number of different types of bins. Waste to energy relates to general waste being taken to a processing facility that converts it to alternative fuel.

Where complete information is not available, estimates have been made by extrapolation from known activity data. Estimates are noted where relevant within this Sustainability Report.



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