

# Sustainable Finance Framework

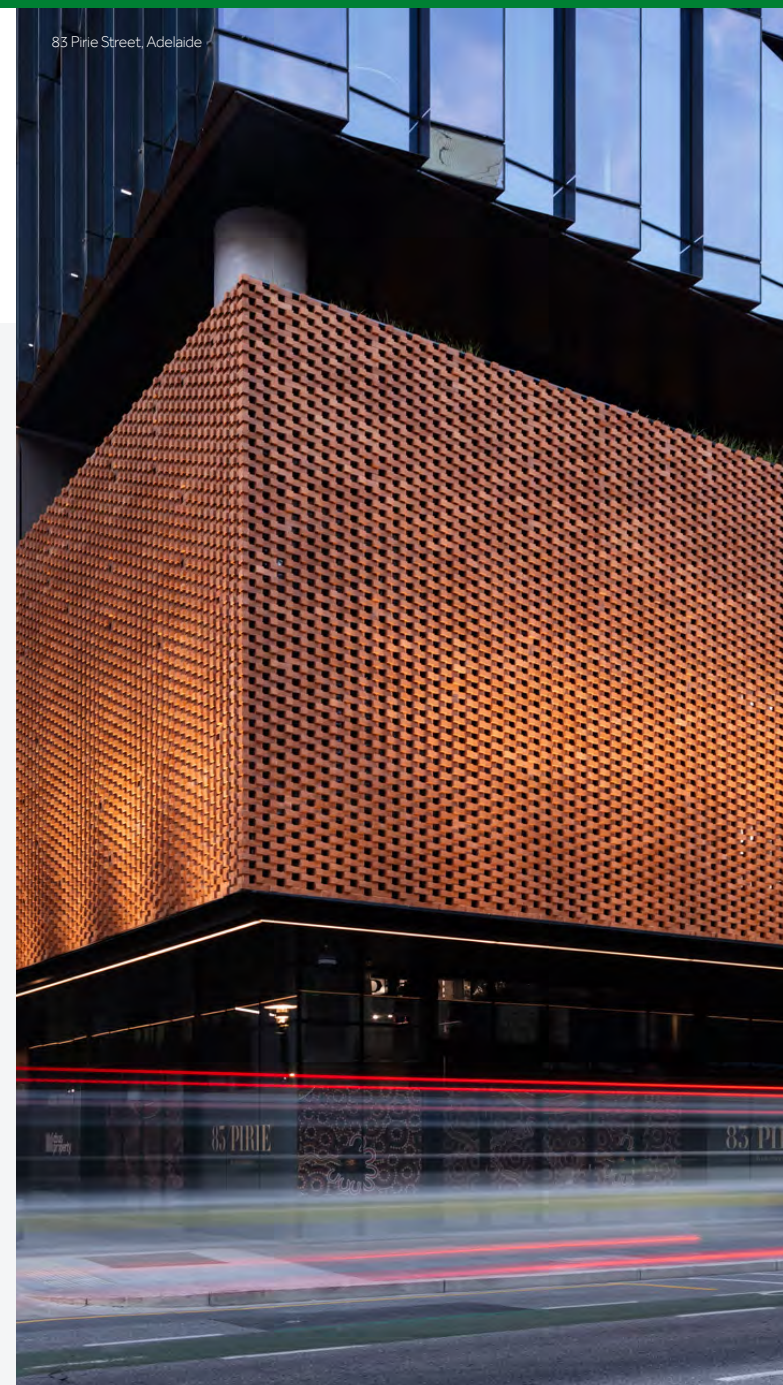
November 2023



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Front Cover  
Collins Arch, Melbourne





# Executive Summary

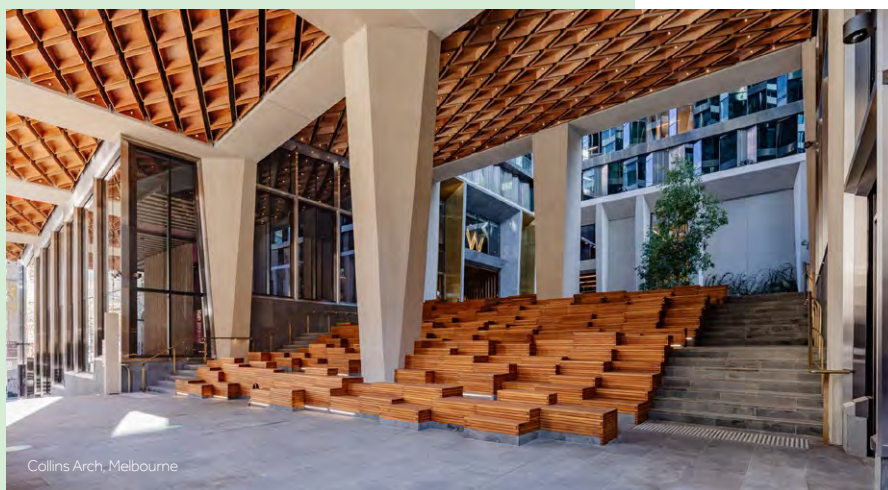
**Cbus Property strives to contribute to the future development of the sustainable finance market by utilising sustainable debt instruments to support its property development and investment activities.**

By issuing sustainable debt instruments, Cbus Property aspires to generate and demonstrate support for the transition to a low carbon economy, and mitigate the risks posed by climate change.

Overall, Cbus Property's goal is to pursue and promote sustainable finance instruments in order to assist in building a sustainable tomorrow and creating buildings of the future to deliver value to its customers, communities, and Cbus members.

The purpose of Cbus Property's Sustainable Finance Framework "Framework" is to outline how Cbus Property intends to issue and manage sustainable finance instruments across its development projects and investment portfolio.

This Framework has been developed in alignment with the voluntary guidelines issued by the International Capital Market Association ("ICMA"), Loan Markets Association ("LMA") Loan Syndications Trading Association ("LSTA"), Asia-Pacific Loan Market Association ("APLMA") and the Climate Bonds Initiative ("CBI"). These market standards are accepted as best practice in the global capital markets. Cbus Property will update this document as markets evolve.



Collins Arch, Melbourne

Artist Impression  
111 & 121 Castlereagh, Sydney





# Introduction to Cbus Property

Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$85 billion at 30 June 2023. Cbus has more than 894,000 members nationally.

Cbus Property is one of Australia's leading integrated property businesses. It is a national award-winning property investor and developer which is responsible for the performance and management of all aspects of the Cbus direct property investment business.

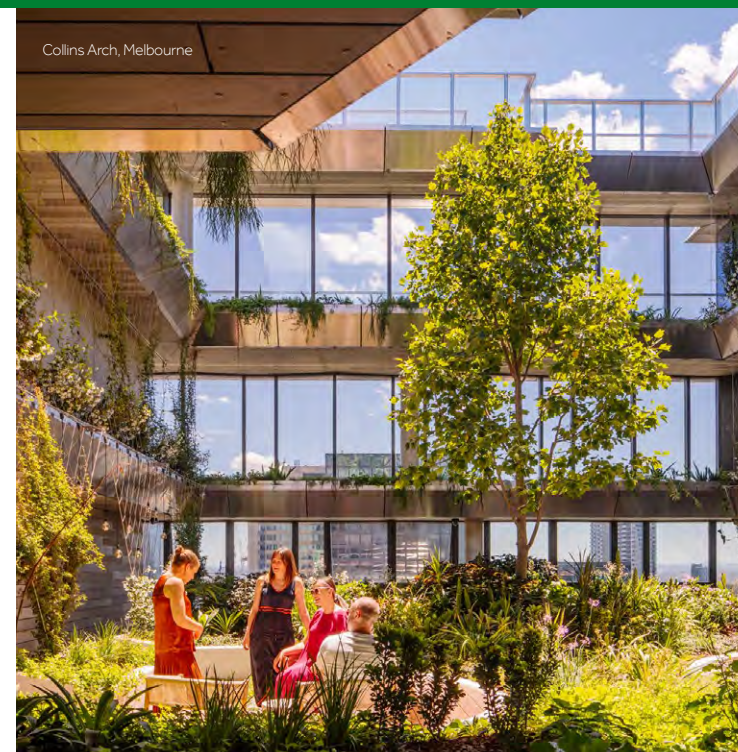
Cbus Property's core business reflects a commitment to investing in the property and construction industry that employs its members.

Cbus Property's portfolio includes major investments and developments in the commercial, retail and residential sectors and currently exceeds \$6.0 billion, with a further \$5.0 billion of development work underway.

For more information about Cbus Property's business, development projects or investment portfolio, please [visit the Cbus Property website](#).



Artist Impression  
435 Bourke Street, Melbourne



Collins Arch, Melbourne

## Approach to Sustainability

Since its inception in 2006, Cbus Property has built a strong reputation by delivering leading sustainable development projects and managing an investment portfolio that sets the benchmark for sustainable buildings.

As the direct property development arm of Cbus, Cbus Property is committed to delivering and managing world-leading sustainable buildings that generate positive outcomes for the environment, our communities, our suppliers, our customers, our tenants and our members.



# Achievements

For more information on Cbus Property's approach to sustainability and our annual Sustainability Report, please [visit the Cbus Property website](#)



## Net Zero Carbon certified

Achieved New Zero Carbon for our office portfolio, eight years ahead of schedule



## 2023 NABERS sustainable portfolio

1st in Australia - most sustainable office portfolio for the third year running



## Greenstar 6 certification

Achieved a 6 Star Green Star performance rating for our office portfolio



## GRESB 2023

Regional Sector Leader for Investments



## CAF

Achieved CAF certification at three additional buildings in FY23, bringing the total to eight out of eleven eligible buildings in the portfolio



## Shopping centres powered by 100% renewable electricity

100% renewable electricity procured at Pacific Fair Shopping Centre and Macquarie Centre from 1 January 2023



# Sustainability Strategic Framework

Cbus Property's sustainability strategic framework is structured around three key themes:

## Better Buildings

Creating and managing world-leading sustainable buildings. Delivering positive outcomes for the environment, our communities, our suppliers, our customers, our tenants, and our members.

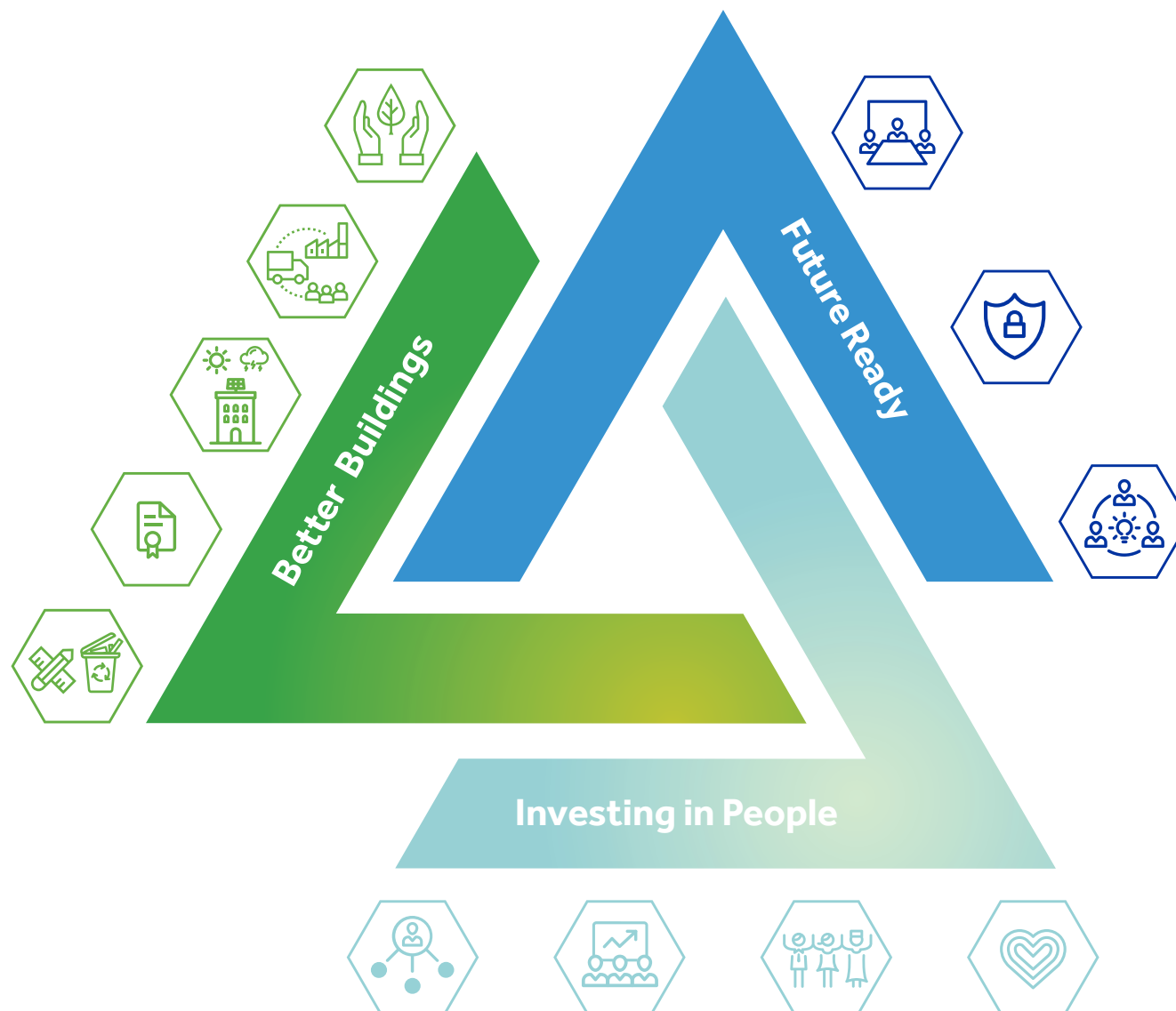
## Investing in People

Creating healthy, happy and inclusive communities for people to work and live.

## Future Ready

Being ready to tackle the opportunities and risks of the future. Implementing robust systems that future-proof our investments, and therefore safeguard the long-term value of our business.

Cbus Property has an Environment, Social, and Governance (ESG) policy which also underpins this Sustainable Finance Framework. The ESG policy applies to all employees and requires the company to take an active role in managing ESG risks and act responsibly in relation to its impact on the environment and society. Cbus Property has a robust process for monitoring our ESG activities, reporting on our performance, and where possible, measuring our positive impacts.





# Sustainability Strategy Targets

Cbus Property strives to be a leader in sustainable investment, development and management of commercial, retail and residential buildings and is committed to "building a sustainable tomorrow by creating the buildings of the future today".

In 2021, Cbus Property refreshed its Sustainability Strategy and set out a series of ambitious targets to create a new standard for sustainable commercial and residential buildings. These targets are summarised to the right (retail property targets are in the process of being established).

## Investment Portfolio Targets



**Net Zero Carbon by 2030**  
(office portfolio achieved in 2022)



**100% renewable electricity for base building**  
(office portfolio complete)



**Green Star Performance**  
6 Stars (office portfolio complete)



**NABERS Energy**  
6 stars



**NABERS Water**  
5 stars



**NABERS Indoor Environment**  
6 stars\*



**NABERS Waste**  
6 stars\*



**75% Recycling Rate**



**Cleaning Accountability Framework certified**

\* Office only, rating not available for shopping centres

## Development Project Targets



**6 Star Green Star Design & As Built certification**



**Designed to achieve Net Zero Carbon in operation**



**90 per cent re-use or recycling of materials from construction and demolition**



**100 per cent of projects to have Climate Risk Assessments**



**Platinum WELL certification (offices)**



**5.5 star minimum NABERS Energy design (offices)**



**8.0 star average NatHERS rating (residential)**



# Sustainable Finance Framework

Cbus Property's Framework sets out the expected process by which the Group in its capacity as borrowers, intend to issue and manage its sustainable finance products.

Sustainable finance products may include:

- Use of Proceeds instruments: such as **Green Bonds and Loans**;
- General Corporate Purposes instruments: **Sustainability-linked Bonds and Loans**
- A combination of both **Use of Proceeds and Sustainability-linked** instruments; and
- Any appropriate instruments (including bonds, loans, derivatives, and guarantees) that may be designated as sustainable finance from time to time.

This Framework is established in accordance with the Asia Pacific Loan Market Association.

## Governance

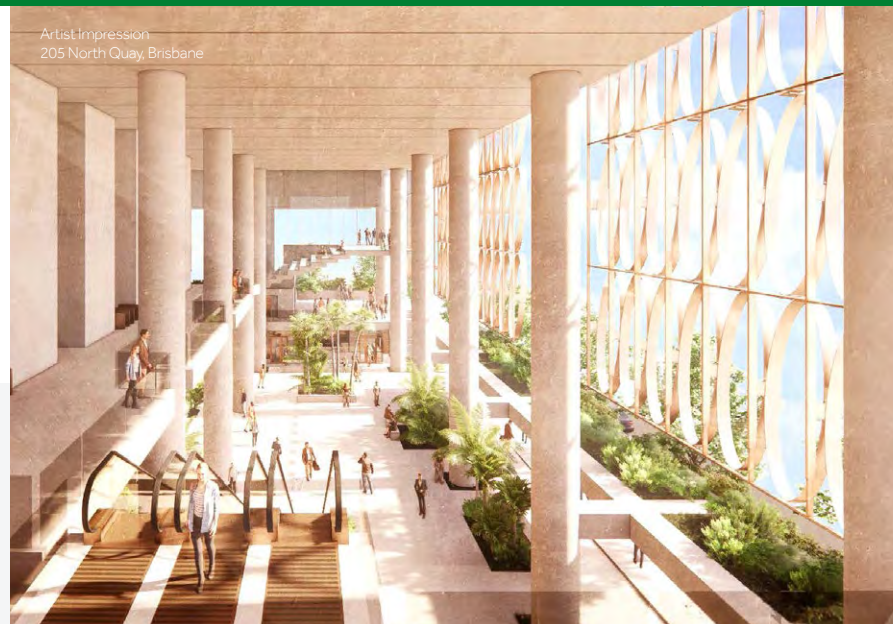
Cbus Property's Sustainability Committee is an executive-level management committee, responsible for overseeing the development and implementation of Cbus Property's Sustainability Strategy. The Sustainability Committee is the body responsible for governing the Sustainable Finance Framework, including:

("APLMA")/ Loan Market Association ("LMA")/ Loan Syndications and Trading Association ("LSTA")/ Green Loan Principles and Sustainability-linked Loan Principles. Similarly, for bonds, the International Capital Markets Association ("ICMA") Green Bond Principles and Sustainability-linked Bond Principles. Sustainable Finance may refer to loans, bonds, guarantees, derivatives, and any other sustainable finance labelled instrument.

The aforementioned principles are voluntary process guidelines that are accepted as the key guidelines for the issuance of sustainable finance products globally. Cbus Property is committed to maintaining alignment to industry best practice, and therefore will update this document as sustainable finance markets continue to grow and evolve.

- Identifying & assessing proposed eligible assets;
- Assessing against the Framework;
- Annual review of the Framework;
- Internal annual reporting;
- Managing eligible assets register and proceeds allocation; and
- External reporting.

Artist Impression  
205 North Quay, Brisbane



## Second Party Opinion

A second party opinion has been provided by Ernst & Young, Australia to provide assurance that this Framework aligns with the following:

- Applicable market standards and principles; and
- Cbus Property's business operations and Sustainability Strategy.

Furthermore, each time Cbus Property undertakes a transaction under this Framework, it will seek one or more of the following options to review the Framework (if necessary) and the underlying eligible assets on a pre-issuance basis:

- Assurance from an independent assurer;
- Second party opinion from an appropriately credentialed provider; and/or
- Certification from the Climate Bonds Initiative ("CBI").

The assurer, for each transaction, will confirm that:

- The Sustainable Finance Framework is aligned to the relevant market principles; and
- Proceeds have been earmarked to the pool of eligible assets (or will be earmarked in the case of pre-issuance assurance) in accordance with the Framework.



# Green Instruments

## Use of Proceeds

Green Bonds and Green Loans are any type of instrument where the funds borrowed are allocated exclusively to finance or refinance in part or in full, assets, projects or activities that contribute to the decarbonisation of the economy and deliver sustainable outcomes.

At its discretion, Cbus Property may include other proceeds-based financial instruments such as, guarantees, derivatives, trade and deposit products.

The green instrument principles have four core components for alignment with the Green Bond and Loan Principles which are:

- Use of Proceeds;
- Process for Evaluation and Selection;
- Management of Proceeds; and
- Reporting.

## Use of Proceeds

The foundation of Green Bonds and Green Loans is the utilisation of the proceeds for an eligible asset or project, where the proceeds or an equivalent amount will be exclusively applied. Use of Proceeds instruments under this Framework may take the form of:

- Green Bonds in accordance with the ICMA Green Bond Principles, and where appropriate, the Climate Bonds Standard & Certification Scheme ("CBS") published by CBI,
- Green Loans in accordance with the LMA / LSTA / APLMA Green Loan Principles, and where appropriate, the CBS; and/or
- Other green instruments that will follow the structure of the relevant certification body.

Eligible assets are selected based on the criteria specified on the following. The criteria have been established in alignment with the ICMA Green Bond Principles, the APLMA/LMA/LSTA Green Loan Principles with Cbus Property's sustainability strategy key focus areas, and the United Nations Sustainable Development Goals ("UN SDGs").

The net proceeds will be applied exclusively to assets that meet the categories and eligibility criteria which are included in the table of the following page. The identification of eligible assets is subject to the process outlined in the section on **Page 11**.

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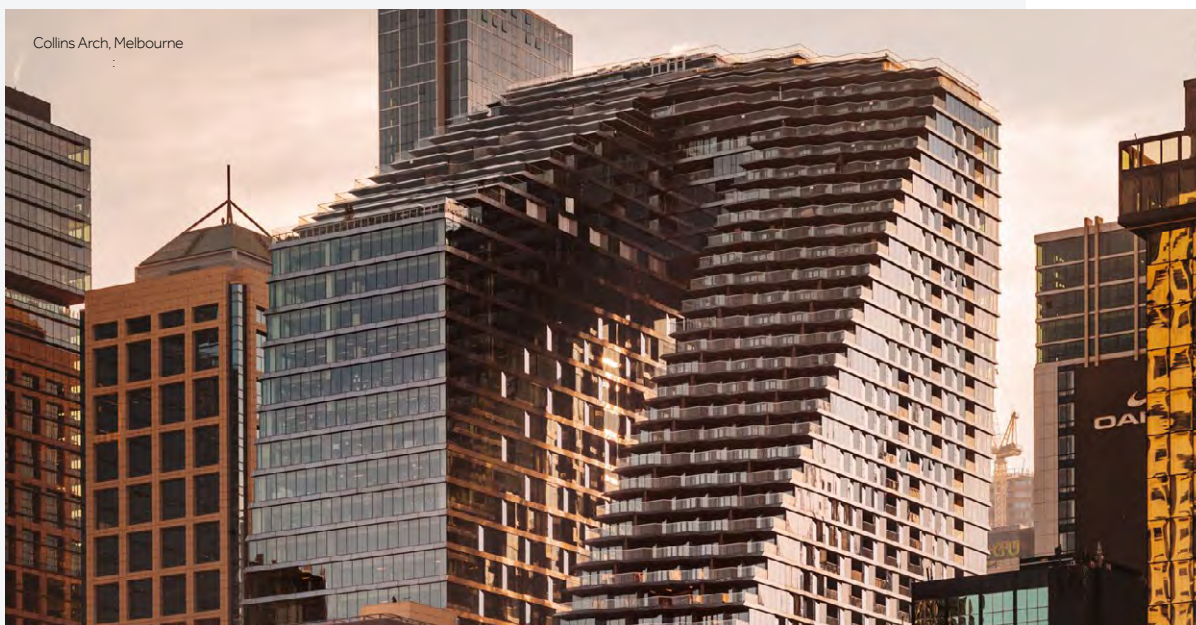






























TABLE 1 - ELIGIBILITY CRITERIA FOR GREEN LOANS

CATEGORY	ALIGNMENT TO SUSTAINABILITY FRAMEWORK	EXAMPLE USE OF PROCEEDS	SUSTAINABLE DEVELOPMENT GOALS
<b>Green Buildings</b>	 SUSTAINABILITY STANDARDS & CERTIFICATION	<p>Operational green buildings and/or those being designed that deliver low carbon and environmentally efficient outcomes, including upgrades, which meet regional, national or internationally recognised standards or certifications, including:</p> <ul style="list-style-type: none"> <li>› For Australian commercial assets where design began after 1 May 2020, a NABERS Energy minimum 5.5 star rating or above, to comply with the Australian National Construction Code requirements.</li> <li>› For other commercial assets, a NABERS Energy minimum 5 star rating or above.</li> <li>› A NABERS portfolio rating, as per the Low carbon portfolios benchmarks within the NABERS Sustainable Finance Criteria (office - 5.2 stars, shopping centres 4.6 stars), including criteria introduced in the future.</li> <li>› Green Building Council of Australia Green Star 'Buildings' 'Design and As Built' and/or 'Performance' certifications minimum 5 Star or above or any equivalent criteria introduced in the future.</li> <li>› Australian multi-residential apartment assets require at least NatHERS 7 stars.</li> <li>› Commercial buildings and assets certified by CBI as aligned to the Climate Bonds Standard (CBS) under the Low Carbon Buildings Criteria.</li> <li>› Property upgrades, including energy efficiency investments and/or buildings that achieve a minimum carbon emissions reduction for CBS certification, including the Commercial Buildings and Low Carbon Buildings - Property Upgrade criteria.</li> <li>› Any other buildings or assets that are certified as meeting CBS eligibility criteria, including criteria that may be introduced in the future.</li> <li>› Any other asset that obtains a Green Building label that is considered an equivalent standard to the above.</li> </ul>	  
<b>Renewable Energy</b>	 CLIMATE CHANGE	 RESOURCE EFFICIENCY & RESPONSIBILITY	  
<b>Energy Efficiency</b>	 CLIMATE CHANGE	 RESOURCE EFFICIENCY & RESPONSIBILITY	  
<b>Pollution Prevention and Control</b>	 CLIMATE CHANGE	 MATERIALS & WASTE	  
<b>Sustainable Water and Wastewater Management</b>	 RESOURCE EFFICIENCY & RESPONSIBILITY		  
<b>Climate Adaptation</b>	 CLIMATE CHANGE	 RESILIENCE	



# Process for Asset Evaluation & Selection

All investments that are financed/refinanced with proceeds from the green instruments must meet and continue to meet one or more of the relevant criteria set out in the eligible green asset criteria shown in **Table 1** on the previous page. Verification against these criteria will be conducted by an approved third-party assurer in the pre-issuance and post-issuance certification report, as well as annual reporting against this Framework.

The register of eligible assets is also evaluated on an annual basis against the criteria outlined in **Table 1**. Any changes to the asset register will require annual external review and input from a qualified assurance provider to ensure the eligible assets continue to align and conform to the eligibility criteria. The outcome from any change in the asset register will be disclosed annually – refer to **'Reporting'** for further detail.



## Management of Proceeds

The net proceeds from each sustainable finance transaction will be managed by Cbus Property's treasury team, which will maintain an internal register of information, including:

- › Funding Transaction: key information, including issuer entity, transaction date, the principal amount of proceeds, maturity date, interest or coupon, the ISIN number (if applicable) etc.; and
- › Use of Proceeds: amount, purpose and destination of proceeds.

Information shall also include:

- › Summary detail of eligible green assets to which the proceeds of the sustainable finance transaction have been allocated in accordance with this Framework;
- › Confirmation of the Cbus Property ESG Committee's endorsement that the project is considered to be an eligible green asset;

- › The aggregate amount of proceeds of sustainable finance transactions earmarked to eligible assets;
- › The remaining balance of unallocated proceeds yet to be earmarked;
- › Estimated environmental benefit; and
- › Other necessary information.

It is intended that net proceeds from each sustainable finance transaction will not exceed the total value of the respective eligible asset(s). The value of an eligible asset will be quantified by the capital employed at the most recent reporting date (for development assets) or book value (for stabilised assets). Pending allocation, or in the event of unallocated proceeds, the net proceeds from the funding transactions may be held centrally and invested in cash, cash equivalents or liquid security in accordance with Cbus Property's Financial Risk Management Policy.

# Reporting

## General Reporting

Cbus Property recognises the importance of transparency and disclosure and will report the following information annually to lenders

(where relevant): This document and related reporting is published on [the Cbus Property website](#).

TABLE 2 - REPORTING FRAMEWORK

ITEM	FREQUENCY
<b>Framework and Second Party Opinion on Framework</b>	<ul style="list-style-type: none"> <li>› Upon the establishment of the Framework and/or the green financial instrument;</li> <li>› Any time when the Framework undergoes a significant update.</li> </ul>
<b>Assurance Statements</b>	<ul style="list-style-type: none"> <li>› If and when required by lenders.</li> </ul>
<b>Climate Bond Initiative Certification (if applicable)</b>	<ul style="list-style-type: none"> <li>› At issuance of any CBS-certified Green Bond or Green Loan.</li> </ul>
<b>Use of Proceeds Reporting</b>	<p>Annually for all outstanding Green Bonds or Green Loans. This will include:</p> <ul style="list-style-type: none"> <li>› A list of the Eligible Assets being financed or refinanced, including description and asset value.</li> <li>› Confirmation that the Eligible Assets meet the eligibility criteria under this Framework, including if relevant, information on the characteristics, green rating/certification (NABERS, Green Star, NatHERS, etc.) and performance of the eligible assets.</li> <li>› Confirmation that the net proceeds have been allocated to earmarked eligible assets;</li> <li>› Disclosure of any unallocated proceeds;</li> <li>› Where applicable, impact reporting will be incorporated within 'Use of Proceeds' reporting.</li> </ul>

## Impact Reporting

Cbus Property may also choose to report on various qualitative and quantitative indicators and metrics that demonstrate the positive impact derived from the green assets.

Any instance of impact reporting will be accompanied by the disclosure of the underlying methodology and assumptions in the determination of the quantitative metrics. Potential impact metrics may include:

TABLE 3 - POTENTIAL IMPACT METRICS FOR GREEN USE OF PROCEEDS

ITEM	POTENTIAL IMPACT METRICS
<b>Green Buildings</b>	<ul style="list-style-type: none"> <li>› NABERS, NatHERS and/or Green Star Rating.</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>› Annual on-site solar generation capacity (MW).</li> <li>› Annual on-site and off-site renewable electricity generation (MWh).</li> <li>› Annual carbon emissions reduced/avoided in tonnes CO<sub>2</sub>-e.</li> </ul>
<b>Energy Efficiency</b>	<ul style="list-style-type: none"> <li>› Reduction (per cent) in energy consumption against a baseline year.</li> <li>› Total energy (GJ) and carbon emissions (tCO<sub>2</sub>-e) reduced/avoided.</li> </ul>
<b>Pollution Prevention and Control</b>	<ul style="list-style-type: none"> <li>› Annual carbon emissions (tCO<sub>2</sub>-e) saved/avoided.</li> <li>› Reduction (per cent) in carbon emissions.</li> <li>› Reduction (per cent) in total waste against a baseline year.</li> <li>› Total waste (tonnes) saved/avoided, and amount of waste recycled, expressed as a recycling rate (per cent).</li> </ul>
<b>Sustainable Water and Wastewater Management</b>	<ul style="list-style-type: none"> <li>› Reduction (per cent) in potable water consumption against a baseline year.</li> <li>› Annual total potable water consumption (kL) saved/avoided.</li> <li>› Non-potable water used (kL and per cent of overall water consumption).</li> </ul>
<b>Climate Adaptation</b>	<ul style="list-style-type: none"> <li>› Expenditure on climate change adaption measures (\$).</li> </ul>



# Sustainability Linked Instruments

## General Corporate Purposes

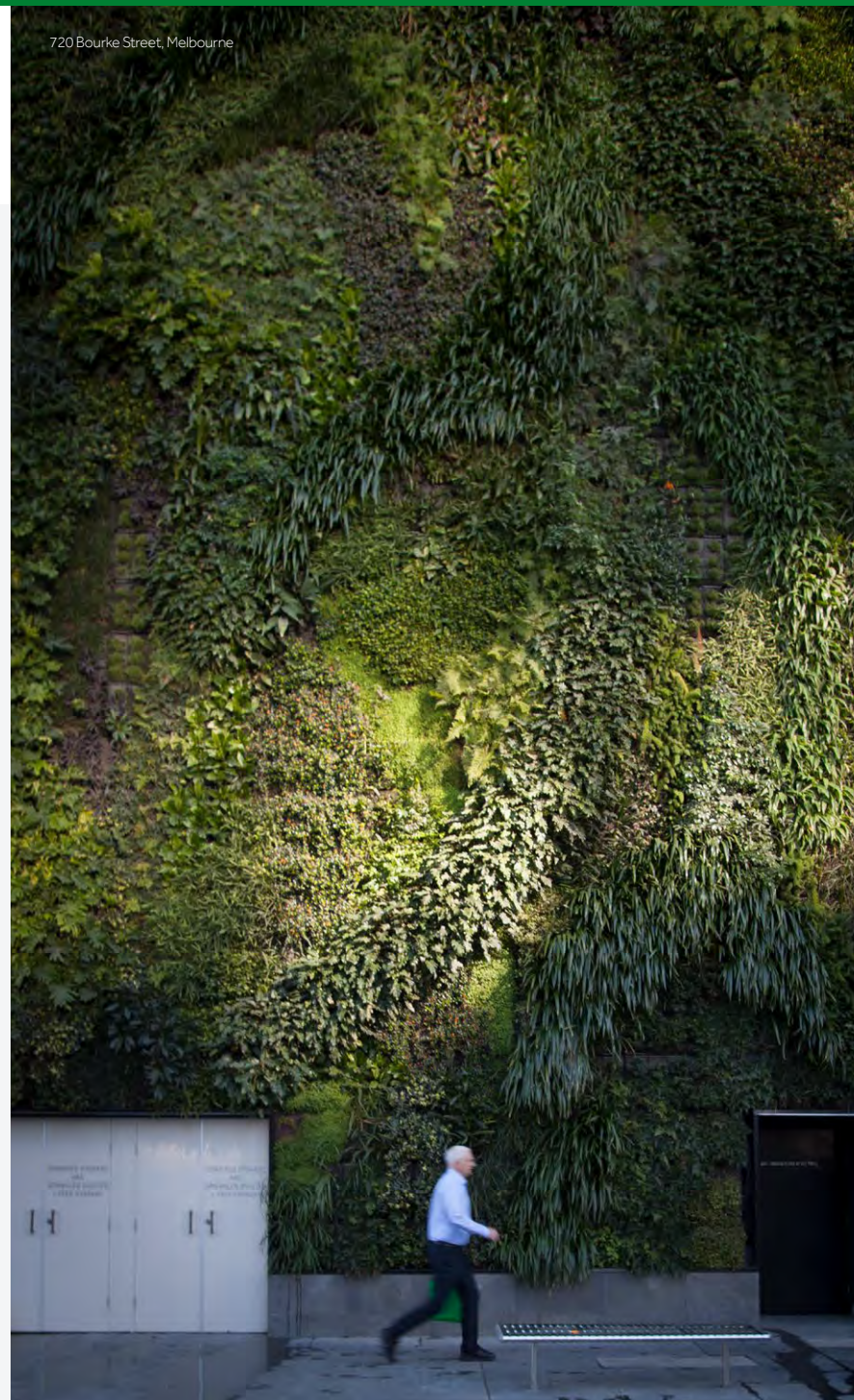
Sustainability-linked Bonds and Loans are instruments that are used to incentivise the achievement of ambitious, sustainable outcomes that are material to Cbus Property's Sustainability Strategy. The instruments are based on predetermined sustainability performance targets ("SPTs") and measured by predefined key performance indicators ("KPIs"), which measure sustainability improvements over the term of the Sustainability-linked instrument. Instead of determining specific uses of proceeds, the proceeds of any Sustainability-linked Bonds or Loans will be available for general corporate purposes unless otherwise stated.

At its discretion, Cbus Property may include other performance-based labelled financial instruments, such as guarantees, derivatives, trade and deposit products.

The Sustainability-linked Bond and Loan Principles have five core components that are addressed in this Framework:













- Selection of Key Performance Indicators ("KPIs");
- Calibration of Sustainability Performance Targets ("SPTs");
- Financial Characteristics;
- Reporting; and
- Verification.

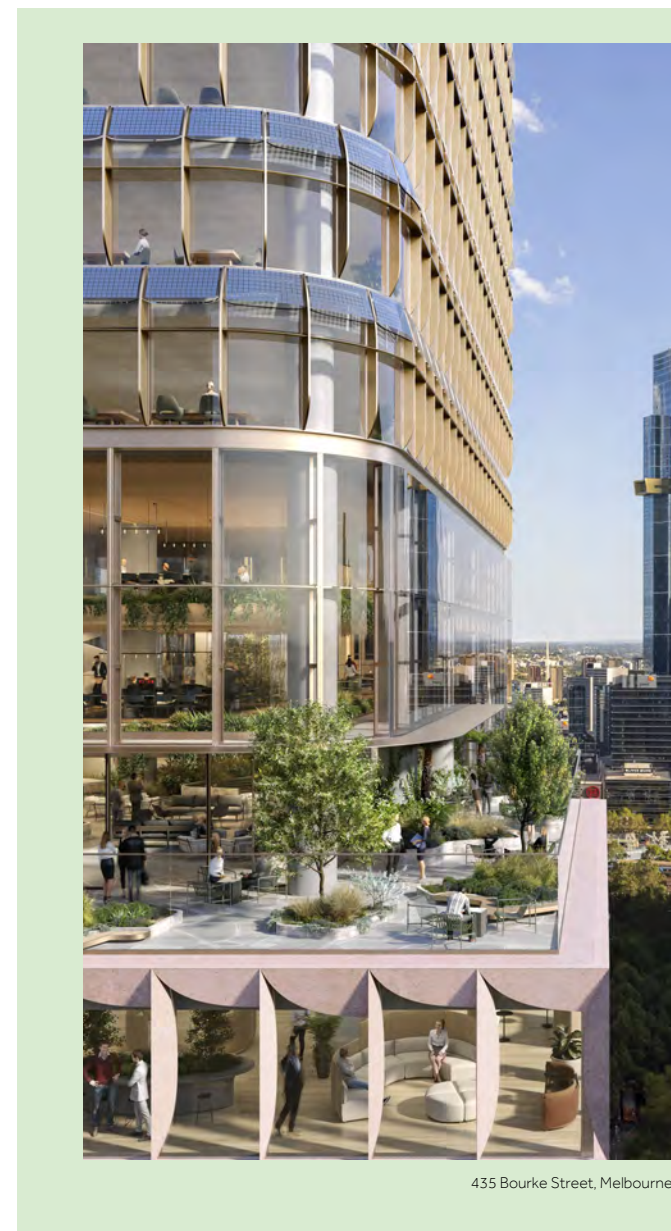
720 Bourke Street, Melbourne



# Selection of Key Performance Indicators ("KPIs")

TABLE 4 - POTENTIAL KPIS FOR CREATING SUSTAINABILITY-LINKED LOANS

SUSTAINABILITY FRAMEWORK	POTENTIAL KPIS
<b>Better Buildings</b> <div>   RESOURCE EFFICIENCY &amp; RESPONSIBILITY         </div> <div>   RESPONSIBLE SUPPLY CHAIN         </div> <div>   MATERIALS &amp; WASTE         </div> <div>   SUSTAINABILITY STANDARDS &amp; CERTIFICATION         </div> <div>   CLIMATE CHANGE         </div>	<ul style="list-style-type: none"> <li>› Carbon emissions reduction</li> <li>› Renewable energy usage</li> <li>› Energy efficiency</li> <li>› Water consumption and reuse</li> <li>› Waste reduction, diversion from landfill, circular economy</li> <li>› Externally rated environmental performance (e.g. NABERS, Green Star or equivalent)</li> </ul>
<b>Investing in People</b> <div>   COMMUNITY INVESTMENT         </div> <div>   TRAINING         </div> <div>   HEALTH &amp; WELLBEING         </div> <div>   DIVERSITY &amp; INCLUSION         </div>	<ul style="list-style-type: none"> <li>› Diversity and inclusion</li> <li>› Cleaning Accountability Framework ("CAF")</li> <li>› Community investment</li> <li>› Indigenous participation pathways</li> <li>› Health and wellbeing performance ratings ("WELL" certified)</li> </ul>
<b>Future Ready</b> <div>   GOVERNANCE &amp; TRANSPARENCY         </div> <div>   RESILIENCE         </div> <div>   INNOVATION         </div>	<ul style="list-style-type: none"> <li>› Improvement in external ESG performance rating benchmarks</li> <li>› Climate resilience and adaptation</li> </ul>





# Financial Characteristics

A key characteristic of a Sustainability-linked instrument is the inclusion of financial components to encourage the achievement of the selected SPT(s). This may include both penalties and/or incentives, depending on the transaction.

Margin adjustments or coupons, as well as the effective date(s) and reporting mechanisms, will be defined and set out in the relevant bond and loan documentation for each transaction.

## Reporting

Cbus Property will endeavour to provide reporting in line with best market practice, with scope, detail and frequency to be specified in the relevant instrument's documentation (available prior to financial close).

At a minimum, Cbus Property commits to annual reporting, which will be made available to the respective lenders/investors and will include performance against SPTs and KPIs.

# Calibration of Sustainability Performance Targets ("SPTs")

Sustainability Performance Targets ("SPTs") need to demonstrate a high level of ambition towards achieving positive sustainable outcomes. SPTs may be derived from the list of KPIs specified on the [previous page](#) and are to be identifiable, measureable, and meaningful to Cbus Property's broader sustainability strategy. SPTs will include relevant criteria, such as timelines, baselines, comparison to benchmarks or verified science-based reference points and will be based on recent performance.

Within the documentation for each Sustainability-linked Bond and Loan, SPTs will be clearly defined, including calculation methodologies and assumptions, historic data and/or industry benchmarks, and any key factors beyond the control of Cbus Property that may impact the achievement of the SPTs.

## Verification

Appropriate independent and external verification on the performance against each SPT and KPI will be undertaken for each Sustainability-linked Bond or Loan on issue.

Verification activities will include obtaining a second party opinion of this Framework, post-signing verification, as well as ongoing assurance of performance in relation to the selected SPTs for each issuance, to ensure alignment against the Sustainability-linked Bond or Loan Principles described on [Page 14](#).



# About this Document

Version 2 | November 2023

## Document Administration

Owner	Chief Executive Officer (CEO)
Approval Authority	CEO
External Reviewer	Ernst & Young, Australia (EY)
Review Cycle	Annually

## Key Supporting Documents

All publicly available documents and reports are found on [Cbus Property's website](#).

CBUS PROPERTY KEY SUPPORTING DOCUMENTS	TYPE OF DOCUMENT
Environmental, Social, Governance (ESG) Policy	Policy (internal)
Financial Risk Management Policy	Policy (internal)
Annual Sustainability Report	Report (publicly available)
Modern Slavery Statement	Report (publicly available)
Charter of Selection and Conduct Criteria for Consultants and Principal Contractors	Policy (publicly available)

## Glossary

APLMA	Asia-Pacific Loan Market Association
CBI	Climate Bonds Initiative
CBS	Climate Bonds Standard
ESG	Environment, Social & Governance
GBCA	Green Building Council of Australia
GBP	Green Bond Principles
GLP	Green Loan Principles
HVAC	Heating, ventilation and air-conditioning
ICMA	International Capital Market Association
KPIs	Key Performance Indicators
LMA	Loan Market Association
LSTA	Loan Syndications and Trading Association
MW or MWh	Megawatt or megawatt-hour
NABERS	National Australia Built Environment Rating System
NatHERS	Nationwide House Energy Rating Scheme
SLBP	Sustainability-linked Bond Principles
SLLP	Sustainability-linked Loan Principles
SPTs	Sustainable Performance Targets
tCO2-e	Tonnes carbon dioxide equivalent
UN SDGs	United Nations Sustainable Development Goals
WELL	WELL Certification, International WELL Building Institute™

\*Noting the evolving landscape of the sustainable finance market, for each transaction Cbus Property will seek to align to the most recent editions of the chosen principles and standards as at financial close or date of issuance, such as those published by APLMA, ICMA and CBI.



# cbus property

SUSTAINABLE BY DESIGN

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