



SUSTAINABILITY REPORT

DATAPACK





Cover & inside cover:
205 North Quay, Brisbane

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Introduction

205 North Quay, Brisbane

This sustainability datapack provides the sustainability performance data contained within Cbus Property's 2025 Sustainability Report.

The datapack provides important disclosures on our sustainability performance to relevant stakeholders in a transparent and accessible form. The Sustainability Datapack includes portfolio and asset level data covering:

Portfolio Performance - Sustainability metrics used to track the performance of our office and retail portfolios.

Building Certifications - Independent sustainability certifications, including NABERS, Green Star, Climate Active, CAF (Cleaning Accountability Framework), and WELL.

Energy - Electricity, natural gas, renewable electricity, and tenant energy consumption.

Carbon Emissions - Operational and embodied carbon data, including Scope 1, Scope 2 (location-based and market-based), and material Scope 3 emissions.

Water - Potable and non-potable (recycled) water consumption across whole buildings.

Waste - Operational and construction waste data, including recycling performance.

Social Sustainability - Metrics on gender diversity, safety, workforce participation, and community investment.

1.1 Definitions

ANREU - Australian National Registry of Emissions Units.
ASAE - Australian Standard on Assurance Engagements.
BMS - Building Management System.
CAF - Cleaning Accountability Framework.
CER - Clean Energy Regulator.
Climate Active - Climate Active Carbon Neutral Buildings Certification.
CO₂-e - carbon emissions (carbon dioxide equivalent)
GFA - Gross Floor Area.
GHG - greenhouse gas emissions (carbon dioxide equivalent)
GJ - Gigajoules.
Green Star - Green Building Council of Australia Green Star rating.
GRESB - Global Real Estate Sustainability Benchmark.

kg - Kilograms

kL - Kilolitres

kWh - Kilowatt-hours

L - Litres

MJ - Megajoules

NABERS - National Australian Built Environment Rating System

NLA - Net Lettable Area

RMF - Residual Mix Factor

RPP -Renewable Power Percentage

t -Tonnes

UoM - Unit of Measure

WELL - International WELL Building Institute WELL Certification

LGC - Large-scale generation certificate

PPA - Power purchase agreement

Please note that in this datapack, carbon emissions and greenhouse gas emissions are used interchangeably .

1.2 About this Data Pack

The 2025 Sustainability Report covers Cbus Property's investment portfolios that are operational during the financial year. The report is based on all assets in our Investment Portfolio, regardless of operational control, and is reported for 100 per cent of the buildings' impact regardless of ownership interest.

Cbus Property has two key investment portfolios - an office portfolio, and a retail portfolio, which it reports on separately for the purposes of benchmarking and measuring performance overtime.

Reporting Period

This report discloses performance data based on a financial year period (1 July to 30 June), unless otherwise stated.

Sustainability data and reporting system

All environmental performance data is collected and stored on a single platform Envizi. The Envizi platform enables Cbus Property to actively manage our sustainability indicators and maximise the efficiency of our assets. Environmental data is captured through an automatic process using electronic invoices from our energy, gas and water retailers.

Some data is captured manually for some data sources that are not able to be fully automated. The integrity and accuracy of the data reported through Envizi is of utmost importance and is validated by internal and external data quality assurance processes.

Like-for-like reporting

Where indicated, Cbus Property will use like-for-like reporting to express performance over time. Like-for-like includes assets that were operational from the baseline year (FY2029) to present (FY2025).

Assets that were sold or became operational after FY2019 are excluded from like-for-like.

83 Pirie Street, Adelaide



Limited Assurance

Cbus Property uses a third party to obtain external limited assurance over selected metrics included in our reported sustainability data. Assurance engagements are based on the standard – ASAE 3000 Assurance Engagement other than Audits or reviews of Historical Financial Information, unless stated otherwise. Refer to page 52 for a copy of the limited assurance statement.

Selected metrics included in this this data pack and the 2025 Sustainability Report, have undergone an independent external limited assurance process by KPMG based on the ASAE3000 standard, to demonstrate our commitment to providing robust ESG performance data.

Information subject to assurance	UoM	Value
Quantity of base building energy (inclusive of onsite renewable)	kWh	52,526,693
Quantity of tenant energy	kWh	77,622,758
Quantity of whole building energy	kWh	130,149,451
Quantity of renewable energy (including onsite and offsite)	kWh	39,370,028
Scope 1 GHG emissions (excluding refrigerants)	tCO2-e	2,411
Scope 1 GHG emissions (including refrigerants)	tCO2-e	3,083
Scope 2 GHG emissions – location based	tCO2-e	26,687
Scope 2 GHG emissions – market based	tCO2-e	114
Scope 3 GHG emissions (includes tenant emissions; excludes waste to landfill, and distribution and transmission of energy emissions)	tCO2-e	50,721
Scope 3 GHG emissions (includes tenant emissions, waste to landfill, and distribution and transmission of energy emissions)	tCO2-e	60,358
Whole building water (potable & recycled)	kL	542,203
Whole building waste	t	7,200
Whole building waste – Waste to landfill	t	4,154
Whole building waste – Recycled waste	t	3,046
Construction waste	t	14,682
Energy intensity	MJ/sqm	262
Carbon intensity	kg CO2-e/sqm	4
Water (potable) intensity	L/sqm	744
Recycling rate	% Diverted from landfill	42%
Carbon Offsets purchased/retired	tCO2-e	8,041
Community Investment	AUD	18,626,322

Portfolio Performance

205 North Quay, Brisbane

The section includes:

2.1 Sustainability Performance - Office Portfolio

2.2 Sustainability Performance - Retail Portfolio



2.1 Sustainability Performance - Office Portfolio

Metric	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Compared to FY2024	% Change Compared to FY2019	Compared to FY2019 (like-for-like)
Energy Intensity (MJ / sqm NLA)	306	268	325	341	319	289	265	-8%	-13%	-29%
Carbon Intensity (kg CO2-e / sqm NLA)	46	44	13	9	8	6	6	-6%	-87%	-91%
Water (potable) Intensity (Litres / sqm NLA)	626	533	362	342	370	417	416	0%	-33%	-23%
Recycling Rate (% waste diverted from landfill)	50%	57%	47%	49%	57%	61%	63%	2%	13%	14%
Waste Generation Intensity (Kg waste / sqm NLA)	6	5	3	3	3	3	3	6%	-46%	-41%
Net Lettable Area (sqm) - Prorated	331,515	344,937	427,536	389,050	412,243	415,940	431,533	4%	30%	0%



2.2 Sustainability Performance - Retail Portfolio

Metric	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change compared to FY2024
Energy Intensity (MJ / sqm NLA)	-	118	117	266	252	263	257	-2%
Carbon Intensity (kg CO2-e / sqm NLA)	-	26	26	60	14	4	2	-44%
Water Intensity (Portable) (Litres / sqm NLA)	-	2,869	3,406	1,129	1,237	1,276	1,233	-3%
Recycling Rate (% waste diverted from landfill)	-	-	36%	42%	40%	35%	37%	1%
Net Lettable Area - Prorated (sqm)	-	99	1,095	214,620	289,265	290,037	290,087	0%

Building Certifications

205 North Quay, Brisbane

The section includes:

3.1 NABERS Sustainable Portfolios Index (SPI)

3.2 Building Certifications



3.1 NABERS Sustainable Portfolios Index (SPI)

NABERS ratings are based on calendar year.

Office Portfolio		NABERS Sustainable Portfolios Index					
		2019	2020	2021	2022	2023	2024
NABERS Energy	Ranking	1st	1st	2nd	4th	3rd	3rd
	Stars	5.5	5.5	5.5	5.4	5.5	5.5
	Coverage	100%	100%	100%	100%	100%	100%
NABERS Water	Ranking	4th	5th	7th	9th	9th	6th
	Stars	3.9	4.1	4.8	4.6	4.6	4.7
	Coverage	100%	100%	100%	100%	100%	100%
NABERS Indoor Environment	Ranking	7th	5th	2nd	4th	2nd	2nd
	Stars	5.4	5.1	5.4	5.5	5.8	5.9
	Coverage	49%	90%	100%	100%	100%	100%
NABERS Waste	Ranking	2nd	1st	1st	1st	1st	2nd
	Stars	3.9	3.5	3.8	4.1	4.4	4.7
	Coverage	34%	66%	100%	100%	100%	100%
Retail Portfolio		2019	2020	2021	2022	2023	2024
NABERS Energy	Ranking	n/a	1st	1st	2nd	1st	2nd
	Stars	-	4.8	5.0	5.5	5.1	5.0
	Coverage	-	100%	100%	100%	100%	100%
NABERS Water	Ranking	n/a	5th	4th	2nd	6th	8th
	Stars	-	3.1	3.9	3.8	3.1	3.0
	Coverage	-	100%	100%	100%	100%	100%

n/a - Cbus Property do not own ACRT in 2019

Visit the following link for the publicly available results - <https://www.nabers.gov.au/>

[Introduction](#)
[Portfolio Performance](#)
[Building Certifications](#)
[Energy Performance](#)
[Carbon Emissions](#)
[Water](#)
[Waste](#)
[Social Sustainability](#)
[Reporting Criteria](#)
[Assurance Statement](#)



3.2 Building Certifications

Based on calendar year.

Office Portfolio	NABERS Sustainable Portfolios Index								
	NABERS Energy (Stars)	NABERS Water (Stars)	NABERS IE (Stars)	NABERS Waste (Stars)	Green Star Design & As Built	Green Star Performance v1	Net Zero Carbon (Climate Active carbon neutral)	Cleaning Accountability Framework	WELL Certification
1 William Street, Brisbane	6.0 Stars	4.5 Stars	6.0 Stars	4.5 Stars	6 Star	6 Star	Certified	3 Star certified	41 Points
140 William Street, Perth	5.5 Stars	3.5 Stars	5.5 Stars	4.0 Stars	5 Star	6 Star	Certified	3 Star certified	43 Points
171 Collins Street, Melbourne	5.5 Stars	3.5 Stars	6.0 Stars	6.0 Stars	6 Star	6 Star	Certified	3 Star certified	53 Points
311 Spencer Street, Melbourne	5.5 Stars	6.0 Stars	6.0 Stars	4.5 Stars	6 Star	6 Star	Certified	3 Star certified	49 Points
313 Spencer Street, Melbourne	5.5 Stars	5.0 Stars	6.0 Stars	5.0 Stars	6 Star	6 Star	Certified	3 Star certified	49 Points
447 Collins Street, Melbourne	5.5 Stars	4.5 Stars	6.0 Stars	4.0 Stars	6 Star	6 Star	Certified	3 Star certified	Platinum Certified
5 Martin Place, Sydney	5.5 Stars	4.5 Stars	6.0 Stars	5.0 Stars	5 Star	5 Star	Certified	3 Star certified	12.5 Points
720 Bourke Street, Melbourne	5.5 Stars	6.0 Stars	6.0 Stars	5.0 Stars	6 Star	6 Star	Certified	3 Star certified	Platinum Certified
83 Pirie Street, Adelaide	5.5 Stars	4.5 Stars	6.0 Stars	6.0 Stars	6 Star	#	Certified	3 Star certified	Platinum Certified
205 North Quay, Brisbane*	5.5 Star design	-	-	-	6 Star design	-	-	-	-
9 The Esplanade, Perth*	5.5 Star design	-	-	-	6 Star design	-	-	-	Precertified
Office Portfolio	5.5 Stars	4.7 Stars	5.9 Stars	4.7 Stars		6 Star average	Certified	Certified	47 Points

Retail Portfolio	NABERS Energy (Stars)	NABERS Water (Stars)	NABERS IE (Stars)	NABERS Waste (Stars)	Green Star Design & As Built	Green Star Performance v1	Net Zero Carbon (Climate Active carbon neutral)	Cleaning Accountability Framework
Langston Retail, Epping	#	#	#	#	-	-	#	#
Macquarie Centre, North Ryde	5.0 Stars	2.0 Stars	#	#	-	-	Certified	3 Star certified
Newmarket Dining, Randwick	#	#	#	#	-	-	#	#
Pacific Fair, Broadbeach	5.0 Stars	3.5 Stars	#	#	-	-	Certified	3 Star certified
Retail Portfolio Total	5.0 Stars	3.0 Stars	#	#	-	-	Certified	Certified

- specific rating/certification not available for this asset type (including NABERS, Climate Active, CAF)

* Asset has not been operational for 12 months and is therefore not yet eligible to receive a rating.



205 North Quay, Brisbane

Energy Performance

435 Bourke Street, Melbourne
Artist Impression

The section includes:

- 4.1 Energy Intensity (MJ / NLA)
- 4.2 Total Energy Consumption (kWh)
- 4.3 Total Electricity Consumption (kWh)
- 4.4 Total Natural Gas Consumption (GJ)
- 4.5 Total Renewable Electricity (kWh)
- 4.6 Total Tenant Energy Consumption (kWh)



4.1 Energy Intensity (MJ / NLA)

Energy intensity is calculated using base building energy consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	331	302	303	140	-	-	-	-	-
1 William Street, Brisbane	210	203	196	194	180	181	165	-9%	-21%
140 William Street, Perth	273	279	264	261	269	293	278	-5%	2%
171 Collins Street, Melbourne	281	315	284	316	322	275	240	-13%	-15%
205 North Quay, Brisbane	-	-	-	-	-	-	158	-	-
311 Spencer Street, Melbourne	-	-	537	583	469	406	347	-14%	-
313 Spencer Street, Melbourne	744	473	689	659	619	427	383	-10%	-49%
447 Collins Street, Melbourne	-	166	351	389	421	426	464	9%	-
5 Martin Place, Sydney	288	252	240	225	232	207	218	5%	-24%
50 Flinders Street, Adelaide	148	150	199	-	-	-	-	-	-
720 Bourke Street, Melbourne	302	263	170	161	229	216	166	-23%	-45%
83 Pirie Street, Adelaide	-	-	-	-	170	157	168	7%	-
9 The Esplanade, Perth	-	-	-	-	-	-	154	-	-
Office Portfolio Total	306	268	325	341	319	289	265	-8%	-13%
Office Portfolio Like-for-like	315	277	274	271	278	249	225	-10%	-29%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	22	31	35	20	-43%	-
Macquarie Centre, North Ryde	-	-	-	249	250	273	256	-6%	-
Newmarket Dining, Randwick	-	118	117	127	144	143	131	-9%	-
Pacific Fair, Broadbeach	-	-	-	284	258	258	263	2%	-
Retail Portfolio Total	-	118	117	266	252	263	257	-2%	-



4.2 Total Energy Consumption (kWh)

Base building electricity, gas and diesel consumption. Inclusive of on-site renewable electricity.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	3,912,450	3,567,385	3,576,593	36,218	-	-	-	-	-100%
1 William Street, Brisbane	4,459,663	4,329,176	4,178,675	4,147,105	3,827,424	3,839,998	3,506,793	-9%	-21%
140 William Street, Perth	3,491,549	3,585,768	3,381,925	3,340,654	3,445,703	3,745,483	3,560,559	-5%	2%
171 Collins Street, Melbourne	2,585,811	2,902,620	2,617,341	2,907,611	2,957,497	2,517,795	2,204,544	-12%	-15%
205 North Quay, Brisbane	-	-	-	-	-	-	329,885	-	-
311 Spencer Street, Melbourne	-	-	9,584,756	11,124,971	8,810,726	7,623,007	6,530,834	-14%	-
313 Spencer Street, Melbourne	6,152,397	3,923,501	5,695,693	5,557,219	5,136,811	3,542,413	3,162,240	-11%	-49%
447 Collins Street, Melbourne	-	576,199	4,883,380	5,448,149	5,895,176	5,967,270	6,450,336	8%	-
5 Martin Place, Sydney	2,649,789	2,325,203	2,207,688	2,120,175	2,160,670	1,926,796	2,030,520	5%	-23%
50 Flinders Street, Adelaide	891,378	906,275	180,966	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	4,064,026	3,559,859	2,290,229	2,166,207	3,079,769	2,913,035	2,242,355	-23%	-45%
83 Pirie Street, Adelaide	-	-	-	-	1,266,433	1,335,941	1,431,291	7%	-
9 The Esplanade, Perth	-	-	-	-	-	-	345,131	-	-
Office Portfolio Total	28,207,063	25,675,985	38,597,245	36,848,309	36,580,209	33,411,738	31,794,486	-5%	13%
Office Portfolio Like-for-like	23,403,235	20,626,126	20,371,550	20,238,971	20,607,874	18,485,519	16,707,010	-10%	-29%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	2,769	19,508	22,116	12,671	-43%	-
Macquarie Centre, North Ryde	-	-	-	7,077,490	9,509,710	10,285,327	9,638,972	-6%	-
Newmarket Dining, Randwick	-	3,244	35,549	38,581	43,706	43,640	39,712	-9%	-
Pacific Fair, Broadbeach	-	-	-	8,748,991	10,657,767	10,839,502	11,040,851	2%	-
Retail Portfolio Total	-	3,244	35,549	15,867,831	20,230,692	21,190,585	20,732,206	-2%	-



4.3 Total Electricity Consumption (kWh)

Base building electricity consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	2,665,437	2,416,132	2,255,191	-	-	-	-	-	-100%
1 William Street, Brisbane	4,391,595	4,270,221	4,106,308	4,081,158	3,781,848	3,790,908	3,450,582	-9%	-21%
140 William Street, Perth	2,692,523	2,775,295	2,751,681	2,619,032	2,650,697	2,908,789	2,693,244	-7%	-
171 Collins Street, Melbourne	912,858	687,577	549,054	589,813	647,645	886,869	1,130,888	28%	24%
205 North Quay, Brisbane	-	-	-	-	-	-	329,885	-	-
311 Spencer Street, Melbourne	-	-	4,101,674	4,464,964	3,777,164	3,426,180	3,561,857	4%	-
313 Spencer Street, Melbourne	1,175,830	1,914,811	1,288,424	1,440,882	2,167,522	2,152,579	1,952,346	-9%	66%
447 Collins Street, Melbourne	-	576,199	1,673,784	1,289,374	1,403,055	1,328,265	1,504,648	13%	-
5 Martin Place, Sydney	1,838,791	1,599,038	1,444,514	1,376,075	1,505,850	1,500,825	1,458,874	-3%	-21%
50 Flinders Street, Adelaide	468,699	449,155	47,714	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	1,343,255	1,249,164	1,116,929	1,121,706	1,228,575	1,352,646	1,364,783	1%	2%
83 Pirie Street, Adelaide	-	-	-	-	1,177,430	1,195,653	1,279,329	7%	-
9 The Esplanade, Perth	-	-	-	-	-	-	345,131	-	-
Office Portfolio Total	15,488,988	15,937,591	19,335,274	16,983,003	18,339,786	18,542,714	19,071,566	3%	24%
Office Portfolio Like-for-like	12,354,852	12,496,106	11,256,911	11,228,666	11,982,137	12,592,718	12,050,717	-4%	-2%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	2,769	19,508	22,116	12,671	-43%	-
Macquarie Centre, North Ryde	-	-	-	6,540,594	8,495,278	9,296,206	9,086,807	-2%	-
Newmarket Dining, Randwick	-	3,244	35,549	38,581	43,706	43,640	39,712	-9%	-
Pacific Fair, Broadbeach	-	-	-	8,747,698	10,656,687	10,837,885	11,039,459	2%	-
Retail Portfolio Total	-	3244	35549	15,329,641	19,215,179	20,199,847	20,178,649	0%	-



4.4 Total Natural Gas Consumption (GJ)

Base building natural gas consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	4,287	4,095	4,457	130	-	-	-	-	-100%
1 William Street, Brisbane	190	133	116	119	164	140	139	-1%	-27%
140 William Street, Perth	2,654	2,670	2,044	2,362	2,627	2,797	2,911	4%	10%
171 Collins Street, Melbourne	5,645	7,532	6,989	7,919	7,916	5,438	3,398	-38%	-40%
205 North Quay, Brisbane	-	-	-	-	-	-	-	-	-
311 Spencer Street, Melbourne	-	-	19,657	23,896	17,957	15,041	10,666	-29%	-
313 Spencer Street, Melbourne	17,910	7,218	15,837	14,536	10,567	4,993	4,355	-13%	-76%
447 Collins Street, Melbourne	-	-	11,513	14,946	16,153	16,687	17,789	7%	-
5 Martin Place, Sydney	2,908	2,586	2,713	2,621	2,278	1,532	2,056	34%	-29%
50 Flinders Street, Adelaide	1,282	1,251	446	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	9,655	8,169	4,028	3,522	6,560	5,493	2,962	-46%	-69%
83 Pirie Street, Adelaide	-	-	-	-	-	-	-	-	-
9 The Esplanade, Perth	-	-	-	-	-	-	-	-	-
Office Portfolio Total	44,532	33,654	67,800	70,051	64,223	52,122	44,276	-15%	-1%
Office Portfolio Like-for-like	38,962	28,308	31,727	31,079	30,113	20,394	15,821	-22%	-59%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	-	-	-	-	-	-
Macquarie Centre, North Ryde	-	-	-	1,872	3,620	3,526	1,958	-44%	-
Newmarket Dining, Randwick	-	-	-	-	-	-	-	-	-
Pacific Fair, Broadbeach	-	-	-	-	-	-	-	-	-
Retail Portfolio Total	-	-	-	1,872	3,620	3,526	1,958	-44%	-



4.5 Total Renewable Electricity (kWh)

Total renewable electricity includes base building purchased renewable energy and renewable energy generated on-site.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	-	-	346,016	-	-	-	-	-	-
1 William Street, Brisbane	-	-	4,106,308	4,081,158	3,781,848	3,790,908	3,450,582	-9%	-
140 William Street, Perth	59,361	61,419	2,813,411	2,674,109	2,708,474	2,968,414	2,752,052	-7%	4536%
171 Collins Street, Melbourne	91,905	106,905	660,194	702,753	755,785	997,030	1,230,067	23%	1238%
205 North Quay, Brisbane	-	-	-	-	-	-	329,885	-	-
311 Spencer Street, Melbourne	-	-	4,101,674	4,464,964	3,777,164	3,426,180	3,561,857	4%	-
313 Spencer Street, Melbourne	-	-	1,288,424	1,440,882	2,167,522	2,152,579	1,952,346	-9%	-
447 Collins Street, Melbourne	-	-	1,673,712	1,289,374	1,403,055	1,328,265	1,504,648	13%	-
5 Martin Place, Sydney	-	-	1,444,514	1,376,075	1,505,850	1,500,825	1,458,874	-3%	-
50 Flinders Street, Adelaide	59,941	104,387	9,189	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	30,492	37,026	1,161,911	1,167,185	1,236,683	1,380,718	1,385,017	0%	4442%
83 Pirie Street, Adelaide	-	-	-	-	1,261,886	1,334,203	1,423,720	7%	-
9 The Esplanade, Perth	-	-	-	-	-	-	194,715	-	-
Office Portfolio Total	241,698	309,736	17,605,354	17,196,499	18,598,267	18,879,121	19,243,762	2%	7862%
Office Portfolio Like-for-like	181,758	205,350	11,474,763	11,442,162	12,156,161	12,790,576	12,228,938	-4%	6628%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	-	-	-	-	-100%	-
Macquarie Centre, North Ryde	-	-	-	-	4,531,490	9,296,206	9,086,807	-2%	-
Newmarket Dining, Randwick	-	-	-	-	-	-	-	-	-
Pacific Fair, Broadbeach	-	-	-	-	10,656,687	10,837,885	11,039,459	2%	-
Retail Portfolio Total	-	-	-	-	15,188,177	20,134,091	20,126,266	0%	-



4.6 Total Tenant Energy Consumption (kWh)

Tenant electricity and gas consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	3,066,415	2,937,334	2,632,118	40,470	-	-	-	-	-100%
1 William Street, Brisbane	3,661,078	3,790,909	3,611,102	3,333,118	3,450,677	3,022,235	2,808,346	-7%	-23%
140 William Street, Perth	6,881,144	5,775,198	5,087,820	4,912,341	5,185,726	5,190,330	5,232,511	1%	-24%
171 Collins Street, Melbourne	1,700,649	1,591,634	1,318,706	1,553,836	1,471,157	1,347,089	1,461,671	9%	-14%
205 North Quay, Brisbane	-	-	-	-	-	-	-	-	-
311 Spencer Street, Melbourne	-	-	4,079,136	4,819,944	5,035,776	5,096,225	5,253,072	3%	-
313 Spencer Street, Melbourne	1,609,019	1,815,782	1,683,338	1,545,387	2,382,419	3,202,219	3,224,309	1%	100%
447 Collins Street, Melbourne	-	123,225	1,495,817	2,048,638	2,320,331	2,522,887	2,576,750	2%	-
5 Martin Place, Sydney	2,329,420	2,180,953	1,892,109	1,881,526	1,817,122	1,699,236	1,556,677	-8%	-33%
50 Flinders Street, Adelaide	1,323,017	1,298,313	181,480	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	3,594,691	2,696,792	1,447,399	2,026,739	2,139,384	2,301,032	1,584,908	-31%	-56%
83 Pirie Street, Adelaide	-	-	-	-	596,968	1,260,668	1,430,572	13%	-
9 The Esplanade, Perth	-	-	-	-	-	-	120,484	-	-
Office Portfolio Total	24,165,433	22,210,140	23,429,026	22,161,998	24,399,559	25,641,919	25,249,301	-2%	4%
Office Portfolio Like-for-like	19,776,001	17,851,268	15,040,474	15,252,946	16,446,484	16,762,140	15,868,423	-5%	-20%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	17,466	190,024	301,987	101,488	-66%	-
Macquarie Centre, North Ryde	-	-	-	15,975,753	21,407,676	21,078,707	21,990,836	4%	-
Newmarket Dining, Randwick	-	-	60,808	145,606	179,147	190,014	189,495	0%	-
Pacific Fair, Broadbeach	-	-	-	20,821,065	28,057,293	29,440,073	30,091,639	2%	-
Retail Portfolio Total	-	-	60,808	36,959,890	49,834,141	51,010,781	52,373,458	3%	-



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BGC

Nine The Esplanade, Perth

Carbon Emissions

435 Bourke Street, Melbourne

Artist Impression

The section includes:

5.1 Carbon Intensity (kg CO₂-e/NLA)

5.2 Total Scope 1 Carbon Emissions (tCO₂-e)

5.3 Total Scope 2 Carbon Emissions (tCO₂-e) - Location Based

5.4 Total Scope 2 Carbon Emissions (tCO₂-e) - Market Based

5.5 Total Scope 3 Carbon Emissions (tCO₂-e)

5.6 Total Carbon Offsets (tCO₂-e) Procured & Retired

5.7 Upfront Embodied Carbon Intensity (kgCO₂-e / GFA)



5.1 Carbon Intensity (kgCO₂-e/NLA)

Carbon intensity is calculated using the sum of scope 1 emissions and scope 2 (market based) emissions.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	62	57	48	7	-	-	-	-	-
1 William Street, Brisbane	46	45	0	0	0	0	0	0%	-100%
140 William Street, Perth	50	51	2	3	3	3	3	4%	-93%
171 Collins Street, Melbourne	31	28	11	12	12	9	6	-35%	-82%
205 North Quay, Brisbane	-	-	-	-	-	-	0	-	-
311 Spencer Street, Melbourne	-	-	16	18	14	12	8	-29%	-
313 Spencer Street, Melbourne	63	64	27	25	19	9	8	-13%	-88%
447 Collins Street, Melbourne	-	37	12	15	17	17	18	7%	-
5 Martin Place, Sydney	53	47	8	4	4	2	3	34%	-94%
50 Flinders Street, Adelaide	18	23	16	-	-	-	-	-	-
720 Bourke Street, Melbourne	34	29	4	4	7	6	8	35%	-77%
83 Pirie Street, Adelaide	-	-	-	-	0	0	0	0%	-
9 The Esplanade, Perth	-	-	-	-	-	-	9	-	-
Office Portfolio Total	46	44	13	9	8	6	6	-7%	-87%
Office Portfolio Like-for-like	45	43	7	6	6	4	4	0%	-91%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	5	7	7	4	-45%	-
Macquarie Centre, North Ryde	-	-	-	57	29	5	3	-45%	-
Newmarket Dining, Randwick	-	26	26	28	31	29	26	-13%	-
Pacific Fair, Broadbeach	-	-	-	64	0	2	1	-44%	-
Retail Portfolio Total	-	26	26	60	14	4	2	-44%	-



5.2 Total Scope 1 Carbon Emissions (tCO₂-e)

Inclusive of emissions from natural gas, diesel and refrigerants.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	524	504	495	7	-	-	-	-	-100%
1 William Street, Brisbane	14	12	16	14	8	10	12	19%	-15%
140 William Street, Perth	137	140	106	124	137	144	150	4%	9%
171 Collins Street, Melbourne	294	392	364	409	409	283	183	-35%	-38%
205 North Quay, Brisbane	-	-	-	-	-	-	0	-	-
311 Spencer Street, Melbourne	-	-	1,019	1,237	937	780	551	-29%	-
313 Spencer Street, Melbourne	923	373	818	769	553	258	224	-13%	-76%
447 Collins Street, Melbourne	-	-	596	772	834	861	918	7%	-
5 Martin Place, Sydney	292	277	271	139	123	79	106	34%	-64%
50 Flinders Street, Adelaide	68	222	23	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	573	422	210	187	343	285	385	35%	-33%
83 Pirie Street, Adelaide	-	-	-	-	1	0	3	629%	-
9 The Esplanade, Perth	-	-	-	-	-	-	0	-	-
Office Portfolio Total	2,825	2,342	3,917	3,659	3,345	2,700	2,532	-6%	-10%
Office Portfolio Like-for-like	2,233	1,616	1,785	1,643	1,574	1,059	1,060	0%	-53%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	-	-	-	-	-	-
Macquarie Centre, North Ryde	-	-	-	722	914	646	356	-45%	-
Newmarket Dining, Randwick	-	-	-	-	-	-	-	-	-
Pacific Fair, Broadbeach	-	-	-	220	21	351	195	-44%	-
Retail Portfolio Total	-	-	-	941	935	997	551	-45%	-



5.3 Total Scope 2 Carbon Emissions (tCO₂-e) - Location Based

Scope 2 emissions in this table are calculated using the Location Based carbon accounting methodology.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	2,186	1,957	1,765	-	-	-	-	-	-100%
1 William Street, Brisbane	3,513	3,459	3,326	3,265	2,761	2,767	2,450	-11%	-30%
140 William Street, Perth	1,885	1,915	1,871	1,781	1,352	1,542	1,374	-11%	-27%
171 Collins Street, Melbourne	977	701	538	566	550	701	871	24%	-11%
205 North Quay, Brisbane	-	-	-	-	-	-	234	-	-
311 Spencer Street, Melbourne	-	-	4,020	4,286	3,211	2,707	2,743	1%	-
313 Spencer Street, Melbourne	1,258	1,953	1,263	1,383	1,842	1,701	1,503	-12%	19%
447 Collins Street, Melbourne	-	588	1,640	1,238	1,193	1,049	1,159	10%	-
5 Martin Place, Sydney	1,508	1,295	1,170	1,087	1,099	1,021	963	-6%	-36%
50 Flinders Street, Adelaide	208	152	17	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	1,437	1,274	1,095	1,077	1,044	1,069	1,051	-2%	-27%
83 Pirie Street, Adelaide	-	-	-	-	294	299	294	-2%	-
9 The Esplanade, Perth	-	-	-	-	-	-	176	-	-
Office Portfolio Total	12,972	13,294	16,704	14,683	13,347	12,854	12,817	0%	-1%
Office Portfolio Like-for-like	10,578	10,598	9,263	9,159	8,649	8,799	8,211	-7%	-22%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	2	14	15	8	-44%	-
Macquarie Centre, North Ryde	-	-	-	5,167	6,202	6,321	5,997	-5%	-
Newmarket Dining, Randwick	-	3	29	30	32	30	26	-12%	-
Pacific Fair, Broadbeach	-	-	-	6,998	7,779	7,912	7,838	-1%	-
Retail Portfolio Total	-	3	29	12,198	14,027	14,278	13,870	-3%	-



5.4 Total Scope 2 Carbon Emissions (tCO₂-e) - Market Based

Scope 2 emissions in this table are calculated using the Market Based carbon accounting methodology.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	2,132	1,933	1,527	-	-	-	-	-	-100%
1 William Street, Brisbane	3,513	3,416	0	0	0	0	0	0%	-100%
140 William Street, Perth	2,154	2,220	0	0	0	0	0	0%	-100%
171 Collins Street, Melbourne	730	550	0	0	0	0	0	0%	-100%
205 North Quay, Brisbane	-	-	-	-	-	-	0	-	-
311 Spencer Street, Melbourne	-	-	0	0	0	0	0	0%	-
313 Spencer Street, Melbourne	941	1,532	0	0	0	0	0	0%	-100%
447 Collins Street, Melbourne	-	461	0	0	0	0	0	0%	-
5 Martin Place, Sydney	1,471	1,279	0	0	0	0	0	0%	-100%
50 Flinders Street, Adelaide	327	276	31	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	1,075	999	0	0	0	0	0	0%	-100%
83 Pirie Street, Adelaide	-	-	-	-	0	0	0	0%	-
9 The Esplanade, Perth	-	-	-	-	-	-	76	-	-
Office Portfolio Total	12,343	12,667	1,558	0	0	0	76	-	-99%
Office Portfolio Like-for-like	9,884	9,997	0	0	0	0	0	0%	-100%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	2	15	17	9	-45%	-
Macquarie Centre, North Ryde	-	-	-	5,101	3,064	0	0	-	-
Newmarket Dining, Randwick	-	3	28	30	34	33	29	-13%	-
Pacific Fair, Broadbeach	-	-	-	6,827	0	0	0	-	-
Retail Portfolio Total	-	3	28	11,960	3,113	49	38	-24%	-



5.5 Total Scope 3 Carbon Emissions (tCO₂-e)

Includes tenant energy, waste to landfill, distribution and transmission of energy.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	663	554	507	5	-	-	-	-	-100%
1 William Street, Brisbane	3,881	3,770	3,598	3,342	3,278	2,966	2,522	-15%	-35%
140 William Street, Perth	4,674	3,946	3,428	3,277	2,776	2,903	2,882	-1%	-38%
171 Collins Street, Melbourne	2,002	1,783	1,405	1,608	1,365	1,206	1,304	8%	-35%
205 North Quay, Brisbane	-	-	-	-	-	-	43	-	-
311 Spencer Street, Melbourne	-	-	4,561	5,208	4,665	4,380	4,481	2%	-
313 Spencer Street, Melbourne	2,012	2,162	1,962	1,747	2,275	2,755	2,748	0%	37%
447 Collins Street, Melbourne	-	197	1,782	2,201	2,212	2,240	2,301	3%	-
5 Martin Place, Sydney	2,299	2,081	1,796	1,701	1,553	1,324	1,189	-10%	-48%
50 Flinders Street, Adelaide	198	190	26	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	4,219	3,006	1,617	2,159	1,964	1,971	1,396	-29%	-67%
83 Pirie Street, Adelaide	-	-	-	-	254	429	418	-3%	-
9 The Esplanade, Perth	-	-	-	-	-	-	36	-	-
Office Portfolio Total	19,947	17,690	20,682	21,246	20,342	20,174	19,319	-4%	-3%
Office Portfolio Like-for-like	19,087	16,748	13,805	13,833	13,211	13,125	12,041	-8%	-37%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	22	184	275	91	-67%	-
Macquarie Centre, North Ryde	-	-	-	15,172	19,135	18,022	18,228	1%	-
Newmarket Dining, Randwick	-	1	121	196	209	218	220	1%	-
Pacific Fair, Broadbeach	-	-	-	17,871	22,299	23,142	22,500	-3%	-
Retail Portfolio Total	-	1	121	33,263	41,827	41,657	41,039	-1%	-



5.6 Total Carbon Offsets (tCO₂-e)

Carbon offsets that have been procured and retired.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	-	-	-	-	-	-	-	-	-
1 William Street, Brisbane	-	-	239	150	150	357	41	-89%	-
140 William Street, Perth	-	-	88	148	148	857	324	-62%	-
171 Collins Street, Melbourne	-	-	430	298	452	354	172	-51%	-
205 North Quay, Brisbane	-	-	-	-	-	-	-	-	-
311 Spencer Street, Melbourne	-	-	762	1,187	1,444	1,203	535	-56%	-
313 Spencer Street, Melbourne	-	-	775	886	572	739	383	-48%	-
447 Collins Street, Melbourne	-	-	489	724	1,209	1,287	452	-65%	-
5 Martin Place, Sydney	-	-	494	287	314	586	-	-100%	-
50 Flinders Street, Adelaide	-	-	-	-	-	-	-	-	-
720 Bourke Street, Melbourne	-	-	256	130	368	530	46	-91%	-
83 Pirie Street, Adelaide	-	-	-	-	16	74	74	0%	-
9 The Esplanade, Perth	-	-	-	-	-	-	-	-	-
Office Portfolio Total	-	-	3,533	3,811	4,674	5,988	2,027	-66%	-
Office Portfolio Like-for-like	-	-	2,282	1,900	2,005	3,423	966	-72%	-

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	-	-	-	-	-	-
Macquarie Centre, North Ryde	-	-	-	-	2,060	4,160	4,117	-1%	-
Newmarket Dining, Randwick	-	-	-	-	-	-	-	-	-
Pacific Fair, Broadbeach	-	-	-	-	4,274	3,726	1,897	-49%	-
Retail Portfolio Total	-	-	-	-	6,334	7,886	6,014	-24%	-



5.7 Upfront Embodied Carbon Intensity (kgCO₂-e/GFA)

For development projects.

Development project	Type	Upfront Embodied Carbon	Stage	Completion
83 Pirie Street, Adelaide	Office	382	As Built	2022
185 Wharf Street, Brisbane	Residential	354	Design review	2027
435 Bourke Street, Melbourne	Office	470	Design review	2027

Upfront embodied carbon accounts for life-cycle stages A1-A5

Note: this data has not been included in the Limited Assurance scope

Water

720 Bourke Street, Melbourne

The section includes:

6.1 Water Intensity (L/NLA)

6.2 Total Potable Water Consumption (kL)

6.3 Total Reused & Recycled Water Consumption (kL)

6.4 Total Water Consumption (Potable & Recycled) (kL)



6.1 Water Intensity (L/NLA)

Water intensity is calculated using whole building water consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	591	346	268	24	-	-	-	-	-
1 William Street, Brisbane	652	556	451	424	432	484	434	-10%	-34%
140 William Street, Perth	1,044	1,067	1,038	946	995	1,087	1,075	-1%	3%
171 Collins Street, Melbourne	530	530	269	255	331	456	450	-1%	-15%
205 North Quay, Brisbane	-	-	-	-	-	-	527	-	-
311 Spencer Street, Melbourne	-	-	238	207	228	221	232	5%	-
313 Spencer Street, Melbourne	490	483	455	354	432	493	469	-5%	-4%
447 Collins Street, Melbourne	-	224	79	106	184	198	205	4%	-
5 Martin Place, Sydney	659	519	359	386	382	402	410	2%	-38%
50 Flinders Street, Adelaide	373	323	160	-	-	-	-	-	-
720 Bourke Street, Melbourne	454	369	140	100	110	151	171	13%	-62%
83 Pirie Street, Adelaide	-	-	-	-	270	356	424	19%	-
9 The Esplanade, Perth	-	-	-	-	-	-	389	-	-
Office Portfolio Total	626	533	362	342	370	417	416	0%	-33%
Office Portfolio Like-for-like	652	594	462	422	452	515	499	-3%	-23%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail Epping	-	-	-	494	841	2,140	781	-64%	-
Macquarie Centre North Ryde	-	-	-	1,259	1,373	1,549	1,549	0%	-
Newmarket Dining Randwick	-	2,869	3,406	3,949	4,305	4,402	4,756	8%	-
Pacific Fair Broadbeach	-	-	-	983	1,096	995	929	-7%	-
Retail Portfolio Total	-	2,869	3,406	1,129	1,237	1,276	1,233	-3%	-



6.2 Total Potable Water Consumption (kL)

Whole building consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	25,123	14,727	11,370	22	-	-	-	-	-100%
1 William Street, Brisbane	49,963	42,682	34,553	32,645	33,002	36,979	33,133	-10%	-34%
140 William Street, Perth	48,172	49,349	47,877	43,613	45,804	50,056	49,530	-1%	3%
171 Collins Street, Melbourne	17,556	17,624	8,917	8,444	10,912	15,059	14,872	-1%	-15%
205 North Quay, Brisbane	-	-	-	-	-	-	3,970	-	-
311 Spencer Street, Melbourne	-	-	15,308	14,201	15,402	14,979	15,683	5%	-
313 Spencer Street, Melbourne	14,601	14,415	13,544	10,754	12,925	14,735	13,933	-5%	-5%
447 Collins Street, Melbourne	-	2,793	3,947	5,326	9,250	9,987	10,284	3%	-
5 Martin Place, Sydney	21,828	17,234	11,881	13,081	12,783	13,469	13,732	2%	-37%
50 Flinders Street, Adelaide	8,104	7,029	523	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	22,022	17,993	6,798	4,865	5,314	7,319	8,316	14%	-62%
83 Pirie Street, Adelaide	-	-	-	84	7,246	10,889	13,015	20%	-
9 The Esplanade, Perth	-	-	-	-	-	-	3142	-	-
Office Portfolio Total	207,370	183,845	154,719	133,034	152,638	173,471	179,611	4%	-13%
Office Portfolio Like-for-like	174,143	159,297	123,570	113,401	120,740	137,616	133,517	-3%	-23%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	222	1,886	4,801	1,752	-64%	-
Macquarie Centre, North Ryde	-	-	-	128,686	188,256	210,106	210,400	0%	-
Newmarket Dining, Randwick	-	284	3,730	4,325	4,714	4,820	5,208	8%	-
Pacific Fair, Broadbeach	-	-	-	108,966	163,013	150,315	140,236	-7%	-
Retail Portfolio Total	-	284	3,730	242,199	357,869	370,042	357,596	-3%	-



6.3 Total Reused & Recycled Water Consumption (kL)

Whole building consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	3,438	5,653	5,404	-	-	-	-	-	-100%
1 William Street, Brisbane	-	-	-	-	-	-	-	-	-
140 William Street, Perth	-	-	-	-	-	-	-	-	-
171 Collins Street, Melbourne	6	120	7	47	257	222	-	-100%	-93%
205 North Quay, Brisbane	-	-	-	-	-	-	-	-	-
311 Spencer Street, Melbourne		72	3,358	1,706	595	2,811	2,825	-	-
313 Spencer Street, Melbourne	1,294	1,484	1,102	1,089	821	-	-	-	-100%
447 Collins Street, Melbourne	-	-	-	-	-	-	-	-	-
5 Martin Place, Sydney	-	-	-	-	-	-	-	-	-
50 Flinders Street, Adelaide	148	500	42	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	9,376	5,491	822	4,060	4,065	2,650	2,059	-22%	-78%
83 Pirie Street, Adelaide	-	-	-	-	229	149	110	-	-
9 The Esplanade, Perth	-	-	-	-	-	-	-	-	-
Office Portfolio Total	14,262	13,320	10,736	6,901	5,967	5,832	4,995	-14%	-65%
Office Portfolio Like-for-like	10,676	7,095	1,931	5,196	5,143	2,872	2,060	-28%	-81%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail Epping	-	-	-	-	-	-	-	-	-
Macquarie Centre North Ryde	-	-	-	-	-	-	-	-	-
Newmarket Dining Randwick	-	-	-	-	-	-	-	-	-
Pacific Fair Broadbeach	-	-	-	-	-	-	-	-	-
Retail Portfolio Total	-	-	-	-	-	-	-	-	-



6.4 Total Water Consumption (Potable & Recycled) (kL)

Whole building consumption.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	28,561	20,380	16,774	22	-	-	-	-	-100%
1 William Street, Brisbane	49,963	42,682	34,553	32,645	33,002	36,979	33,133	-10%	-34%
140 William Street, Perth	48,172	49,349	47,877	43,613	45,804	50,056	49,530	-1%	3%
171 Collins Street, Melbourne	17,562	17,744	8,924	8,491	11,169	15,280	14,872	-3%	-15%
205 North Quay, Brisbane	-	-	-	-	-	-	3,970	-	-
311 Spencer Street, Melbourne	-	72	18,667	15,907	15,996	17,790	18,508	4%	-
313 Spencer Street, Melbourne	15,895	15,899	14,646	11,843	13,746	14,735	13,933	-5%	-12%
447 Collins Street, Melbourne	-	2,793	3,947	5,326	9,250	9,987	10,284	3%	-
5 Martin Place, Sydney	21,828	17,234	11,881	13,081	12,783	13,469	13,732	2%	-37%
50 Flinders Street, Adelaide	8,253	7,529	565	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	31,398	23,483	7,620	8,924	9,379	9,969	10,375	4%	-67%
83 Pirie Street, Adelaide	-	-	-	84	7,475	11,038	13,126	19%	-
9 The Esplanade, Perth	-	-	-	-	-	-	3,142	-	-
Office Portfolio Total	221,633	197,165	165,454	139,936	158,604	179,303	184,606	3%	-17%
Office Portfolio Like-for-like	184,819	166,392	125,501	118,597	125,883	140,488	135,576	-3%	-27%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	222	1,886	4,801	1,752	-64%	-
Macquarie Centre, North Ryde	-	-	-	128,686	188,256	210,106	210,400	0%	-
Newmarket Dining, Randwick	-	284	3,730	4,325	4,714	4,820	5,208	8%	-
Pacific Fair, Broadbeach	-	-	-	108,966	163,013	150,315	140,236	-7%	-
Retail Portfolio Total	-	284	3,730	242,199	357,869	370,042	357,596	-3%	-



435 Bourke Street, Melbourne
Artist Impression

Waste

185 Wharf St, Brisbane

Artist Impression

The section includes:

7.1 Recycling Rate (%)

7.2 Total Waste Recycled (t)

7.3 Total Waste to Landfill (t)

7.4 Total Waste (t)

7.5 Construction & Demolition Waste (t)



7.1 Recycling Rate (%)

Whole building operational waste diverted from landfill.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	52%	54%	34%	-	-	-	-	-	-
1 William Street, Brisbane	37%	55%	53%	52%	58%	64%	65%	1%	28%
140 William Street, Perth	39%	44%	47%	42%	44%	47%	48%	0%	8%
171 Collins Street, Melbourne	75%	72%	77%	75%	73%	69%	72%	2%	-4%
205 North Quay, Brisbane	-	-	-	-	-	-	46%	-	-
311 Spencer Street, Melbourne	-	-	51%	54%	62%	66%	63%	-3%	-
313 Spencer Street, Melbourne	60%	66%	57%	65%	70%	73%	69%	-5%	9%
447 Collins Street, Melbourne	-	48%	36%	48%	57%	54%	54%	0%	-
5 Martin Place, Sydney	50%	45%	19%	34%	53%	56%	76%	20%	26%
50 Flinders Street, Adelaide	100%	97%	96%	-	-	-	-	-	-
720 Bourke Street, Melbourne	54%	69%	52%	38%	64%	68%	70%	2%	16%
83 Pirie Street, Adelaide	-	-	-	-	100%	100%	100%	0%	-
9 The Esplanade, Perth	-	-	-	-	-	-	65%	-	-
Office Portfolio Total	50%	57%	47%	49%	57%	61%	63%	2%	13%
Office Portfolio Like-for-like	48%	55%	49%	48%	55%	58%	62%	4%	14%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail Epping	-	-	-	42%	34%	27%	29%	2%	-
Macquarie Centre North Ryde	-	-	-	34%	37%	31%	33%	2%	-
Newmarket Dining Randwick	-	-	36%	44%	44%	39%	38%	-2%	-
Pacific Fair Broadbeach	-	-	-	50%	44%	42%	43%	1%	-
Retail Portfolio Total	-	-	36%	42%	40%	35%	37%	1%	-



7.2 Total Waste Recycled (t)

Whole building operational waste diverted to recycling.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	122	109	39	-	-	-	-	-	-100%
1 William Street, Brisbane	153	131	112	118	156	179	170	-5%	11%
140 William Street, Perth	204	196	188	134	157	183	176	-4%	-14%
171 Collins Street, Melbourne	114	80	30	32	46	57	65	14%	-43%
205 North Quay, Brisbane	-	-	-	-	-	-	1	-	-
311 Spencer Street, Melbourne	-	-	53	78	99	117	117	0%	-
313 Spencer Street, Melbourne	103	117	89	65	63	64	78	22%	-24%
447 Collins Street, Melbourne	-	8	35	27	66	64	83	30%	-
5 Martin Place, Sydney	115	78	14	27	76	51	125	142%	8%
50 Flinders Street, Adelaide	85	81	10	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	167	135	43	37	35	39	41	5%	-75%
83 Pirie Street, Adelaide	-	-	-	-	37	76	84	10%	-
9 The Esplanade, Perth	-	-	-	-	-	-	3	-	-
Office Portfolio Total	1,063	935	613	519	734	831	943	13%	-11%
Office Portfolio Like-for-like	856	737	475	413	532	574	655	14%	-23%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	4	20	22	8	-62%	-
Macquarie Centre, North Ryde	-	-	-	764	1,213	983	1,108	13%	-
Newmarket Dining, Randwick	-	-	27	43	44	44	43	-2%	-
Pacific Fair, Broadbeach	-	-	-	991	1,054	895	943	5%	-
Retail Portfolio Total	-	-	27	1,802	2,331	1,944	2,103	8%	-



7.3 Total Waste to Landfill (t)

Whole building operational waste sent to landfill.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	112	93	76	-	-	-	-	-	-100%
1 William Street, Brisbane	259	107	101	107	112	99	91	-8%	-65%
140 William Street, Perth	312	254	213	183	197	203	191	-6%	-39%
171 Collins Street, Melbourne	37	31	9	11	17	25	26	1%	-31%
205 North Quay, Brisbane	-	-	-	-	-	-	2	-	-
311 Spencer Street, Melbourne	-	-	52	66	61	61	68	12%	-
313 Spencer Street, Melbourne	69	59	68	35	28	23	36	55%	-48%
447 Collins Street, Melbourne	-	8	62	29	49	54	70	29%	-
5 Martin Place, Sydney	115	95	63	51	67	40	39	-2%	-66%
50 Flinders Street, Adelaide	-	3	-	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	143	61	39	62	19	19	18	-5%	-87%
83 Pirie Street, Adelaide	-	-	-	-	0	0	0	0%	-
9 The Esplanade, Perth	-	-	-	-	-	-	2	-	-
Office Portfolio Total	1,047	710	683	544	551	524	542	4%	-48%
Office Portfolio Like-for-like	936	606	493	448	440	409	401	-2%	-57%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail Epping	-	-	-	6	39	59	20	-66%	-
Macquarie Centre North Ryde	-	-	-	1,457	2,072	2,181	2,256	3%	-
Newmarket Dining Randwick	-	-	49	56	57	68	71	5%	-
Pacific Fair Broadbeach	-	-	-	993	1,348	1,234	1,265	2%	-
Retail Portfolio Total	-	-	49	2,512	3,516	3,541	3,612	2%	-



7.4 Total Waste (t)

Whole building operational waste recycled and sent to landfill.

Office Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
1 Bligh Street, Sydney	234	202	115	-	-	-	-	-	-100%
1 William Street, Brisbane	413	237	213	225	267	278	261	-6%	-37%
140 William Street, Perth	516	450	401	317	354	386	367	-5%	-29%
171 Collins Street, Melbourne	152	111	39	43	63	82	91	10%	-40%
205 North Quay, Brisbane	-	-	-	-	-	-	3	-	-
311 Spencer Street, Melbourne	-	-	105	145	160	178	185	4%	-
313 Spencer Street, Melbourne	172	176	157	100	91	87	114	31%	-34%
447 Collins Street, Melbourne	-	16	97	57	116	118	153	30%	-
5 Martin Place, Sydney	230	173	77	78	143	91	164	79%	-29%
50 Flinders Street, Adelaide	85	84	11	-	-	-	-	-	-100%
720 Bourke Street, Melbourne	309	196	82	99	54	58	59	2%	-81%
83 Pirie Street, Adelaide	-	-	-	-	37	76	84	10%	-
9 The Esplanade, Perth	-	-	-	-	-	-	4	-	-
Office Portfolio Total	2,110	1,645	1,295	1,062	1,285	1,355	1,486	10%	-30%
Office Portfolio Like-for-like	1,791	1,343	968	861	972	983	1,056	7%	-41%

Retail Portfolio	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	% Change (compared to FY2024)	% Change (compared to FY2019)
Langston Retail, Epping	-	-	-	11	59	81	28	-65%	-
Macquarie Centre, North Ryde	-	-	-	2,221	3,285	3,163	3,364	6%	-
Newmarket Dining, Randwick	-	-	76	99	102	112	114	2%	-
Pacific Fair, Broadbeach	-	-	-	1,984	2,401	2,129	2,208	4%	-
Retail Portfolio Total	-	-	76	4,314	5,847	5,485	5,715	4%	-



7.5 Construction & Demolition Waste (t)

Construction and demolition waste to landfill and recycled waste for all development projects - office & residential.

Development Project	Waste Type	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	Total waste
Office & Residential	Recycled	9,698	7,271	19,947	15,273	10,121	13,434	12,845	88,589
Office & Residential	Landfill	900	1,049	905	444	972	376	1,673	6,320
% Recycled	-	92%	87%	96%	97%	91%	97%	87%	93%

Social Sustainability

111 Castlereagh, Sydney

The section includes:

8.1 Gender Diversity

8.2 Safety Statistics (Developments)

8.3 Workforce Participation

8.4 Community Investment



8.1 Gender Diversity

Women representation by position level.

Position level	FY2021	FY2022	FY2023	FY2024	FY2025
Cbus Property Board	29%	43%	43%	43%	43%
Executive	29%	29%	43%	38%	33%
Senior roles	29%	29%	40%	34%	44%
All employees	41%	40%	44%	48%	51%

Note: this data has not been included in the Limited Assurance scope



8.2 Safety Statistics (Developments)

Safety metric	FY2021	FY2022	FY2023	FY2024	FY2025
Fatalities	0	0	0	0	0
Lost time injury rate*	0.5	1.9	4.1	7.6	1.2
Near misses	7	8	7	8	12
First aid injuries	98	117	83	126	177
Medical treatment injuries	17	22	30	34	24

*Per 1,000,000 worked hours

Note: this data has not been included in the Limited Assurance scope



8.3 Workforce Participation

Participation hours	Metric	As at 30 June 2024 (cumulative)	As at 30 June 2025 (cumulative)
Women in construction	Hours worked	110,842	183,020
	% of total hours worked	5.6%	5.5%
First Nations peoples	Hours worked	50,892	75,029
	% of total hours worked	2.6%	2.2%

Note: this data has not been included in the Limited Assurance scope



8.4 Community Investment (\$ AUD)

Investment type	FY2021	FY2022	FY2023	FY2024	FY2025	Total
Contributions*	\$89,939	\$38,835	\$62,848	\$222,210	\$383,893	\$797,725
Leverage**	\$29,408	\$19,236	\$8,649	\$3,073	\$30,959	\$91,326
Social Procurement	\$5,600	\$24,982	\$18,891	\$55,561	\$32,549	\$137,584
First Nations Procurement	\$0	\$3,461,278	\$3,572,922	\$4,190,212	\$18,178,920	\$29,403,332
Total Community Investment	\$124,948	\$3,544,331	\$3,663,310	\$4,471,056	\$18,626,322	\$30,429,966

* Contributions - include direct donations, in-kind goods and services, volunteering time, space and foregone revenue

** Leverage - money raised from the public



185 Wharf St, Brisbane

Reporting Criteria

Como Terraces, South Yarra

The section includes:

9.1 Reporting Boundary

9.2 Reporting Methodology

9.3 Accruals & Estimates

9.1 Reporting Boundary

The following table outlines parameters used in Cbus Property’s Sustainability Report and GRESB submission. It forms the basis for the resulting independent Limited Assurance provided by KPMG.

Sustainability report	GRESB
Cbus Property report all metrics as whole portfolio metrics there are no exclusions based on operational control and no equity-based apportionment (always 100per cent).	Cbus Property report all metrics in their GRESB submission (submitted to the assessment portal) as whole portfolio metrics. Therefore, there are no exclusions based on operational control and no equity-based apportionment (always 100 per cent). Please refer to the “Reporting Scope and Boundaries” section of the GRESB guidance.
Base-Building and Tenant Apportionment:	Base-Building and Tenant Apportionment:
Cbus Property disaggregate their energy, water and waste consumption by base-building and tenant consumption.	Cbus Property disaggregate their energy, water and waste consumption by base-building and tenant consumption.
Scope 1 GHG emissions calculations are based on base-building consumption and refrigerants are included.	Scope 1 GHG emissions calculations are based on base-building consumption and refrigerants are excluded.
Scope 2 GHG emissions calculations are based on base-building consumption.	Scope 2 GHG emissions calculations are based on base-building consumption.
Scope 3 GHG emissions include tenant emissions, waste to landfill, and distribution and transmissions of energy emissions.	Scope 3 GHG emissions only include tenant emissions.

9.2 Reporting Methodology

Metric	Definition/scope	Methods/key sources	External standard/methodology
Quantity of base building energy (inclusive of onsite renewable) (kWh) Quantity of tenant energy (kWh) Quantity of whole building energy (kWh)	Defined as the consumption of energy to operate the building, include energy sources such as natural gas combustion onsite, diesel used as a stationary energy source, solar electricity generated and consumed onsite, and electricity purchased from the networks.	Diesel, natural gas, electricity and renewable electricity consumption. Evidence for base building or whole building is sourced is based on invoices. These are generally charged to either a base-building or tenant account (with three assets having whole building billing with a tenant allocation). Tenant consumption evidence is from the BMS metering system	
Quantity of renewable energy (including onsite and offsite) (kWh)	Defined as solar electricity generated and consumed onsite, and renewable electricity purchased from the networks. Purchased renewable energy arrangements include GreenPower, LGCs, PPA.	GreenPower is bundled alongside supplier invoices with grid electricity usage. LGCs are used as needed and the PPA covers a number of assets for their total electricity usage. On-site solar is all generated and consumed by Cbus Property and data is managed by an internal system.	
Scope 1 GHG emissions (inclusive of refrigerants) (tCO₂-e)	Direct GHG emissions released into the atmosphere from sources from physical units or processes owned or controlled by the organisation. This metric includes refrigerants.	See above for energy evidence sources. Emission factors are sourced from the Australian National Greenhouse Accounts for stationary and transport liquid and gaseous fuel combustion.	
Scope 1 GHG emissions (exclusive of refrigerants) (tCO₂-e)	Direct GHG emissions released into the atmosphere from sources from physical units or processes owned or controlled by the organisation. Note the GRESB scope does not include refrigerants.	See above for energy evidence sources. Emission factors are sourced from the Australian National Greenhouse Accounts for stationary and transport liquid and gaseous fuel combustion.	national-greenhouse-account-factors-2024.pdf
Scope 2 GHG emissions (location based) (tCO₂-e)	Indirect GHG emissions from the generation of imported electricity, heat or steam consumed by the organisation. Electricity imported from the grid is the only relevant source for Cbus Property.	See above for energy evidence sources. Emission factors are sourced from the Australian National Greenhouse Accounts for state-based grid average emission factors."	national-greenhouse-account-factors-2024.pdf
Scope 2 GHG emissions (market based) (tCO₂-e)	Indirect GHG emissions from the generation of imported electricity, heat or steam consumed by the organisation. The market-based methodology accounts for all renewable energy acquired and is based on the following equation: $((\text{Total kWh} - (\text{RPP usage} + \text{Greenpower} + \text{LGCs})) \times \text{RMF}) / 1,000 = \text{Market-Based tCO}_2\text{-e.}$	See above for energy evidence sources. RPP is publicly available from the CER. RMF is calculated by Cbus Property based on the National Grid Factor for scope 2 + 3 and the RPP. Greenpower usage is tied to supplier invoices. LGCs/PPA renewable consumption is tied to their respective agreements.	voluntary-market-based-scope-2-emissions-guideline.pdf

Metric	Definition/scope	Methods/key sources	External standard/methodology
Scope 3 GHG emissions (tenant emissions) (tCO2-e)	Other indirect GHG emissions which is a consequence of an organisation's activities, but arises from greenhouse gas sources that are owned or controlled by other organisations. This includes tenant energy use. Based on GRESB methodology, Scope 3 Emissions associated with transmission & distribution, landfill, water and waste water are not in scope.	Tenant emissions are an apportionment of tenant allocations from scope 1 & 2 GHG emissions and is therefore based on charges to tenant accounts. The scope 1 & 2 GHG emissions emitted from the tenant's activity within the building are allocated to Cbus Property's scope 3 emission. This includes tenant energy (electricity and gas) consumption.	national-greenhouse-account-factors-2024.pdf
Scope 3 GHG emissions (includes tenant emissions, waste to landfill, and distribution and transmission of energy emissions) (tCO2-e)	Other indirect GHG emissions which is a consequence of an organisation's activities, but arises from greenhouse gas sources that are owned or controlled by other organisations. This includes tenant energy use and Scope 3 Emissions associated with transmission & distribution, landfill, water and waste water.	Tenant emissions are an apportionment of tenant allocations from scope 1 & 2 GHG emissions and is therefore based on charges to tenant accounts. The scope 1 & 2 GHG emissions emitted from the tenant's activity within the building are allocated to Cbus Property's scope 3 emissions. This includes tenant energy (electricity and gas) consumption. Emissions from operational waste to landfill are allocated to Cbus Property's Scope 3 emissions. Emissions lost in the transmission and distribution of gas and electricity to operational assets are allocated to Cbus Property's Scope 3 emissions.	voluntary-market-based-scope-2-emissions-guiadeline.pdf
Whole building water (potable & recycled) (kL)	Defined as the consumption of potable water from mains water, as well as the use of recycled, reclaimed water onsite either through treatment and reuse, or harvesting rain/storm water.	Total water consumption is based on invoiced quantities (except two sites, which uses metered data). Recycled and reused water is based on on-site metering via the BMS.	
Whole of building waste (t)	Defined as generated waste that is disposed offsite, which is either recovered and recycled or disposed of in landfill, or landfill equivalent (bioreactors).	Waste across assets is measured using a number of methods. Primarily, evidence is sourced using on-site waste scales and the data is aggregated in a third party management platform, which varies per asset. Invoices are used as evidence as a last resort as these do not usually reflect the actual weighed waste data.	
Whole building waste – Waste to landfill (t)	Defined as non-hazardous waste, which is a result of building operations. Whole building waste includes waste from both base building and tenant sources.	Waste across assets is measured using a number of methods. Primarily, evidence is sourced using on-site waste scales and the data is aggregated in a third party management platform, which varies per asset. Invoices are used as evidence as a last resort as these do not usually reflect the actual weighed waste data.	
Whole building waste – Recycled waste (t)	Defined as non-hazardous waste, which is a result of building operations and is recycled. Whole building recycled waste includes waste from both base building and tenant sources.	Waste across assets is measured using a number of methods. Primarily, evidence is sourced using on-site waste scales and the data is aggregated in a third party management platform, which varies per asset. Invoices are used as evidence as a last resort as these do not usually reflect the actual weighed waste data.	
Construction waste (t)	Construction waste includes all construction and demolition waste associated with the development of Cbus Property's residential and commercial projects.	Construction waste is measured using weighing scales and reported by the builder on each project. Invoices are used as evidence for this data type.	

Metric	Definition/scope	Methods/key sources	External standard/methodology
Energy intensity (MJ/m²)	Energy intensity is the megajoules per square meter of NLA used by a building and reported at the portfolio level.	Energy intensity is calculated using base building energy only and includes electricity, gas, solar generated and used on site, and diesel. The NLA is pro-rated based on the number of days the asset was active during the reporting period.	
Carbon intensity (kg CO₂-e/m²)	Carbon intensity refers to the Scope 1 and Scope 2 (Market-Based) carbon emissions per square meter of NLA and reported at the portfolio level.	Carbon intensity is calculated using Scope 1 and Scope 2 (Market-Based) emissions generated by the base building. This includes electricity, gas, solar generated and used on site, diesel and refrigerants. The NLA is pro-rated based on the number of days the asset was active during the reporting period.	
Water (potable) intensity (L/m²)	Water intensity refers to the whole building water consumption per square meter of NLA and reported at the portfolio level.	Water intensity is calculated using the whole building potable water used by the building. The NLA is pro-rated based on the number of days the asset was active during the reporting period.	
Recycling rate (% diverted from landfill)	The recycling rate refers to the per cent of waste generated through the operations of the building, which is diverted from landfill.	The recycling rate is calculated by taking the total recycled waste in tonnes and dividing this by the total waste in tonnes. The resulting figure reflects the per cent diverted from landfill.	
Carbon offsets purchased & retired (tCO₂-e)	Carbon offsets purchased and retired for use based on true-up method where retired offsets are banked and drawn upon for use annually on a rolling basis. Cbus Property use carbon offsets to offset their Scope 1 & 3 GHG Emissions as per the Climate Active Carbon Neutral Standard. Under the GRESB standards, only scope 1 & 2 GHG emissions may be offset.	Offsets are purchased/retired are logged in the respective broker's ANREU portal. Offsets acquired by their JV partners are logged in their respective ANREU portal. The true up process occurs at the end of each calendar year at the time of submitting the Climate Active Carbon Neutral rating for each building. At this time, more offsets may be purchased where required. Because of this, carbon offsets reported in the Sustainability Report may not be equal to the total emissions reported.	Technical Guidance Manual Climate Active
Community investment (AUD)	Community investment refers to the following activities: - Cash donated - money donated directly to charity - In-kind goods and equipment - value of goods/services donated, such as furniture, IT equipment, flowers - Foregone revenue – value of the fixed or casual lease space provided for free - Operational costs of space – value of operating costs provided by asset management to run the space – could be electricity, water, goods/equipment - Volunteering time > estimated number of hours by average rate to get value. - Leverage - the amount of money raised for charities via tenants & guests. - Social procurement - spend on goods/services using social or indigenous enterprises (recognised by Social Traders, Supply Nation).	Investments Portfolio: Each asset reports on the community investment made on a quarterly basis. Development Projects: The developer reports on the community investment spend on the project on a monthly basis. Corporate: Community investment activities and spend is recorded on an ad hoc basis dependent on when the activities take place.	

9.3 Accruals & Estimates

Metric	Definition/scope	Methods/key sources
General	When data is unavailable, Envizi generates automatic accruals for selected accounts, including Electricity, Gas, Waste, Water. Accrual Calculation Methodology: • Accrual = Historical Daily Average × Number of Missing Days • The Historical Daily Average in Envizi is based on the past 24 months of data. Missing data is filled using this average.	Estimates are manually entered into Envizi when actual data (e.g. invoice) is not yet available but reporting is required.
Energy	Less than 1 per cent of whole building electricity consumption and less than 1 per cent of whole building natural gas consumption has been accrued where metering data or invoices are not available in FY2025.	No estimated data has been used for energy consumption.
GHG Emissions	Accruals are not applied to LGC or Carbon Offset accounts.	Estimated data has been applied to the renewable energy at Pacific Fair Broadbeach. LGCs are reconciled and retired on an annual basis therefore estimated data based on the base building electricity consumption has been applied. This estimate accounts for 8.3 per cent of total renewable electricity reported in FY2025.
Water	The total accrued data for whole building water consumption is less than 0.3 per cent of total water data. Due to the three month billing cycle, where invoices have not yet been received, accrued data is produced by Envizi.	Whole of building water consumption for three assets was estimated, equivalent to 0.6 per cent of total water consumption data, due to the water authority going through a merger, resulting in delays with billing. Metered data was manually entered in lieu of the invoices.
Waste	Accruals have been applied for waste and recycling accounts where actual data is not yet available. This equates to less than 5 per cent of total waste and recycling data for FY2025.	A small amount of estimated data was used for waste and recycling accounts at the new asset 9 The Esplanade, where data was not yet available for the reporting period. This equates to 0.1 per cent of total waste and recycling data for FY2025.

Assurance Statement

443 Queen St, Brisbane

The section includes:

10.1 Independent Limited Assurance Report to the
Directors of Cbus Property Pty Limited

10.1 Independent Limited Assurance Report to the Directors of Cbus Property Pty Limited



Independent Limited Assurance Report to the Directors of Cbus Property Pty Limited (Cbus Property)

Conclusion

Based on the procedures performed and evidence obtained, nothing has come to our attention that causes us to believe that the Information Subject to Assurance, presented in the Cbus Property 2025 Sustainability Report Data Pack for the year ended 30 June 2025, has not been prepared by Cbus Property management, in all material respects, in accordance with the Reporting Criteria.

Information Subject to Assurance

Cbus Property engaged KPMG to perform a limited assurance engagement in relation to the following Information Subject to Assurance presented in the Cbus Property's 2025 Sustainability Report Data Pack available on the Cbus Property website:

Information Subject to Assurance	Value assured
Quantity of base building energy (inclusive of onsite renewable) (kWh)	52,526,693
Quantity of tenant energy (kWh)	77,622,758
Quantity of whole building energy (kWh)	130,149,451
Quantity of renewable energy (including onsite and offsite) (kWh)	39,370,028
Scope 1 GHG emissions (excluding refrigerants) (tCO ₂ -e)	2,411
Scope 1 GHG emissions (including refrigerants) (tCO ₂ -e)	3,083
Scope 2 GHG emissions – location based (tCO ₂ -e)	26,687
Scope 2 GHG emissions – market based (tCO ₂ -e)	114
Scope 3 GHG emissions (includes tenant emissions; excludes waste to landfill, and distribution and transmission of energy emissions) (tCO ₂ -e)	50,721
Scope 3 GHG emissions (includes tenant emissions, waste to landfill, and distribution and transmission of energy emissions) (tCO ₂ -e)	60,358
Whole building water (potable & recycled) (kL)	542,203

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Information Subject to Assurance	Value assured
Whole building waste (t)	7,200
Whole building waste – Waste to landfill (t)	4,154
Whole building waste – Recycled waste (t)	3,046
Construction waste (t)	14,682
Energy intensity (MJ/m ²)	262
Carbon intensity (kgCO ₂ -e/m ²)	4
Water (potable) intensity (L/m ²)	744
Recycling rate (% diverted from landfill)	42%
Carbon Offsets purchased/retired (tCO ₂ -e)	8,041
Community Investment (AUD)	18,626,322

Criteria Used as the Basis of Reporting

We assessed the Information Subject to Assurance against the Reporting Criteria. The Reporting Criteria used by Cbus Property management to prepare the Information Subject to Assurance is disclosed in pages 50 to 55 of the Cbus Property 2025 Sustainability Report Data Pack (the 'Reporting Criteria').

Basis for Conclusion

We conducted our work in accordance with Australian Standard on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* (ASAE 3000). We believe that the assurance evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

In accordance with ASAE 3000 we have:

- used our professional judgement to plan and perform the engagement to obtain limited assurance that we are not aware of any material misstatements in the Information Subject to Assurance, whether due to fraud or error;
- considered relevant internal controls when designing our assurance procedures, however we do not express a conclusion on their effectiveness; and
- ensured that the engagement team possess the appropriate knowledge, skills and professional competencies.

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Summary of Procedures Performed

Our limited assurance conclusion is based on the evidence obtained from performing the following procedures:

- enquiries with relevant Cbus Property personnel to understand the internal controls, governance structure and reporting process for collecting and reporting the Information Subject to Assurance;
- analytical review procedures over the Information Subject to Assurance and obtained explanations from management about unusual or unexpected variances;
- agreed the Information Subject to Assurance to source documentation on a sample basis; and
- reviewed the Information Subject to Assurance to assess whether it has been prepared as described in the Reporting Criteria.

Inherent Limitations

Inherent limitations exist in all assurance engagements due to the selective testing of the information being examined. It is therefore possible that fraud, error or material misstatement in the Information Subject to Assurance may occur and not be detected. Non-financial data may be subject to more inherent limitations than financial data, given both its nature and the methods used for determining, calculating, and estimating such data. The precision of different measurement techniques may also vary. The absence of a significant body of established practice on which to draw to evaluate and measure non-financial information allows for different, but acceptable, evaluation and measurement techniques that can affect comparability between entities and over time.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we do not express a reasonable assurance conclusion.

Misstatements, including omissions, are considered material if, individually or in the aggregate, they could reasonably be expected to influence relevant decisions of the Directors of Cbus Property.

Use of this Assurance Report

This report has been prepared solely for the Directors of Cbus Property for the purpose of reporting on the annual performance of Cbus Property to members and may not be suitable for another purpose. We disclaim any assumption of responsibility for any reliance on this report, to any person other than the Directors of Cbus Property for any other purpose than that for which it was prepared.

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Management's Responsibility

Management are responsible for:

- determining appropriate reporting topics and selecting or establishing suitable Reporting Criteria for measuring, evaluating and preparing the Information Subject to Assurance;
- ensuring that those Reporting Criteria are relevant and appropriate to Cbus Property and the intended users; and
- establishing and maintaining systems, processes and internal controls that enable the preparation and presentation of the Information Subject to Assurance that is free from material misstatement, whether due to fraud or error.

Our Responsibility

Our responsibility is to perform a limited assurance engagement in relation to the Information Subject to Assurance for the year ended 30 June 2025 and to issue an assurance report that includes our conclusion based on the procedures performed and evidence obtained.

Our Independence and Quality Management

We have complied with our independence and other relevant ethical requirements of the *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional and Ethical Standards Board, and complied with the applicable requirements of Australian Standard on Quality Management 1 to design, implement and operate a system of quality management.

KPMG

Julia Bilyanska

Partner

Melbourne

30 October 2025

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