

This certifies that

GPT Property  
Management Pty  
Limited

Achieved 5.5 - star NABERS Energy Base  
Building Rating for

, 550 Bourke Street,  
550 Bourke Street, MELBOURNE,  
VIC 3000

This rating is valid until

17 September 2026



# NABERS Energy Rating Report

This report provides more information about your NABERS Energy Rating and greenhouse gas emissions. It explains how the data for your NABERS Energy Rating can be used to meet mandatory and voluntary reporting requirements.

These NABERS Energy Rating details are for

GPT Property Management Pty Limited  
550 Bourke Street  
550 Bourke Street, MELBOURNE, VIC 3000

Rating number

OFEN42023

Valid until

17 September 2026

Rating period

1/7/24 - 30/6/25

NABERS Energy Rating



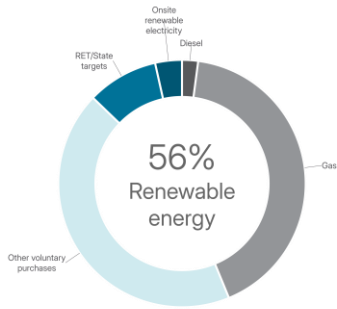
Rating progress metric<sup>1</sup>: 5.5 stars

Building Type	Office
Rating scope	Base Building
Rated area	25,522.34 m <sup>2</sup>
Rated hours	56.80 hrs/wk
Rated electricity	868,521.62 kWh
Rated gas and LPG	2,471,249.28 MJ
Rated diesel	3,186.90 L

<sup>1</sup> The rating progress metric indicates where a rating sits between a whole or half-star increment.

NABERS Renewable Energy Indicator

■ Diesel ■ Gas ■ Other voluntary purchases ■ RET/State targets ■ Onsite renewable electricity



	Quantity	% of total site energy
Renewable electricity		
Onsite renewable electricity	57,332.60 kWh	3.5 %
RET <sup>1</sup> and State/Territory targets	153,521.62 kWh	9.3 %
GreenPower	0.00 kWh	0.0 %
Other voluntary purchases <sup>2</sup>	715,000.00 kWh	43.4 %
<b>Total renewable electricity</b>	<b>925,854.22 kWh</b>	<b>56.2 %</b>
Non-renewable energy		
Non-renewable electricity	0.00 kWh	0.0 %
Gas and LPG	2,471,249.28 MJ	41.7 %
Diesel	3,186.90 L	2.1 %

Your NABERS Energy Rating is 5.5 stars and your greenhouse gas emissions<sup>3</sup> are

	With renewable electricity <sup>4</sup>	Without renewable electricity <sup>5</sup>	1
Total greenhouse gas emissions (scope 1 & 2)	135,979.08 Kg CO2-e p.a.	804,740.73 Kg CO2-e p.a.	2
Total greenhouse gas emissions (full fuel cycle - scope 1, 2 & 3)	147,992.23 Kg CO2-e p.a.	894,920.82 Kg CO2-e p.a.	3
Greenhouse gas intensity (scope 1 & 2)	5.33 Kg CO2-e/m <sup>2</sup> p.a.	31.53 Kg CO2-e/m <sup>2</sup> p.a.	4
Greenhouse gas intensity (full fuel cycle - scope 1, 2 & 3)	5.80 Kg CO2-e/m <sup>2</sup> p.a.	35.06 Kg CO2-e/m <sup>2</sup> p.a.	5
Benchmarking factor <sup>6</sup>	-	54	6

Energy intensity: 224.00 MJ/m<sup>2</sup> p.a. 7

<sup>1</sup> RET stands for Renewable Energy Target.  
<sup>2</sup> Includes voluntarily surrendered LGCs from both electricity generated offsite, and from electricity generated onsite that is exported to the grid.  
<sup>3</sup> Greenhouse gas emissions for this rating have been calculated applying emissions factors from the NGA factor 2024 edition.  
<sup>4</sup> Emissions with renewable electricity are calculated using the market based electricity accounting method, with a residual mix factor.  
<sup>5</sup> Emissions without renewable electricity are calculated using the location based electricity accounting method.  
<sup>6</sup> The benchmarking factor is a legacy value that will soon be excluded from the report. Contact NABERS with any concerns.

# How to use your NABERS Energy rating details

The table below explains how you can use the data in this report for mandatory and voluntary reporting requirements. For each reporting requirement, use the number(s) in the right column to identify the correct data to be used from 'Your rating details' table in the first page of this report.

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## Mandatory scheme and reporting

### To report under the National Greenhouse Emissions Reporting (NGER) scheme

7

Mandatory for constitutional corporations that meet a reporting threshold for either greenhouse gas emissions, energy use or production for a reporting (financial) year. You can only use the greenhouse gas emissions information from NABERS for reporting under the NGER scheme if the data for your rating was collected between July 1st and June 30th. For more information about NGER, see [www.cleanenergyregulator.gov.au](http://www.cleanenergyregulator.gov.au)

2

### For compliance with the Commercial Building Disclosure (CBD) program

1

Mandatory for constitutional corporations that are sellers or lessors of office space of 1,000 m<sup>2</sup> or more at the point of sale or lease. For more information about the CBD program, see [www.cbd.gov.au](http://www.cbd.gov.au)

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## Voluntary scheme and reporting

### For corporate annual reporting of energy of use and carbon footprint

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Organisations are encouraged to report their energy use and full life cycle greenhouse gas emissions (scope 1, 2 & 3) in their annual report to capture a more comprehensive picture of emissions attributed to its activities.

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### For National Carbon Offset Standard

6

This is a voluntary standard for businesses to use in becoming carbon neutral or developing carbon neutral products. For more information about the NCOS program, see [www.climatechange.gov.au](http://www.climatechange.gov.au)

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### For Climate Bonds reporting

5

To qualify for a Climate Bond for Low Carbon Green Buildings, assets are required to demonstrate very low carbon emissions in operation for the life of the bond. Specifically, these buildings must have a carbon intensity (kgCO<sub>2</sub>-e/m<sup>2</sup>) in the lowest 15% of the local market. The Greenhouse gas intensity (kgCO<sub>2</sub>-e/m<sup>2</sup>) (without GreenPower) calculated in a NABERS rating can be used for reporting during the term of the bond. For more information, see [www.climatebonds.net](http://www.climatebonds.net)

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This certifies that

GPT Property Management Pty  
Limited

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Achieved 5.0 - star NABERS Water Base Building Rating for

550 Bourke Street,  
550 Bourke Street, MELBOURNE, VIC 3000

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This rating is valid until

17 September 2026

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# NABERS Water Rating Report

This report provides more information about your NABERS Water Rating and water consumption. It explains how the data for your NABERS Water Rating can be used to meet mandatory and voluntary reporting requirements.

These NABERS Water Rating details are for

GPT Property Management Pty Limited  
550 Bourke Street  
550 Bourke Street  
MELBOURNE VIC 3000

Rating number

OFWT42023

Valid until

17 September 2026

Rating period

1/7/24 - 30/6/25

NABERS Water Rating



Building Type	Office
Rating scope	Base Building
Rated area	25,522.34 m2
Rated hours	56.80 hrs/wk
Rated water	7,407.39 kL

Rating progress metric<sup>1</sup> : 5.3 stars

Your NABERS Water Rating is 5.0 stars and your water consumption is

Total water consumption	7,407.39 kL p.a
Water intensity	0.29 kL/m² p.a.
Normalised water consumption	0.29 kL/m² p.a.

<sup>1</sup> The rating progress metric indicates where a rating sits between a whole or half-star increment.