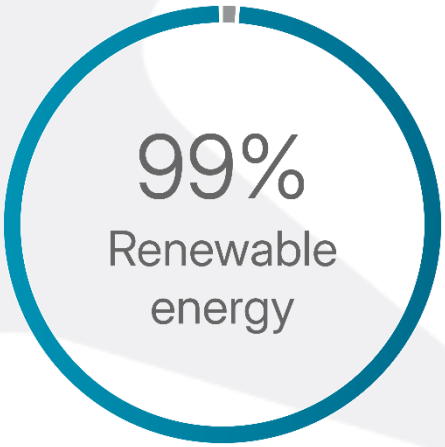
NABERS ENERGY



This certifies that

The GPT Group

Achieved 5.0 - star NABERS Energy Base Building Rating for

Riverside Centre,

123 Eagle Street, BRISBANE CITY, QLD 4000

This rating is valid until

27 October 2026

NABERS

Queensland Government

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

The GPT Group

Riverside Centre

123 Eagle Street, BRISBANE CITY, QLD 4000

Rating number

OFEN42573

Valid until

27 October 2026

Rating period

1/7/24 - 30/6/25

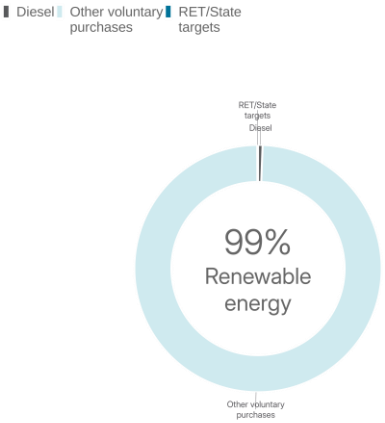
NABERS Energy Rating

Rating progress metric[1] : 5.4 stars

Building Type	**Office**
Rating scope	**Base Building**
Rated area	49,055.32 m^2
Rated hours	50.27 hrs/wk
Rated electricity	**3,709,694.42 kWh**
Rated gas and LPG	**0.00 MJ**
Rated diesel	**2,011.00 L**

[1] The rating progress metric indicates where a rating sits between a whole or half-star increment.

NABERS Renewable Energy Indicator



	Quantity	% of total site energy
Renewable electricity		
Onsite renewable electricity	0.00 kWh	0.0 %
RET[1] and State/Territory targets	2,694.42 kWh	0.1 %
GreenPower	0.00 kWh	0.0 %
Other voluntary purchases[2]	3,707,000.00 kWh	99.3 %
Total renewable electricity	**3,709,694.42 kWh**	**99.4 %**
Non-renewable energy		
Non-renewable electricity	0.00 kWh	0.0 %
Gas and LPG	0.00 MJ	0.0 %
Diesel	2,011.00 L	0.6 %

Your NABERS Energy Rating is 5.0 stars and your greenhouse gas emissions[3] are

	With renewable electricity[4]	Without renewable electricity[5]	
Total greenhouse gas emissions (scope 1 & 2)	5,449.25 Kg CO2-e p.a.	2,639,332.29 Kg CO2-e p.a.	2
Total greenhouse gas emissions (full fuel cycle - scope 1, 2 & 3)	6,792.15 Kg CO2-e p.a.	3,011,644.63 Kg CO2-e p.a.	3
Greenhouse gas intensity (scope 1 & 2)	0.11 Kg CO2-e/m² p.a.	53.80 Kg CO2-e/m² p.a.	4
Greenhouse gas intensity (full fuel cycle - scope 1, 2 & 3)	0.14 Kg CO2-e/m² p.a.	61.39 Kg CO2-e/m² p.a.	5
Benchmarking factor[6]	-	46	6

1

Energy intensity: 273.00 MJ/m² p.a. 7

[1] RET stands for Renewable Energy Target.
[2] Includes voluntarily surrendered LGCs from both electricity generated offsite, and from electricity generated onsite that is exported to the grid.
[3] Greenhouse gas emissions for this rating have been calculated applying emissions factors from the NGA factor 2024 edition.
[4] Emissions with renewable electricity are calculated using the market based electricity accounting method, with a residual mix factor.
[5] Emissions without renewable electricity are calculated using the location based electricity accounting method.
[6] 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.

Mandatory scheme and reporting	
To report under the National Greenhouse Emissions Reporting (NGER) scheme 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	7 2
For compliance with the Commercial Building Disclosure (CBD) program Mandatory for constitutional corporations that are sellers or lessors of office space of 1,000 m2 or more at the point of sale or lease. For more information about the CBD program, see www.cbd.gov.au	1
Voluntary scheme and reporting	
For corporate annual reporting of energy of use and carbon footprint 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.	7 5
For National Carbon Offset Standard 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	6
For Climate Bonds reporting 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 -e/m²) in the lowest 15% of the local market. The Greenhouse gas intensity (kgCO -e/m²) (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	5

Australian Government

COMMERCIAL BUILDING DISCLOSURE
A National Energy Efficiency Program

BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

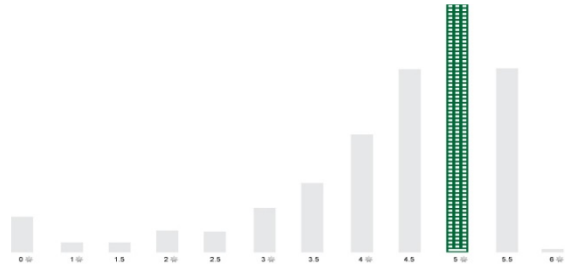
Building name	Riverside Centre	Certificate no.	B1192-2025/19
Owner's name	GPT PTY LIMITED	Current from	28/10/2025
Building address	123 Eagle Street, Brisbane City, QLD, 4000	Current to	27/10/2026
Net Lettable Area of the building	51,245.00 m^2	CBD assessor name	Liam Young
		CBD assessor no.	CBDA0494

PART 1 – NABERS ENERGY RATING

NABERS

This building has achieved

5.0 – Star NABERS Energy rating **
(excluding GreenPower)



HOW DOES YOUR BUILDING COMPARE?
The highlighted building on the adjacent graph compares the NABERS Star rating of your building to other buildings that were issued a BEEC nationally in 2021.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

The average lighting efficiency in the assessed spaces of your building is 'Efficient'

YOUR LIGHTING	NATIONAL AVERAGE
Very efficient	Very efficient
Efficient	Efficient
Somewhat efficient	Somewhat efficient
Somewhat inefficient	Somewhat inefficient
Inefficient	Inefficient
Very inefficient	Very inefficient

This table shows how your building compares with other buildings that were issued a BEEC nationally in 2021.
These averages are area-weighted. Individual spaces may perform better or worse than the average.

For further details on which functional spaces are the best and worst performers, please refer to the Assessment Summary section within Part 2 - Tenancy Lighting Energy Efficiency Assessment of this certificate.

PART 1 – NABERS* ENERGY RATING

BUILDING DETAILS

Building address	123 Eagle Street, BRISBANE CITY, QLD 4000	NABERS rating no.	OF42573
		Certified date	28/10/2025
		Current to	27/10/2026

NABERS ENERGY RATING

NABERS

This building has achieved

5.0 – Star NABERS Energy rating **
(excluding GreenPower)

Rating scope	Base Building
Rated area	49,055.320 m^2
Rated hours	50.270

BUILDING CONSUMPTION & EMISSION DETAILS

Annual emissions	2,639,332.285 kg CO^2-e per year
Annual emissions intensity	53.803 kg CO^2-e/m^2 per year
Annual consumption	13,392,102.360 MJ per year

NABERS ASSESSOR DETAILS

Assessor name	Liam Young
Assessor number	90602

ABOUT NABERS ENERGY RATINGS

NABERS STAR RATING GUIDE

★	MAKING A START
★★	OPPORTUNITIES FOR UPGRADES
★★★	MARKET STANDARD
★★★★	HIGH PERFORMANCE
★★★★★	SUPERIOR PERFORMANCE
★★★★★★	MARKET LEADER

* National Australian Built Environment Rating System is a joint initiative of the Australian, State and Territory governments.
** This rating must be used in all advertising.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

ASSESSMENT SUMMARY

Building address	123 Eagle Street, Brisbane City, QLD, 4000
Assessment scope	All Office Space
Assessed NLA	51245.00 m^2

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Cailum Cherry	CBDA0468	LA08732	4.1	1,2,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67	17/06/2022	17/06/2027

Space ID	Functional space name	NLA (m^2)	NLPD (W/m^2)	NLPD Performance comparison	Lighting system Existing/proposed	Control capacity	Performance comment
1	Functional Space - 1 - Part 5th Floor - 501 - NLA 807m²	807.00	NA		Existing		NA
10	Functional Space - 10 - 12th Floor - Whole Floor - NLA 1447m²	1,447.00	2.95	Very efficient	Existing	Good	NA
11	Functional Space - 11 - 13th Floor - Whole Floor - NLA 1477m²	1,477.00	2.93	Very efficient	Existing	Good	NA
12	Functional Space - 12 - 14th Floor - Whole Floor - NLA 1477m²	1,477.00	2.92	Very efficient	Existing	Good	NA
13	Functional Space - 13 - 15th Floor - Whole Floor - NLA 1475m²	1,475.00	3.26	Very efficient	Existing	Good	NA
14	Functional Space - 14 - Part 16th Floor - 1601 - NLA 752m²	752.00	3.39	Very efficient	Existing	Good	NA
15	Functional Space - 15 - Part 17th Floor - 1701 - NLA 699m²	699.00	3.36	Very efficient	Existing	Good	NA
16	Functional Space - 16 - Part 18th Floor - 1801 - NLA 529m²	529.00	3.75	Very efficient	Existing	Good	NA
17	Functional Space - 17 - Part 18th Floor - 1802 - NLA 394m²	394.00	3.89	Very efficient	Existing	Good	NA

18	Functional Space - 18 - Part 18th Floor - 1803 - NLA 286m²	286.00	3.82	Very efficient	Existing	Good	NA
19	Functional Space - 19 - Part 18th Floor - 1804 - NLA 122m²	122.00	NA		Existing		NA
2	Functional Space - 2 - Part 6th Floor - 601 - NLA 833m²	833.00	NA		Existing		NA
20	Functional Space - 20 - Part 19th Floor - 1901 - NLA 377m²	377.00	3.74	Very efficient	Existing	Good	NA
21	Functional Space - 21 - Part 19th Floor - 1903 - NLA 122m²	122.00	NA		Existing		NA
22	Functional Space - 22 - Part 19th Floor - 1904 - NLA 197m²	197.00	3.93	Very efficient	Existing	Good	NA
23	Functional Space - 23 - Part 19th Floor - 1905 & 1902 - NLA 676m²	676.00	4.77	Very efficient	Existing	Good	NA
24	Functional Space - 24 - Part 19th Floor - 1906 - NLA 86m²	86.00	NA		Existing		NA
25	Functional Space - 25 - Part 20th Floor - 2002 - NLA 411m²	411.00	4.44	Very efficient	Existing	Good	NA
26	Functional Space - 26 - Part 20th Floor - 2003 - NLA 367m²	367.00	NA		Existing		NA
27	Functional Space - 27 - Part 20th Floor - 2004 - NLA 350m²	350.00	3.81	Very efficient	Existing	Good	NA
28	Functional Space - 28 - Part 20th Floor - 2001 - NLA 295m²	295.00	3.66	Very efficient	Existing	Good	NA
29	Functional Space - 29 - 21st Floor - Whole Floor - NLA 1506m²	1,506.00	16.74	Inefficient	Existing	Good	NA
30	Functional Space - 30 - Part 22nd Floor - 2202 - NLA 364m²	364.00	13.28	Somewhat inefficient	Existing	Good	NA
31	Functional Space - 31 - Part 22nd Floor - 2201 - NLA 1060m²	1,060.00	5.36	Efficient	Existing	Good	NA
32	Functional Space - 32 - 23rd Floor - Whole Floor - NLA 1536m²	1,536.00	NA		Existing		NA
33	Functional Space - 33 - 24th Floor - Whole Floor - NLA 1539m²	1,539.00	2.78	Very efficient	Existing	Good	NA
34	Functional Space - 34 - 25th Floor - Whole Floor - NLA 1510m²	1,510.00	2.84	Very efficient	Existing	Good	NA
35	Functional Space - 35 - 26th Floor - Whole Floor - NLA 1503m²	1,503.00	2.17	Very efficient	Existing	Good	NA
36	Functional Space - 36 - Part 27th Floor - 2701 - NLA 744m²	744.00	2.17	Very efficient	Existing	Good	NA
37	Functional Space - 37 - Part 27th Floor - Suite 2 - NLA 702m²	702.00	5.63	Efficient	Existing	Good	NA

38	Functional Space - 38 - Part 28th Floor - 2801 - NLA 819m²	819.00	4.91	Efficient	Existing	Good	NA
39	Functional Space - 39 - Part 28th Floor - 2802 - NLA 360m²	360.00	3.98	Very efficient	Existing	Good	NA
4	Functional Space - 4 - 7th Floor - Whole Floor - NLA 1365m²	1,365.00	NA		Existing		NA
40	Functional Space - 40 - Part 28th Floor - 2803 - NLA 282m²	282.00	5.19	Very efficient	Existing	Good	NA
41	Functional Space - 41 - 29th Floor - Whole Floor - NLA 1575m²	1,575.00	5.16	Efficient	Existing	Good	NA
42	Functional Space - 42 - 30th Floor - Whole Floor - NLA 1546m²	1,546.00	5.16	Efficient	Existing	Good	NA
43	Functional Space - 43 - 31st Floor - Whole Floor - NLA 1490m²	1,490.00	2.69	Very efficient	Existing	Good	NA
44	Functional Space - 44 - Part 32nd Floor - 3201 - NLA 1251m²	1,251.00	6.88	Efficient	Existing	Poor	NA
45	Functional Space - 45 - Part 32nd Floor - 3202 - NLA 235m²	235.00	7.51	Very efficient	Existing	Good	NA
46	Functional Space - 46 - Part 33rd Floor - 3301 - NLA 1241m²	1,241.00	3.7	Very efficient	Existing	Good	NA
47	Functional Space - 47 - Part 33rd Floor - 3302 - NLA 289m²	289.00	5.36	Efficient	Existing	Good	NA
48	Functional Space - 48 - Part 34th Floor - 3401 & 3401A - NLA 316m²	316.00	NA		Existing		NA
49	Functional Space - 49 - Part 34th Floor - 3402 - NLA 300m²	300.00	5.87	Efficient	Existing	Good	NA
5	Functional Space - 5 - 8th Floor - Whole Floor - NLA 1507m²	1,507.00	3.18	Very efficient	Existing	Good	NA
50	Functional Space - 50 - Part 34th Floor - 3403 - NLA 269m²	269.00	7.06	Efficient	Existing	Good	NA
51	Functional Space - 51 - Part 34th Floor - 3404 - NLA 486m²	486.00	3.65	Very efficient	Existing	Good	NA
52	Functional Space - 52 - Part 34th Floor - 3405 - NLA 159m²	159.00	3.85	Very efficient	Existing	Good	NA
53	Functional Space - 53 - Part 35th Floor - 3501 & 3502 - NLA 1257m²	1,257.00	7.62	Somewhat efficient	Existing	Poor	NA
54	Functional Space - 54 - Part 35th Floor - 3504 - NLA 234m²	234.00	6.86	Efficient	Existing	Moderate	NA
55	Functional Space - 55 - 36th Floor - Whole Floor - NLA 1603m²	1,603.00	15.5	Inefficient	Existing	Poor	NA

56	Functional Space - 56 - Part 37th Floor - 3701 - NLA 479m²	479.00	3.68	Very efficient	Existing	Poor	NA
57	Functional Space - 57 - Part 37th Floor - 3702 - NLA 199m²	199.00	3.52	Very efficient	Existing	Good	NA
58	Functional Space - 58 - Part 37th Floor - 3703 - NLA 283m²	283.00	5.52	Efficient	Existing	Poor	NA
59	Functional Space - 59 - Part 37th Floor - 3704 - NLA 161m²	161.00	8.14	Somewhat efficient	Existing	Moderate	NA
6	Functional Space - 6 - Part 9th Floor - 901 - NLA 980m²	980.00	4.57	Very efficient	Existing	Good	NA
60	Functional Space - 60 - Part 37th Floor - 3705 - NLA 385m²	385.00	8.06	Somewhat efficient	Existing	Good	NA
61	Functional Space - 61 - 38th Floor - Whole Floor - NLA 1564m²	1,564.00	6.05	Efficient	Existing	Good	NA
62	Functional Space - 62 - 39th Floor - Whole Floor - NLA 1584m²	1,584.00	3.39	Very efficient	Existing	Good	NA
63	Functional Space - 63 - Part 40th Floor - 4001 - NLA 775m²	775.00	10.61	Somewhat efficient	Existing	Good	NA
64	Functional Space - 64 - Part 40th Floor - 4002 - NLA 60m²	60.00	NA		Existing		NA
65	Functional Space - 65 - Part 40th Floor - 4003 - NLA 396m²	396.00	12.9	Somewhat inefficient	Existing	Good	NA
66	Functional Space - 66 - Part 40th Floor - 4004 - NLA 245m²	245.00	5.16	Very efficient	Existing	Good	NA
67	Functional Space - 67 - Part 41st Floor - 4101 - NLA 536m²	536.00	NA		Existing		NA
7	Functional Space - 7 - Part 9th Floor - 902 - NLA 414m²	414.00	5.15	Efficient	Existing	Good	NA
8	Functional Space - 8 - 10th Floor - Whole Floor - NLA 1475m²	1,475.00	2.86	Very efficient	Existing	Good	NA
9	Functional Space - 9 - 11th Floor - Whole Floor - NLA 1482m²	1,482.00	7.6	Somewhat efficient	Existing	Good	NA

Disclaimer: The Australian/New Zealand Standards 1680 series makes recommendations for the lighting of interiors and workplaces. This assessment makes no judgment about the performance of the installed lighting system against the recommendations of those standards. Prospective tenants or owners should check that the lighting system is fit for their requirements.

Definitions and other information on how to interpret the lighting assessments are at Attachment A

ATTACHMENT A

ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at **http://cbd.gov.au/get-and-use-a-rating/how-to-improve-your-NABERS-rating**

DEFINITIONS

Definitions and other information on how to interpret the tenancy lighting energy efficiency assessments are in accordance with the CBD Tenancy Lighting Assessment for Offices Rules, available from the CBD website at **www.cbd.gov.au.**

Average tenancy lighting efficiency

The average tenancy lighting efficiency, as shown on the front page of the BEEC, is calculated based on an area weighted average of the Nominal Lighting Power Density (NLPD) of all of the functional spaces included on the BEEC. This means that larger functional spaces with a greater floor area will count more towards this calculation than smaller spaces. The calculated area weighted average NLPD for the building is then categorised as per the NLPD performance comparison below. Spaces which are deemed non-assessable are excluded, and where a proposed system has been assessed the proposed system NLPD is used in the calculation. The national average is an area-weighted average of the NLPD of all functional spaces listed on all BEECs issued in 2021. If a space was listed on more than one BEEC issued in 2021, only the most recent instance of that space was included in the calculation.

Nominal Lighting Power Density (NLPD)

NLPD performance comparison is divided into the following categories;

- Very efficient performance is where the NLPD is equal to or less than 4.5 W/m²
- Efficient/Excellent performance is where the NLPD is between 4.6 - 7.0 W/m²
- Somewhat efficient/Very good performance is where the NLPD is between 7.1 - 10.0 W/m²
- Somewhat inefficient/Good performance is where the NLPD is between 10.1 - 15.0 W/m²
- Inefficient/Poor performance is where the NLPD is between 15.1 - 18.0 W/m²
- Very inefficient/Very poor performance is where the NLPD is greater than or equal to 18.1 W/m²

NLPD for TLAs submitted under v3.0 & v3.1 rules is rated from 'Very poor' to 'Excellent'.
NLPD for TLAs submitted under v4.1 rules is rated from 'Very inefficient' to 'Very efficient'.

Existing Lighting System

The existing lighting system, in an owner occupied functional space, refers to the lighting that might reasonably be expected to remain immediately prior to any subsequent lease or sublease. In a

leased space, it refers to the lighting that might reasonably be expected to remain at the conclusion of the lease or sublease, disregarding the impact of any make good clause or any negotiations that may occur between the landlord and the tenant. It does not include desk mounted task lighting nor architectural or feature lighting installed by the owner, lessee or sublessee. All other lighting will generally be included. In an unoccupied functional space, it refers to the lighting that exists at the time the assessment is conducted.

Control capacity

Fully functioning lighting control systems may reduce the energy consumption of the installed lighting system by reducing the amount of time the lights are on or by reducing the operating power through dimming strategies. This assessment has identified the level of sophistication of the installed lighting controls but has not verified their functionality. Prospective tenants or owners should check the ongoing functionality of the installed lighting control system, its ability to be modified if required and whether it is fit for their requirements.

Poor - Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are greater than 250m².

Moderate - At least 50% by area of the lighting within the functional space is managed by a timer/ supervisory control system that ensures that lights are turned off outside normal working hours.
OR
At least 50% by area of the lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and a general switching zones are more than 100m².
OR
The lighting within the functional space relies on manual switching to turn the lights on and off where the functional space is less than 250m².

Good - At least 50% by area of lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and general switching zones are less than 100m².

Performance comment

The performance comment describes any additional features of the lighting system that may affect its energy or functional performance.

Proposed lighting system

Proposed lighting refers to the lighting system as it may exist following either an owner/lessor proposed upgrade or resulting from a make good provision in an existing lease/sublease where the relevant work is expected to be completed within three months of the lighting assessment. Prospective buyers, lessees and sublessees should assume that the existing lighting remains in place

in the absence of specific assurances from the seller or lessor that the work to install the proposed lighting has in fact been carried out.

Reason for assessment

Scheduled upgrade - Scheduled upgrade refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the owner.

Make good - Make good refers to works that, at the time of the assessment, were to be carried out within three months on the lighting system in the relevant functional space by the outgoing lessee or sublessee.

DISCLAIMER

The Australian and New South Wales governments do not guarantee the accuracy, reliability, or completeness of the materials and assumes no legal liability whatsoever arising from or in connection with the information contained in Part One and Part Two of this certificate. The Australian and NSW governments recommend that users exercise their own skill and care with respect to the use of the information contained in this certificate and that users carefully evaluate the accuracy, reliability, currency, completeness and relevance of the certificate for their purposes, including seeking professional advice, as appropriate.

ISSUING AUTHORITY

Issued by the Australian Government, under the ***Building Energy Efficiency Disclosure Act 2010*** to disseminate information and encourage energy efficiency in large commercial office buildings in Australia.