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As part of our commitment to be 1.5°C-aligned, we have developed a roadmap towards a low-carbon future. Our Roadmap sets a ambitious plan for us to reduce emissions and meet our near-term Science Based Targets by FY2030, consistent with limiting global warming to 1.5°C.

Our Roadmap priorities practical steps to avoid and reduce our emissions in the context of a growing business and changing environment. We will continue to evolve our approach based on a range of investment, opportunity and impact factors.

	INITIATIVES		OUTCOMES	
Invest Responsibly	Design, construct and invest in high performance green rated buildings	 	Decrease energy demand and associated emissions with a high-performing asset portfolio	 
	Sustainable procurement	 	Reduce emissions in our supply chain partners via the use of low carbon goods and services	 
High Efficiency	Energy efficiency plans on all our investment properties		Reduce emissions via integration of energy efficiency upgrades into asset investment plans	 
	Accelerate CSV Green Lease implementation across our assets		Support our tenants to reduce their energy use and emissions during fit-out and operation	
Alternative Fuels & Electrification	Upgrade existing investment portfolio and design new assets to be all-electric		Eliminate fossil-fuel use and associated emissions from our business activities	
	Provide electric vehicle charging infrastructure	  	Support transition towards low-carbon transport options for our residents, tenants and customers	
Renewable Energy	Maximise on-site renewable energy generation and storage		Reduce operational emissions and improve resilience by lowering reliance on the grid	
	Purchase renewable energy		Reduce asset emissions and support development of renewable energy infrastructure	
Low Carbon Construction	Implement embodied carbon benchmarks on our new developments		Continually reduce our upstream emissions from our developments via sustainable design and use of low carbon material solutions	
	Implement low carbon construction schedule		Reduce construction related emissions through increased electrification, use of alternative fuels and low carbon materials	

Our value chain



Our Development Properties



Our Investment Properties



Our Supply Chain/Products



Our Tenants and Customers

Scope of carbon emissions



Scope 1



Scope 2



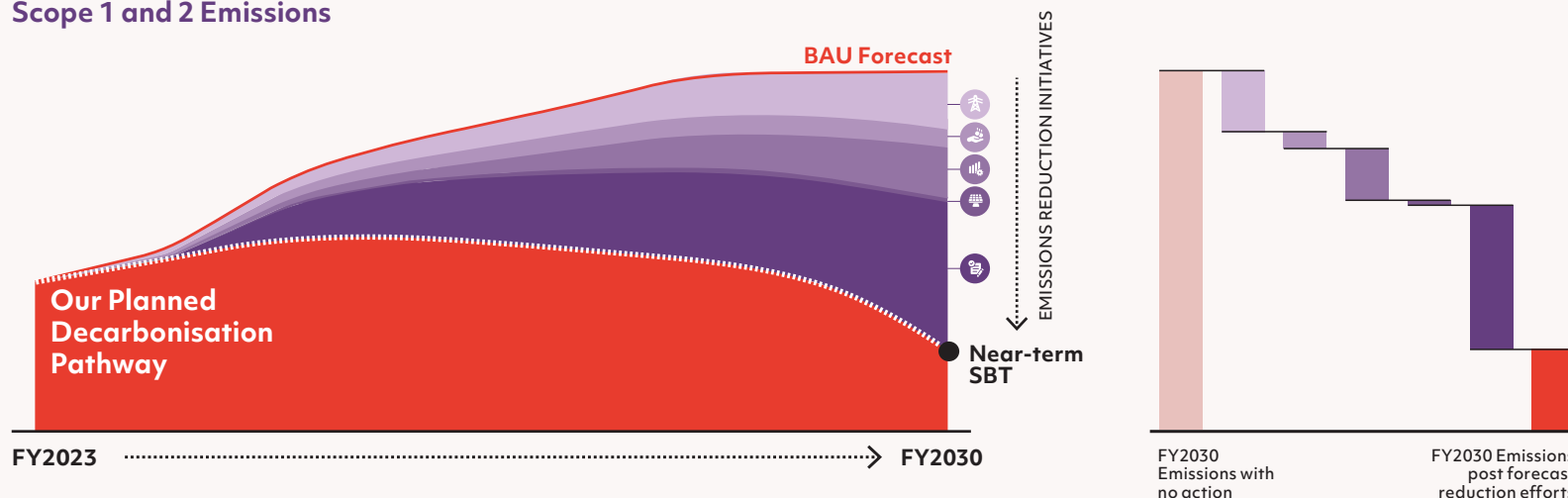
Scope 3

Reducing Emissions as Our Business Grows

Our Decarbonisation Roadmap considers forecast Business growth and incorporates strategies to reduce emissions between now and FY2030, and beyond.

Business forecast scenarios estimated emissions growth and reductions to be achieved with each decarbonisation step have considered what is (and will be) readily achievable in the market as well as the unique aspects of our developments and investment properties. Our forecast Scope 1 and 2 emissions and additional details on each decarbonisation step are shown below.

Scope 1 and 2 Emissions



Looking Ahead

As our business grows, an important part of our Roadmap will be the ongoing review of forecast emissions and effectiveness of decarbonisation steps. Each year we will update our Roadmap to reflect actual performance and updated forecast reductions.

We will further release Scope 3 emissions roadmaps for Category 3 (Capital Goods) and Category 13 (Downstream Leased Assets) in future disclosures.



Grid Decarbonisation

This scenario references forecast changes in electricity grid carbon intensity over time as a result of public commitments by utility providers in the markets we operate.



Invest Responsibly

This scenario forecasts the emissions reductions/avoided from upgrading existing and by investing in new green-certified buildings within our asset portfolio.



High Efficiency

This scenario forecasts emissions reductions from existing and future energy efficiency improvements integrated into asset maintenance and enhancement plans.



On-site Renewable Energy

This scenario forecasts emissions reductions from existing and proposed on-site renewable energy system installations across our investment portfolio.



Renewable Energy Procurement

This scenario forecasts emissions reductions through strategic procurement of renewable grid electricity and/or recognised Renewable Energy Certificates (RECs) or equivalent.