




## BUILDING ENERGY EFFICIENCY CERTIFICATE


### BUILDING DETAILS

|                                   |  |                   |                       |
|-----------------------------------|--|-------------------|-----------------------|
| Building name                     | Australia Square Tower                         | Certificate no.   | B0035-2018/13         |
| Owner's name                      | DEXUS FUNDS MANAGEMENT LIMITED, GPT RE LIMITED | Current from      | 21 Mar 2018           |
| Building address                  | 264-278 George Street, Sydney, NSW, 2000       | Current to        | 21 Mar 2019           |
| Net Lettable Area of the building | 42,139.6 m <sup>2</sup>                        | CBD assessor name | Nowell Hong Beng Chua |
|                                   |  | CBD assessor no.  | CBDA0357              |

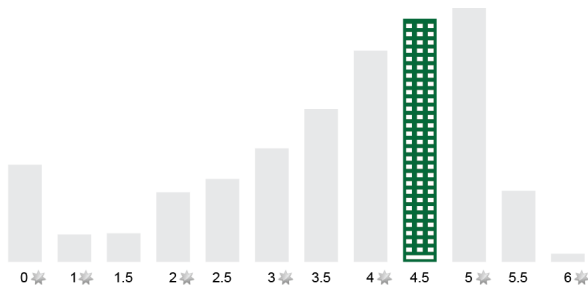
### PART 1 - NABERS ENERGY RATING



This building has achieved



**4.5-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 2017.

### PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

An assessment of the buildings lighting energy efficiency is contained in part 2 of this certificate.

### ENERGY EFFICIENCY GUIDANCE

Guidance on how building energy efficiency might be improved for building owners and tenants may be found at [www.cbd.gov.au/get-and-use-a-rating/what-is-a-beec](http://www.cbd.gov.au/get-and-use-a-rating/what-is-a-beec)

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



## PART 1 – NABERS\* ENERGY RATING

### BUILDING DETAILS

|                  |   |                   |             |
|------------------|---|-------------------|-------------|
| Building address | Australia Square Tower, 264-278<br>George Street, SYDNEY, NSW, 2000 | NABERS rating no. | N51161      |
|                  |   | Certified date    | 21 Mar 2018 |
|                  |   | Current to        | 21 Mar 2019 |

### NABERS ENERGY RATING



|              |                         |
|--------------|-------------------------|
| Rating scope | Base Building           |
| Rated area   | 40,238.1 m <sup>2</sup> |
| Rated hours  | 50.9                    |

### BUILDING CONSUMPTION & EMISSION DETAILS

|                            |  |
|----------------------------|--|
| Annual emissions           | 2,831,453 kg CO <sup>2</sup> -e per year           |
| Annual emissions intensity | 70.4 kg CO <sup>2</sup> -e/m <sup>2</sup> per year |
| Annual consumption         | 14,284,526 MJ per year                             |

#### NABERS ASSESSOR DETAILS

|                 |             |
|-----------------|-------------|
| Assessor name   | Nowell Chua |
| Assessor number | 90279       |

#### ABOUT NABERS ENERGY RATINGS

|              |                |
|--------------|----------------|
| 0.....       | Very poor      |
| 1.....       | Poor           |
| 2.....       | Below average  |
| 2.5 to 3.... | Average        |
| 4.....       | Good           |
| 5.....       | Excellent      |
| 6.....       | Market leading |

\* 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            264-278 George Street, Sydney, NSW, 2000

Assessment scope            All Office Space

Assessed NLA                40,284.5 m<sup>2</sup>

| Assessor name   | Assessor no. | Assessment no. | Version no. | Space ID  | Certified date | Current to  |
|-----------------|--------------|----------------|-------------|---|----------------|-------------|
| Juan Hinestroza | CBDA0302     | LA5308         | V.3         | 1, 2, 3, 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, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83 | 13 Dec 2016    | 13 Dec 2021 |

| Space ID | Functional space name       | NLA (m <sup>2</sup> ) | NLPD (W/m <sup>2</sup> ) | NLPD Performance comparison | Lighting System Existing/Proposed | Control Capacity | Performance comment |
|----------|-----------------------------|-----------------------|--------------------------|-----------------------------|-----------------------------------|------------------|---------------------|
| 1        | Part Level 48 - Suite 1     | 499.7                 | 8.2                      | Good                        | Existing                          | Poor             |                     |
| 2        | Part Level 48 - Suite 2     | 534.8                 | 5.8                      | Excellent                   | Existing                          | Moderate         |                     |
| 3        | 46th Floor - Whole Floor    | 1,030.9               | 11.5                     | Median                      | Existing                          | Moderate         | Luminaires delamped |
| 4        | 45th Floor - Whole Floor    | 1,032.4               | 9.1                      | Good                        | Existing                          | Moderate         | Luminaires delamped |
| 5        | 44th Floor - Whole Floor    | 1,032.3               | 11.5                     | Median                      | Existing                          | Moderate         | Luminaires delamped |
| 6        | 43rd Floor - Whole Floor    | 1,032.3               | 11.5                     | Median                      | Existing                          | Moderate         | Luminaires delamped |
| 7        | 42nd Floor - Whole Floor    | 1,032.3               | 6.3                      | Excellent                   | Existing                          | Moderate         |                     |
| 8        | Part Level 41 - Suite 1     | 432.7                 | 20.1                     | Very Poor                   | Existing                          | Poor             |                     |
| 9        | Part Level 41 - Suite 2     | 178.3                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 10       | Part Level 41 - Suite 3     | 178.4                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 11       | Part Level 41 - Suite 4     | 184.5                 | 5.2                      | Excellent                   | Existing                          | Moderate         |                     |
| 12       | Part Level 40 - Suite 1 & 2 | 466.5                 | 6.0                      | Excellent                   | Existing                          | Moderate         |                     |
| 13       | Part Level 40 - Suite 3 & 5 | 378.1                 | 5.6                      | Excellent                   | Existing                          | Poor             |                     |
| 14       | Part Level 40 - Suite 4     | 110.7                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 15       | Part Level 39 - Suite 1     | 321.0                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 16       | Part Level 39 - Suite 2     | 276.1                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 17       | Part Level 39 - Suite 3     | 179.6                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 18       | Part Level 39 - Suite 4     | 133.2                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 19       | Part Level 39 - Suite 5     | 44.7                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 20       | Part Level 38 - Suite 1     | 339.6                 | 6.5                      | Excellent                   | Existing                          | Moderate         |                     |
| 21       | Part Level 38 - Suite 2     | 485.4                 | 6.2                      | Excellent                   | Existing                          | Moderate         |                     |
| 22       | Part Level 38 - Suite 3     | 134.2                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 23       | Level 37 - Whole Floor      | 1,031.7               | 8.3                      | Good                        | Existing                          | Moderate         |                     |
| 24       | Level 36 - Whole Floor      | 1,031.2               | 10.7                     | Median                      | Existing                          | Moderate         |                     |
| 25       | Level 34 - Whole Floor      | 1,032.6               | 7.8                      | Good                        | Existing                          | Moderate         |                     |
| 26       | Level 33 - Whole Floor      | 1,032.6               | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 27       | Part Level 32 - Suite 1     | 133.5                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |
| 28       | Part Level 32 - Suite 2     | 177.7                 | 16.1                     | Poor                        | Existing                          | Moderate         |                     |
| 29       | Part Level 32 - Suite 4     | 133.2                 | 9.6                      | Good                        | Existing                          | Moderate         |                     |
| 30       | Part Level 32 - Suite 5     | 190.4                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable      |



| Space ID | Functional space name       | NLA (m <sup>2</sup> ) | NLPD (W/m <sup>2</sup> ) | NLPD Performance comparison | Lighting System Existing/Proposed | Control Capacity | Performance comment        |
|----------|-----------------------------|-----------------------|--------------------------|-----------------------------|-----------------------------------|------------------|----------------------------|
| 31       | Part Level 32 - Suite 6     | 197.7                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 32       | Part Level 32 - Suite 7     | 89.2                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 33       | Part Level 31 - Suite 1     | 133.5                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 34       | Part Level 31 - Suite 2     | 490.6                 | 17.4                     | Poor                        | Existing                          | Moderate         |                            |
| 35       | Part Level 31 - Suite 3     | 89.3                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 36       | Part Level 31 - Suite 4     | 222.6                 | 7.5                      | Good                        | Existing                          | Moderate         |                            |
| 37       | Level 30 - Whole Floor      | 1,032.8               | 5.7                      | Excellent                   | Existing                          | Moderate         |                            |
| 38       | Level 29 - Whole Floor      | 1,062.5               | 6.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 39       | Level 28 - Whole Floor      | 1,032.7               | 5.7                      | Excellent                   | Existing                          | Moderate         |                            |
| 40       | Part Level 27 - Suite 3     | 134.1                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 41       | Part Level 27 - Suite 2     | 532.7                 | 7.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 42       | Part Level 27 - Suite 1     | 301.4                 | 6.2                      | Excellent                   | Existing                          | Moderate         |                            |
| 43       | Level 26 - Whole Floor      | 1,031.5               | 11.8                     | Median                      | Existing                          | Moderate         |                            |
| 44       | Level 25 - Whole Floor      | 1,032.0               | 8.4                      | Good                        | Existing                          | Moderate         |                            |
| 45       | Part Level 24 - Suite 2     | 491.7                 | 10.0                     | Good                        | Existing                          | Moderate         |                            |
| 46       | Part Level 24 - Suite 1     | 525.8                 | 5.6                      | Excellent                   | Existing                          | Moderate         |                            |
| 47       | Level 23 - Whole Floor      | 1,070.3               | 5.9                      | Excellent                   | Existing                          | Moderate         |                            |
| 48       | Part Level 22 - Suite 3     | 535.2                 | 6.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 49       | Part Level 22 - Suite 2     | 271.1                 | 6.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 50       | Part Level 22 - Suite 1     | 167.0                 | 6.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 51       | Level 21 - Whole Floor      | 1,032.5               | 8.1                      | Good                        | Existing                          | Poor             |                            |
| 52       | Part Level 20 - Suite 7     | 66.2                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 53       | Part Level 20 - Suite 5     | 44.4                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 54       | Part Level 20 - Suite 4     | 178.5                 | 5.6                      | Excellent                   | Existing                          | Moderate         |                            |
| 55       | Part Level 20 - Suite 3     | 186.8                 | 5.2                      | Excellent                   | Existing                          | Moderate         |                            |
| 56       | Part Level 20 - Suite 2     | 199.9                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 57       | Part Level 20 - Suite 1A    | 44.7                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 58       | Part Level 18 - Suite 9     | 81.5                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 59       | Part Level 18 - Suite 8     | 133.5                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 60       | Part Level 18 - Suite 7     | 133.7                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 61       | Part Level 18 - Suite 6     | 89.0                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 62       | Part Level 18 - Suite 5     | 44.5                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 63       | Part Level 18 - Suite 4     | 47.0                  | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 64       | Part Level 18 - Suite 3     | 175.9                 | 13.4                     | Median                      | Existing                          | Moderate         |                            |
| 65       | Part Level 18 - Suite 1 & 2 | 185.5                 | 8.9                      | Good                        | Existing                          | Moderate         |                            |
| 66       | Part Level 17 - Suite 19    | 177.6                 | 6.4                      | Excellent                   | Existing                          | Moderate         |                            |
| 67       | Part Level 17 - Suite 17    | 62.3                  | 8.2                      | Good                        | Existing                          | Moderate         |                            |
| 68       | Part Level 17 - Suite 14    | 160.0                 | 7.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 69       | Part Level 17 - Suite 9     | 223.6                 | 6.0                      | Excellent                   | Existing                          | Moderate         |                            |
| 70       | Part Level 17 - Suite 7     | 100.5                 | n/a                      | n/a                         | Existing                          | n/a              | Not assessable             |
| 71       | Part Level 17 - Suite 2     | 165.0                 | 10.0                     | Good                        | Existing                          | Moderate         |                            |
| 72       | Level 16 - Whole Floor      | 1,032.8               | 18.5                     | Very Poor                   | Existing                          | Moderate         |                            |
| 73       | Level 15 - Whole Floor      | 1,032.8               | 6.3                      | Excellent                   | Existing                          | Moderate         |                            |
| 74       | Level 14 - Whole Floor      | 1,031.8               | 6.9                      | Excellent                   | Existing                          | Moderate         | Many cellular offices      |
| 75       | Level 13 - Whole Floor      | 1,032.0               | 6.5                      | Excellent                   | Existing                          | Moderate         | Many cellular offices      |
| 76       | Level 12 - Whole Floor      | 1,032.0               | 6.5                      | Excellent                   | Existing                          | Moderate         | Many cellular offices      |
| 77       | Level 11 - Whole Floor      | 1,032.0               | 6.1                      | Excellent                   | Existing                          | Moderate         | Many cellular offices      |
| 78       | Level 10 - Whole Floor      | 1,032.0               | 6.5                      | Excellent                   | Existing                          | Moderate         | Many cellular offices      |
| 79       | Level 9 - Whole Floor       | 1,032.7               | 5.7                      | Excellent                   | Existing                          | Poor             |                            |
| 80       | Level 8 - Whole Floor       | 1,032.3               | 5.6                      | Excellent                   | Existing                          | Poor             |                            |
| 81       | Level 7 - Whole Floor       | 1,030.0               | 5.7                      | Excellent                   | Existing                          | Poor             |                            |
| 82       | Level 6 - Whole Floor       | 1,030.5               | 0.4                      | Excellent                   | Existing                          | Poor             | Desktop task lighting used |
| 83       | Part Level 20 - Suite 1     | 156.7                 | 5.5                      | Excellent                   | Existing                          | Moderate         |                            |



**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

## 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](http://www.cbd.gov.au).

### Nominal Lighting Power Density (NLPD)

The NLPD is calculated and reported for each assessed functional space. It is based on dividing the total power of the base lighting system in the assessed space by the Net Lettable Area (NLA) of that space.

NLPD performance comparison is divided into the following categories;

Excellent performance is where the NLPD is equal to or less than 7.0 W/m<sup>2</sup>

Good performance is where the NLPD is between 7.1 - 10.0 W/m<sup>2</sup>

Median performance is where the NLPD is between 10.1 - 15.0 W/m<sup>2</sup>

Poor performance is where the NLPD is between 15.1 - 18.0 W/m<sup>2</sup>

Very Poor performance is where the NLPD is greater than 18.1 W/m<sup>2</sup>

### 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

|                 |   |
|-----------------|---|
| <u>Poor</u>     | 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 250m <sup>2</sup> .  |
| <u>Moderate</u> | 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 100m <sup>2</sup> . |
| 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 250m <sup>2</sup> .   |
| <u>Good</u>     | 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 100m <sup>2</sup> .       |

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.

### 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*.