



# GREENHOUSE GAS EMISSIONS INVENTORY AND MANAGEMENT REPORT

Toitū net carbonzero programme

Prepared in accordance with ISO 14064-1:2018 and the Technical Requirements of the Programme



Goodman (NZ) Limited, Goodman Property Services (NZ)  
Limited and Goodman Property Trust

Prepared by (lead author): Holly Mace (Sustainability Analyst)

Dated: 08 May 2023

Verification status: Reasonable

Measurement period: 01 April 2022 to 31 March 2023

Base year period: 01 April 2019 to 31 March 2020

Approved for release by:

A handwritten signature in black ink, appearing to read "Tom Slade".

Tom Slade (Head of Environmental Sustainability)

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The consolidation approach chosen for the greenhouse gas inventory should not be used to make decisions related to the application of employment or taxation law.

This report shall not be used to make public greenhouse gas assertions without independent verification and issue of an assurance statement by Toitū Envirocare.

## AVAILABILITY

Open dissemination to all public via the Goodman NZ website

## REPORT STRUCTURE

The Inventory Summary contains a high-level summary of this year's results and from year 2 onwards a brief comparison to historical inventories.

Chapter 1, the Emissions Inventory Report, includes the inventory details and forms the measure step of the organisation's application for Programme certification. The inventory is a complete and accurate quantification of the amount of GHG emissions and removals that can be directly attributed to the organisation's operations within the declared boundary and scope for the specified reporting period. The inventory has been prepared in accordance with the requirements of the Programme<sup>1</sup>, which is based on the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) and ISO 14064-1:2018 Specification with Guidance at the Organization Level for Quantification and Reporting of Greenhouse Gas Emissions and Removals<sup>2</sup>. Where relevant, the inventory is aligned with industry or sector best practice for emissions measurement and reporting.

Chapter 2, the reduction plan and progress report, forms the manage step part of the organisation's application for Programme certification.

See Appendix 1 and the related Spreadsheet for detailed emissions inventory results, including a breakdown of emissions by source and sink, emissions by greenhouse gas type, and non-biogenic and bio-genic emissions. Appendix 1 also contains detailed context on the inventory boundaries, inclusions and exclusions, calculation methodology, liabilities, and supplementary results.

This overall report provides emissions information that is of interest to most users but must be read in conjunction with the inventory workbook for covering all of the requirements of ISO 14064-1:2018.

<sup>1</sup> Programme refers to the Toitū carbonreduce and the Toitū carbonzero programmes.

<sup>2</sup> Throughout this document 'GHG Protocol' means the *GHG Protocol Corporate Accounting and Reporting Standard* and 'ISO 14064-1:2018' means the international standard *Specification with Guidance at the Organizational Level for Quantification and Reporting of Greenhouse Gas Emissions and Removals*.

## CONTENTS

Disclaimer .....	2
Availability .....	2
Report Structure .....	2
Contents .....	3
Tables .....	3
Figures .....	4
Executive summary .....	5
Chapter 1: Emissions Inventory Report .....	7
1.1. Introduction .....	7
1.2. Emissions inventory results .....	7
1.2.1. Dual reporting of indirect emissions from purchased and generated energy .....	10
1.3. Organisational context .....	11
1.3.1. Organisation description .....	11
1.3.2. Statement of intent .....	11
1.3.3. Person responsible .....	12
1.3.4. Reporting period .....	13
1.3.5. Organisational boundary and consolidation approach .....	13
1.3.6. Excluded business units .....	15
Chapter 2: Emissions Management and Reduction Report .....	16
2.1. Emissions reduction results .....	16
2.2. Significant emissions sources .....	22
2.3. Emissions reduction targets .....	22
2.4. Emissions reduction projects .....	23
2.5. Staff engagement .....	26
2.6. Key performance indicators .....	27
2.7. Monitoring and reporting .....	27
Appendix 1: Detailed greenhouse gas inventory .....	28
A1.1 Reporting boundaries .....	30
A1.1.1 Emission source identification method and significance criteria .....	30
A1.1.2 Included sources and activity data management .....	30
A1.1.3 Excluded emissions sources and sinks .....	33
A1.2 Quantified inventory of emissions and removals .....	34
A1.2.1 Calculation methodology .....	34
A1.2.2 GHG Storage and liabilities .....	34
A1.2.2.1 GHG stocks held on site .....	34
A1.2.3 Supplementary results .....	34
A1.2.3.1 Carbon credits and offsets .....	35
A1.2.3.2 Double counting and double offsetting .....	35
Appendix 2: Significance criteria used .....	36
Appendix 3: Certification mark use .....	40
Appendix 4: References .....	40
Appendix 5: Reporting index .....	40

## TABLES

Table 1: Inventory summary .....	5
Table 2: GHG emissions inventory summary for this measurement period .....	7
Table 3. Dual reporting of indirect emissions from imported energy .....	10
Table 4. Brief description of business units, sites and locations included in this emissions inventory ...	14
Table 5: Comparison of historical GHG inventories .....	16
Table 6. Performance against plan .....	21

Table 7. Emission reduction targets .....	23
Table 8. Projects to reduce emissions .....	24
Table 9. Projects to improve data quality.....	26
Table 10. Projects to prevent emissions from liabilities.....	26
Table 11. Key Performance Indicators (KPIs).....	27
Table 12. Direct GHG emissions and removals, quantified separately for each applicable gas .....	28
Table 13. Non-biogenic, biogenic anthropogenic and biogenic non-anthropogenic CO <sub>2</sub> emissions and removals by category .....	29
Table 14. GHG emissions activity data collection methods and inherent uncertainties and assumptions .....	31
Table 15. GHG emissions sources excluded from the inventory .....	33
Table 16. Total storage as of year end with potential GHG emissions liabilities.....	34
Table 17. Significance criteria used for identifying inclusion of indirect emissions .....	36

## FIGURES

Figure 1: Emissions (tCO <sub>2</sub> e) by Category for this measurement period .....	6
Figure 2: GHG emissions (tonnes CO <sub>2</sub> e) by category .....	8
Figure 3: GHG emissions (tonnes CO <sub>2</sub> e) by business unit.....	9
Figure 4: Top 10 GHG emissions (tonnes CO <sub>2</sub> e) by source .....	9
Figure 5: Organisational structure .....	14
Figure 6: Comparison of gross emissions by category between the reporting periods .....	17
Figure 7: Comparison of gross emissions by subcategory between the reporting periods.....	18
Figure 8: Comparison of gross emissions by business unit between the reporting periods .....	19
Figure 9: Performance against target since base year.....	21

## EXECUTIVE SUMMARY

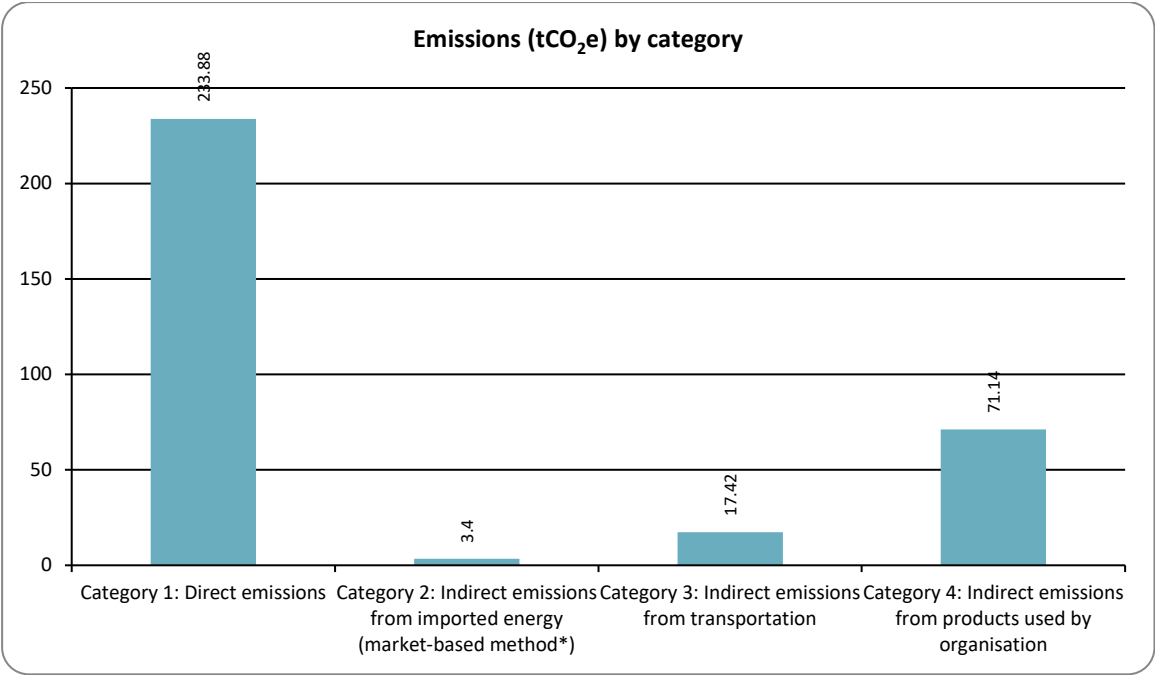
This is the annual greenhouse gas (GHG) emissions inventory and management report for Goodman Property Services (NZ) Limited covering the measurement period 01 April 2022 to 31 March 2023.<sup>3</sup>

**Table 1: Inventory summary**

Category (ISO 14064-1:2018)	Scopes (ISO 14064-1:2006)	2020	2022	2023
Category 1: Direct emissions	Scope 1	596.03	193.87	233.88
Category 2: Indirect emissions from imported energy (location-based method*)	Scope 2	199.23	199.64	-
Category 2: Indirect emissions from imported energy (market-based method*)	Scope 2	-	-	3.40
Category 3: Indirect emissions from transportation	Scope 3	67.87	5.70	17.42
Category 4: Indirect emissions from products used by organisation	Scope 3	40.55	74.50	71.14
Category 5: Indirect emissions associated with the use of products from the organisation	Scope 3	0.00	0.00	0.00
Category 6: Indirect emissions from other sources	Scope 3	0.00	0.00	0.00
<b>Total direct emissions</b>		<b>596.03</b>	<b>193.87</b>	<b>233.88</b>
<b>Total indirect emissions*</b>		<b>307.65</b>	<b>279.84</b>	<b>91.95</b>
<b>Total gross emissions*</b>		<b>903.68</b>	<b>473.71</b>	<b>325.83</b>
Category 1 direct removals		0.00	0.00	0.00
Purchased emission reductions		0.00	0.00	0.00
<b>Total net emissions</b>		<b>903.68</b>	<b>473.71</b>	<b>325.83</b>

\*Emissions are reported using a market-based methodology. See section 1.2.1 for details.1.2.1

<sup>3</sup> Throughout this document "emissions" means "GHG emissions".



**Figure 1: Emissions (tCO<sub>2</sub>e) by Category for this measurement period**



# CHAPTER 1: EMISSIONS INVENTORY REPORT

## 1.1. INTRODUCTION

This report is the annual greenhouse gas (GHG) emissions inventory and management report for Goodman Property Services (NZ) Limited.

Goodman (NZ) Limited is the Manager of the NZX Listed Goodman Property Trust ("GMT" or "Trust"). With a \$4.8 billion portfolio (31 March 2023), GMT is the country's largest industrial property investor and a constituent in the leading NZX 20 index.

This report's purpose is to transparently measure and manage Goodman (NZ) Limited's greenhouse gas ("GHG") emissions, our progress towards our reduction goals, and the actions anticipated to further reduce GHG emissions.

GNZ follows the Ministry for the Environment's Guidance for Voluntary, Corporate Greenhouse Gas Reporting and uses Ministry for the Environment's "Measuring Emissions: A Guide for Organisations. 2022 Summary of Emission Factors" for the emission factor selection used in this report.

This inventory report is a complete and accurate quantification of the GHG emissions that can be directly attributed to GNZ's operations within the declared boundary and scope for the specified reporting period. An operational control approach was adopted when identifying greenhouse gas emission sources.

The inventory report and any GHG assertions are expected to be verified by a Programme-approved, third-party verifier. The level of assurance is reported in a separate Assurance Statement provided to the directors of the certification entity.

## 1.2. EMISSIONS INVENTORY RESULTS

**Table 2: GHG emissions inventory summary for this measurement period**

Measurement period: 01 April 2022 to 31 March 2023.

Category	Toitū carbon mandatory boundary (tCO <sub>2</sub> e)	Additional emissions (tCO <sub>2</sub> e)	Total emissions (tCO <sub>2</sub> e)
Category 1: Direct emissions	233.88 Diesel, Petrol premium, Petrol regular, Diesel stationary combustion, R-407C, R-410A	0.00	233.88
Category 2: Indirect emissions from imported energy (market-based method*)	3.40 Electricity	0.00	3.40
Category 3: Indirect emissions from transportation	17.42 Air travel domestic (average), Air travel short haul (econ), Private Car average (fuel type unknown), Taxi (regular)	0.00	17.42
Category 4: Indirect emissions from products used by organisation	71.14 Electricity distributed T&D losses, Waste landfilled LFGR Mixed waste	0.00	71.14
Category 5: Indirect emissions associated with the use of products from the organisation	0.00	0.00	0.00
Category 6: Indirect emissions from other sources	0.00	0.00	0.00
<b>Total direct emissions</b>	<b>233.88</b>	<b>0.00</b>	<b>233.88</b>
<b>Total indirect emissions*</b>	<b>91.95</b>	<b>0.00</b>	<b>91.95</b>
<b>Total gross emissions*</b>	<b>325.83</b>	<b>0.00</b>	<b>325.83</b>
Category 1 direct removals	0.00	0.00	0.00

Category	Toitū carbon mandatory boundary (tCO <sub>2</sub> e)	Additional emissions (tCO <sub>2</sub> e)	Total emissions (tCO <sub>2</sub> e)
Purchased emission reductions	0.00	0.00	0.00
<b>Total net emissions</b>	<b>325.83</b>	<b>0.00</b>	<b>325.83</b>
<b>Emissions intensity</b>		<b>Mandatory emissions</b>	<b>Total emissions</b>
FTE (gross tCO <sub>2</sub> e / per FTE per annum)		4.97	8.49
Revenue - GHG emissions per revenue, property income (\$Millions) (gross tCO <sub>2</sub> e / dollars)		1.52	2.60
Square meter (gross tCO <sub>2</sub> e / m <sup>2</sup> )		0.00030	0.00052
Operating revenue (gross tCO <sub>2</sub> e / \$Millions)		1.52	1.52

\*Emissions are reported using a market-based methodology. See section 1.2.1 for details.1.2.1

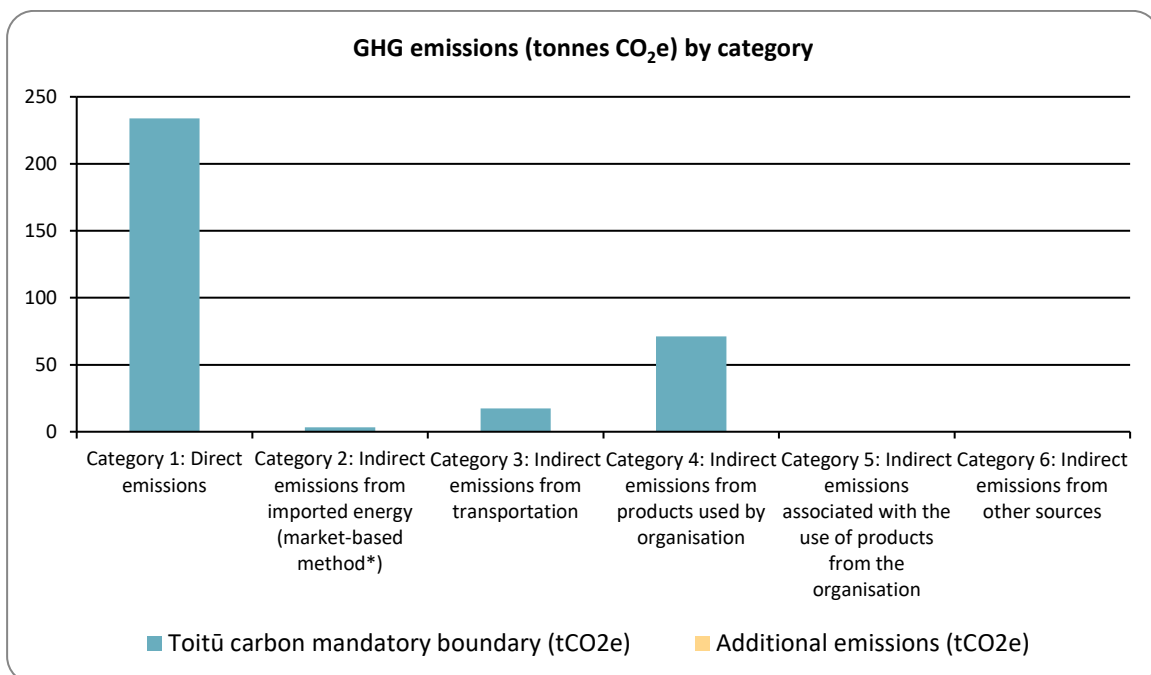


Figure 2: GHG emissions (tonnes CO<sub>2</sub>e) by category



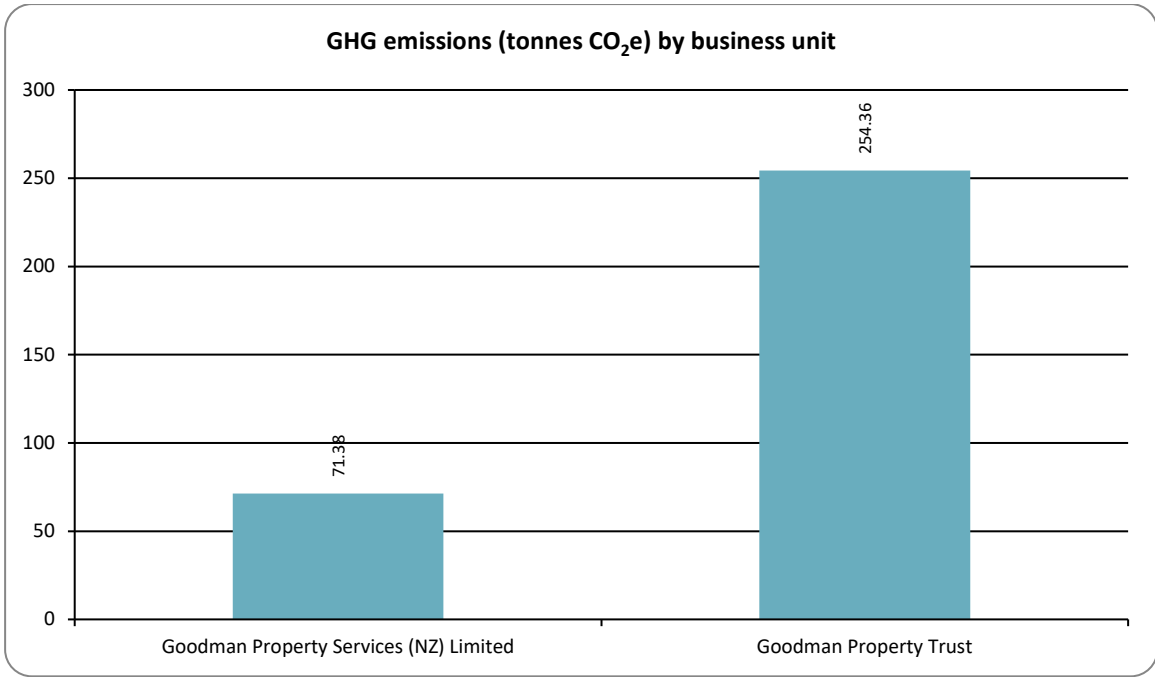


Figure 3: GHG emissions (tonnes CO<sub>2</sub>e) by business unit

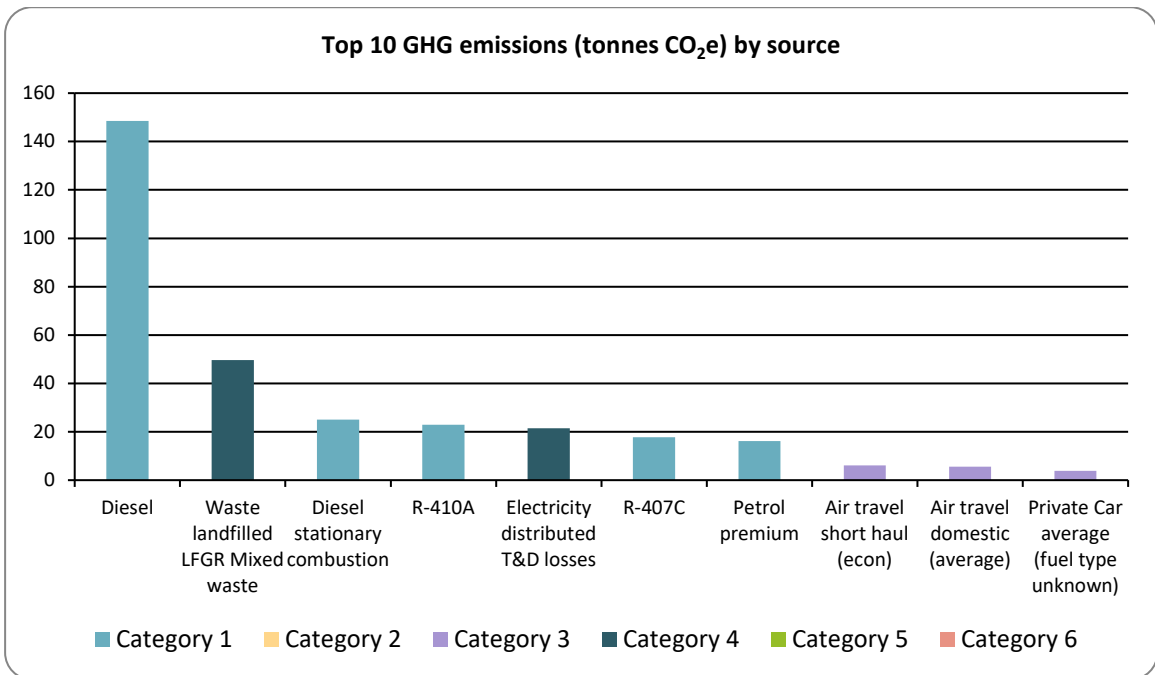


Figure 4: Top 10 GHG emissions (tonnes CO<sub>2</sub>e) by source

### 1.2.1. Dual reporting of indirect emissions from purchased and generated energy

All purchased and generated energy emissions are dual reported using both the location-based method and market-based method. Dual reporting illustrates the role of supplier choice, onsite renewable energy generation and contractual instruments in managing indirect emissions from energy alongside any ongoing energy efficiency and reduction efforts.

From the 2022 inventory, Goodman Property Services (NZ) Limited aligns to market-based reporting for tracking energy related emissions and reductions over time.

GMT is influencing energy related emissions through the use of contractual instruments.

Contractual instruments are any type of contract between two parties for the sale and purchase of energy bundled with attributes about the energy generation, or for unbundled attribute claims. This includes Renewable Energy Certificates.

Contractual instruments are applicable for this reporting period.

Renewable electricity purchased with contractual instruments, from supplier Meridian Energy through their Certified Renewable Energy product, with a start date of date of 1st April 2022. We are in the process of finalising the agreement with Meridian Energy and will provide an update after the audit once the certifications have been issued.

**Table 3. Dual reporting of indirect emissions from imported energy**

Category	Location-based methodology (tCO <sub>2</sub> e)	Market-based methodology (tCO <sub>2</sub> e)
Category 1: Direct emissions	233.88	233.88
Category 2: Indirect emissions from imported energy	234.76	3.40
Category 3: Indirect emissions from transportation	17.42	17.42
Category 4: Indirect emissions from products used by organisation	71.14	71.14
Category 5: Indirect emissions associated with the use of products from the organisation	0.00	0.00
Category 6: Indirect emissions from other sources	0.00	0.00
<b>Total direct emissions</b>	<b>233.88</b>	<b>233.88</b>
<b>Total indirect emissions</b>	<b>323.31</b>	<b>91.95</b>
<b>Total gross emissions</b>	<b>557.19</b>	<b>325.83</b>
Category 1 direct removals	0.00	0.00
<b>Total net emissions</b>	<b>557.19</b>	<b>325.83</b>

## 1.3. ORGANISATIONAL CONTEXT

### 1.3.1. Organisation description

GNZ is the Manager of GMT, an NZX listed Unit Trust that invests in industrial property across Auckland. GNZ is a subsidiary of the ASX listed Goodman Group (“GMG”). GMG is also a cornerstone investor in GMT. Goodman Property Services (NZ) Limited (“GPSNZ”) is another subsidiary of GMG employing the 65 staff that provide the management and development services to the Trust. The company's core activities include owning, managing, and developing high-quality warehouse and logistics space in strategic locations close to consumers. Goodman’s unique operating model is part of a broader strategy of becoming a truly resilient and sustainable business through the integration of a sustainability framework across all business activities. Critical to this is the delivery of sustainable property solutions for customers.

As a listed vehicle that owns, develops, and manages a substantial industrial property portfolio Goodman Property Trust has obligations to a wide range of stakeholders. A sustainable real-estate business model, that minimises adverse environmental, economic, and social impacts, is essential if the Trust is to be successful over the long-term. Acknowledging that its corporate performance is integral to its reputation and longevity, Goodman has integrated these core sustainability principles into its business strategy and brand values. Environmental sustainability is a key part of this commitment.

#### **Commitment to certification**

Goodman is committed to reducing and managing emissions as it is essential in measuring our environmental and sustainability goals. We aim to reduce our GHG emissions where possible as we want to continue to be a leading environmentally responsible organisation within the property industry and contribute to the carbon reduction targets nationally and globally. Retaining a Toitū carbonzero certification is a vital part of this commitment.

#### **GHG Reporting**

Having an organisation embedded with environmental and sustainability objectives, we aim to keep growing and leading our industry in these with our targets along with validating our compliance with current and future legislation.

#### **Climate Change Impacts**

Mitigating the impacts of climate change by measuring and minimising greenhouse gas emissions has become an essential business activity. Climate change will impact Goodman's operations with increasing temperatures and more frequent extreme weather events. Priority has been given to reducing the organisation's carbon emissions to a level that is consistent with limiting global warming to less than 2 degrees, in accordance with the Paris Climate Agreement. Our decision making, management and processes will need to be continuously revised to reduce the impact of the changing climate.

#### **Parent Company Targets**

GMG has developed emissions reduction targets validated by the Science Based Targets initiative (SBTi) as being aligned with the Paris Agreement’s 1.5°C pathway. GMG is also on track to maintain carbon neutrality for its operations, following certification as a Carbon Neutral Organisation by Climate Active in 2021.

### 1.3.2. Statement of intent

This inventory forms part of the organisation’s commitment to gain Toitū net carbonzero certification. The intended uses of this inventory are:

#### **Intended use and users**

The uses of our Toitū inventory report are to comply with the Toitū carbonzero programme, reduce emissions, respond to customer demands, and respond to investors' expectations.

Therefore, the intended users of this report include, but are not limited to:

- Our customers;
- Our internal management;
- The Toitū carbonzero programme certifier and verifier;

- Our board;
- Our investors.

#### **Other schemes and requirements**

This inventory forms part of Goodman's commitment to monitoring and managing its greenhouse gas emissions to mitigate the impact of climate change. These public commitments have previously included the following targets:

1. 100% renewable energy use by 2025
2. Carbon neutral operations by 2025
3. 2.0MW of solar energy installed by 2025
4. 100% of Goodman's core portfolio to feature LED lighting by 2025
5. NABERS ratings for all eligible office buildings at Highbrook by 2025
6. All new developments targeting 5 Green Star Built rating (since 2021)
7. Replacing R22 refrigerants in all core portfolio HVAC systems with low emission factor alternatives
8. Installing EV charges in all new developments

Carbon neutral operations have now been achieved in 2021, with Toitū carbonzero certification.

The inventory is also intended to be used as the primary source of information required for the organisations CDP reporting.

### **1.3.3. Person responsible**

Andy Eakin (Chief Financial Officer) is responsible for overall emission inventory measurement and reduction performance, as well as reporting results to top management. Andy Eakin (Chief Financial Officer) has the authority to represent top management and has financial authority to authorise budget for the Programme, including Management projects and any Mitigation objectives.

#### **State any other people/entities involved**

The reporting is supported by the emissions inventory and management team, a designated team of individuals from various roles across different areas of the business including the Head of Environmental Sustainability, Head of Corporate Affairs, Engineering and Building Services Manager and Sustainability Analysts.

Since the implementation of a sustainability business unit in late 2021, Goodman's Sustainability Analysts have been primarily responsible for the collection and processing of data and report submission for the 2022/2023 reporting period. They have received training from the previous personnel involved in the reporting process and have sufficient excel skills to undertake the collection and processing of data. They receive guidance and support from the Head of Environmental Sustainability, Chief Financial Officer, Head of Corporate Affairs, and Engineering & Building Services Manager throughout the reporting period.

#### **Top management commitment**

The executive management team is committed to long term measurement and management of GMT's emissions. A CSR (Corporate Social Responsibility) committee, that includes senior executives and technical experts from Corporate, Property Services, and Development will meet quarterly to oversee the implementation and ongoing performance of the organisation's sustainability initiatives. Progress against emissions reduction targets and opportunities to further reduce the environmental footprint of the business are standing agenda items. This will ensure targets agreed upon in collaboration with the Board, in relation to energy efficiency initiatives, solar energy rollout, water conservation and waste reduction, are assigned to the appropriate teams with adequate resources. Formal sustainability reporting is provided to the Board of Goodman (NZ) Limited at each of its quarterly meetings. Annual and interim reporting is done for GMT's shareholders. The CEO and CFO have incentives linked to the implementation of sustainability and climate change initiatives. Additionally, top management team have KPI's linked to sustainability initiatives that must be met to receive part of the remuneration package.

### **Management involvement**

The Head of Environmental Sustainability is responsible for proposing initiatives and targets to the CSR committee and reporting on agreed targets in the environmental sustainability area of Goodman's business. This includes leading the monthly sustainability committees to develop and deliver these targets with support from the Sustainability Analysts who help to collect and process the data. The Head of Corporate Affairs oversees the reports submitted to ensure they are consistent with the business's strategy.

### **1.3.4. Reporting period**

**Base year measurement period: 01 April 2019 to 31 March 2020**

The base year period was selected as it represents the first year we audited our emissions. Toitū completed the audit.

**Measurement period of this report: 01 April 2022 to 31 March 2023**

Reporting will be conducted annually.

This reporting period was chosen to align with New Zealand's financial reporting year.

### **1.3.5. Organisational boundary and consolidation approach**

An operational control consolidation approach was used to account for emissions.<sup>4</sup>

Organisational boundaries were set with reference to the methodology described in the GHG Protocol and ISO 14064-1:2018 standards.

#### **Justification of consolidation approach**

The organisation boundary includes all the Goodman entities associated with the management of the NZX listed Goodman Property Trust, encompassing all investment, development, and operational activities.

#### **Organisational structure**

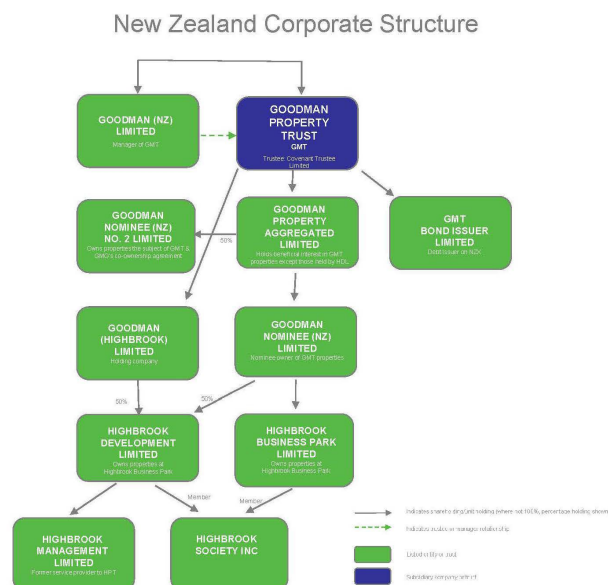
Figure 5 shows what has been included in the context of the overall structure.

The entities that own the property assets of the Trust include, Goodman Nominee (NZ) Limited, Highbrook Business Park Limited and Highbrook Development Limited. The Trust jointly owns properties with GMG in Goodman Nominee (NZ) No. 2 Limited.

The operations of the management entity, GNZ, and the property, development, and corporate service provider, GPSNZ, are also included within the organisational boundaries.

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<sup>4</sup>control: the organisation accounts for all GHG emissions and/or removals from facilities over which it has financial or operational control. equity share: the organisation accounts for its portion of GHG emissions and/or removals from respective facilities.



**Figure 5: Organisational structure**

**Table 4. Brief description of business units, sites and locations included in this emissions inventory**

Company/Business unit/Facility	Physical location	Description
Goodman Property Trust ("GMT")	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	NZX listed Unit Trust, investing in high-quality industrial property across Auckland. Current value of property portfolio is \$3.8 billion.
Goodman (NZ) Limited ("GNZ")	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Manager of GMT, subsidiary of ASX listed Goodman Group. No staff, Six directors.
Goodman Nominee (NZ) Limited	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Entity that owns GMT investment and development properties and interests in JV's. GHG reporting includes sources under operational control
Highbrook Development Limited	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Entity that owns certain properties, including the development land, at Highbrook Business Park. GHG reporting includes sources under operational control
Highbrook Business Park Limited	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Entity that owns certain investment properties at Highbrook Business Park. GHG reporting includes sources under operational control
Goodman Nominee (NZ) No. 2 Limited	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Entity that holds jointly owned properties of GMT and Goodman Group. Comprises mainly land assets with a combined value of less than \$5 million.

Company/Business unit/Facility	Physical location	Description
Goodman Property Services (NZ) Limited ("GPS")	Level 2, KPMG Centre, 18 Viaduct Harbour Avenue, Auckland	Provider of property, development and corporate services to GMT. Subsidiary of ASX listed Goodman Group. Employs 58 staff. Operates two offices. GHG reporting includes sources under operational control and represent 100% of the assets.

### 1.3.6. Excluded business units

The following entities are excluded from inventory as they are either; unrelated to the investment and operational activities of Goodman in New Zealand relating to Goodman Property Trust or no longer active.

Henshaw Holdings Limited & Henshaw Goodman Limited - Former property-owning JV, where the assets have been sold

GMT Bond Issuer Limited & GMT Wholesale Bond Issuer - Financing entities

Highbrook Park Trust - A Trust that owns the reserves and parklands around Highbrook

Highbrook Management Limited - Service provider to Highbrook Park Trust

Goodman Finance NZ Limited - Financing entity within Goodman Group

Goodman (Paihia) Limited & Goodman Investment Holdings (NZ) limited & Goodman (Wynyard Precinct) Limited - Property and asset owning subsidiaries of Goodman Group

## CHAPTER 2: EMISSIONS MANAGEMENT AND REDUCTION REPORT

### 2.1. EMISSIONS REDUCTION RESULTS

The year-on-year reduction in absolute emissions is ahead of the targets set in the organisations Emissions Management and Reduction plan. Based on 11 months of data, FY23 indicates a 52% reduction in absolute emissions from FY20 base year (significantly exceeding the 19.4% reduction in emissions by 2025 target).

**Table 5: Comparison of historical GHG inventories**

Category	2020	2021	2022	2023
Category 1: Direct emissions	596.03	270.43	193.87	233.88
Category 2: Indirect emissions from imported energy (location-based method*)	199.23	217.01	199.64	0.00
Category 2: Indirect emissions from imported energy (market-based method*)	0.00	0.00	0.00	3.40
Category 3: Indirect emissions from transportation	67.87	3.43	5.70	17.42
Category 4: Indirect emissions from products used by organisation	40.55	56.32	74.50	71.14
Category 5: Indirect emissions associated with the use of products from the organisation	0.00	0.00	0.00	0.00
Category 6: Indirect emissions from other sources	0.00	0.00	0.00	0.00
<b>Total direct emissions</b>	<b>596.03</b>	<b>270.43</b>	<b>193.87</b>	<b>233.88</b>
<b>Total indirect emissions*</b>	<b>307.65</b>	<b>276.76</b>	<b>279.84</b>	<b>91.95</b>
<b>Total gross emissions*</b>	<b>903.68</b>	<b>547.19</b>	<b>473.71</b>	<b>325.83</b>
Category 1 direct removals	0.00	0.00	0.00	0.00
Purchased emission reductions	1,211.33	823.94	753.55	417.62
<b>Total net emissions</b>	<b>903.68</b>	<b>547.19</b>	<b>473.71</b>	<b>325.83</b>
<b>Emissions intensity</b>				
FTE (gross tCO <sub>2</sub> e / per FTE per annum)	13.69	8.55	7.27	8.49
FTE (gross mandatory tCO <sub>2</sub> e / per FTE per annum)	13.34	8.68	7.03	4.97
Revenue - GHG emissions per revenue, property income (\$Millions) (gross tCO <sub>2</sub> e / dollars)	6.22	3.58	3.00	1.52
Revenue - GHG emissions per revenue, property income (\$Millions) (gross mandatory tCO <sub>2</sub> e / dollars)	6.06	3.63	2.90	1.52
Square meter (gross tCO <sub>2</sub> e / m <sup>2</sup> )	0.00085	0.00049	0.00045	0.00052
Square meter (gross mandatory tCO <sub>2</sub> e / m <sup>2</sup> )	0.00083	0.00050	0.00043	0.00030
Operating revenue (gross tCO <sub>2</sub> e / \$Millions)	2.12	1.81	1.77	0.43



Category	2020	2021	2022	2023
Operating revenue (gross mandatory tCO <sub>2</sub> e / \$Millions)	6.22	3.58	3.00	1.52

\*Emissions are reported using a market-based methodology. See section 1.2.1 for details.1.2.1

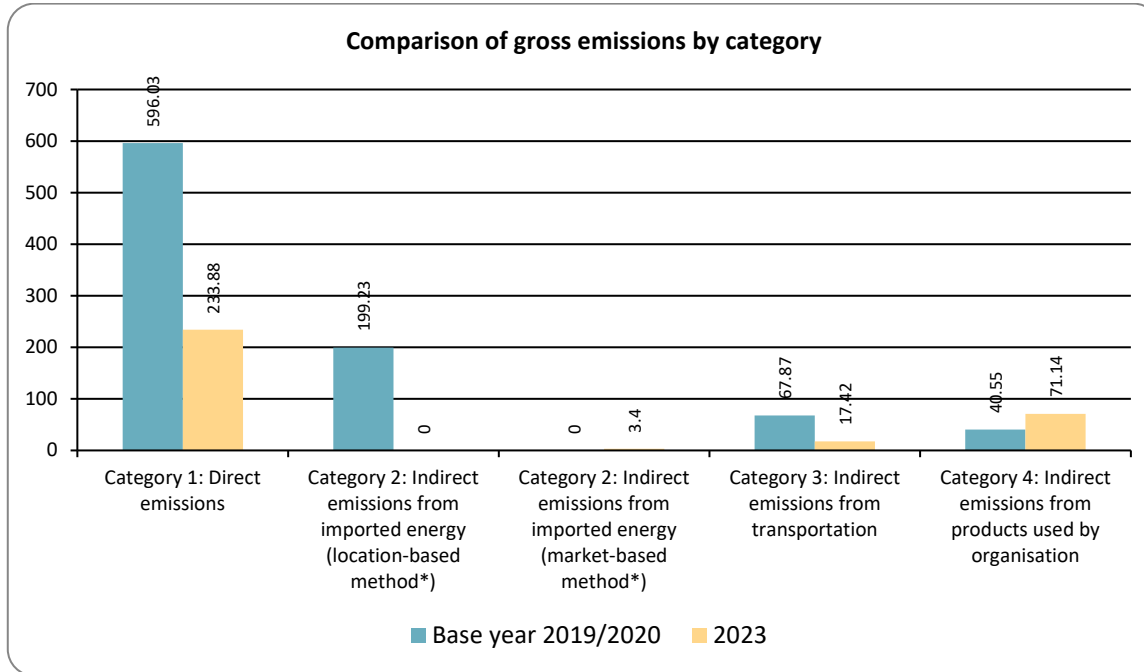


Figure 6: Comparison of gross emissions by category between the reporting periods

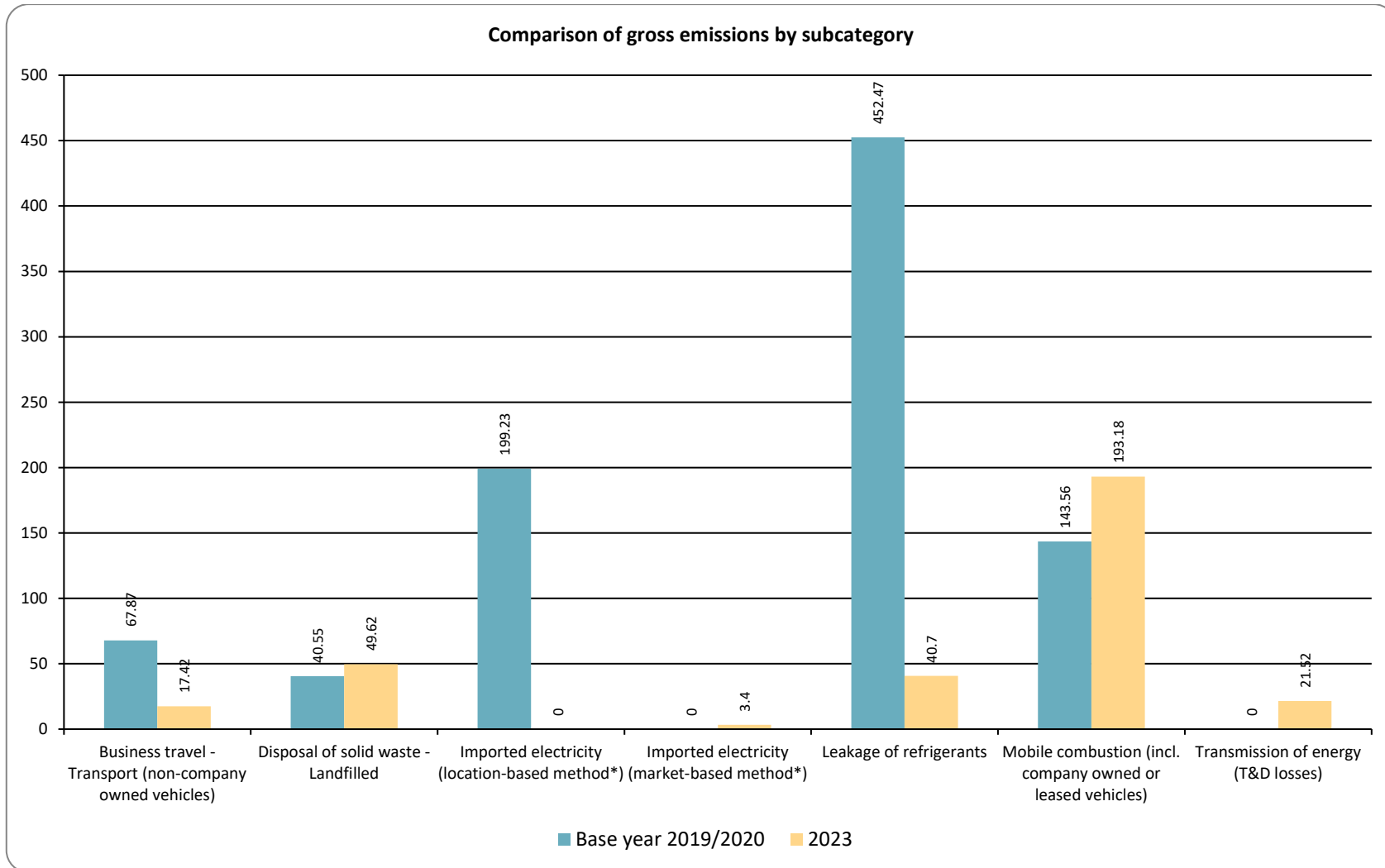


Figure 7: Comparison of gross emissions by subcategory between the reporting periods



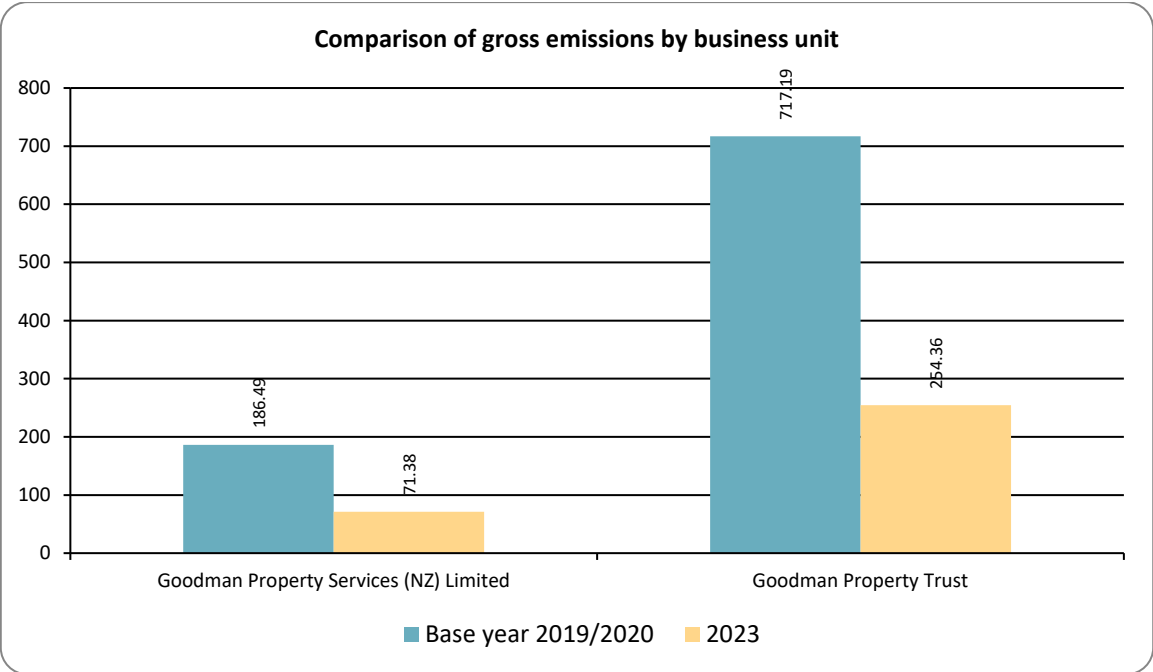


Figure 8: Comparison of gross emissions by business unit between the reporting periods



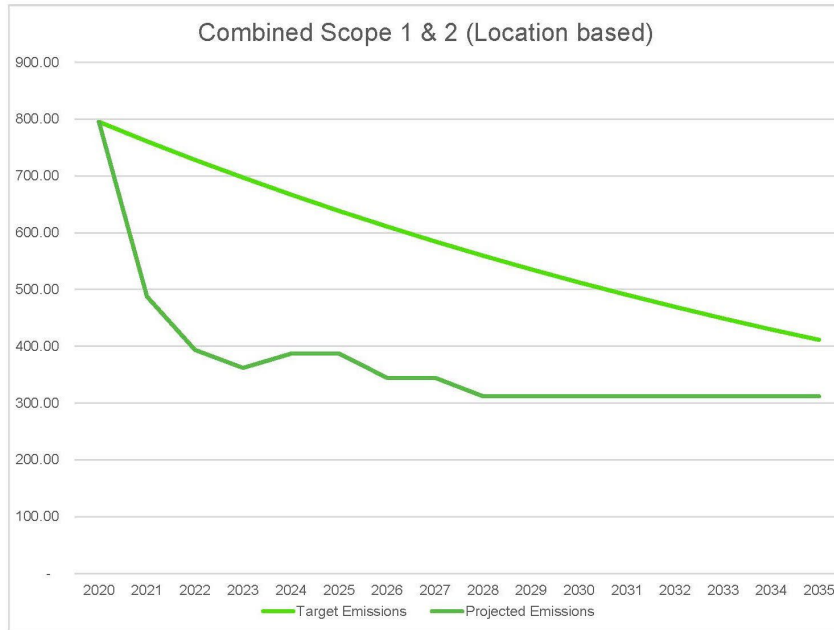


Figure 9: Performance against target since base year

Table 6. Performance against plan

Target name	Baseline period	Target date	Type of target (intensity or absolute)	Current performance (tCO <sub>2</sub> e) in FY23 compared to base year	Current performance (%) in FY23 compared to base year	Comments
Reduce total category 1-2 emissions, Toitū carbon boundary	2020	2030	Absolute	361.78	-45.49%	This performance reflects our initial projects, as well as decrease due to COVID-19 from our base year.
Reduce total category 1-6 emissions, Toitū carbon boundary	2020	2030	Absolute	451.48	-49.96%	This performance reflects our initial projects, as well as decrease due to COVID-19 from our base year.
A reduction in GHG emissions intensity for category 1-6 emissions (combined) reported as CO <sub>2</sub> e per Square Meters (000)	2020	2030	Absolute	0.42 tCO <sub>2</sub> /1000m <sup>2</sup>	-49.41%	This performance reflects our initial projects, as well as decrease due to COVID-19 from our base year.
Electrification of vehicle fleet to be expedited with additional charging infrastructure to be provided.	2020	31/03/2022	Vehicle fleet - reduce fossil fuel consumption	Completed emissions reduction project	Completed emissions reduction project	This emissions reduction project has been moved from Table 8 to here since it has been completed.
Implement travel policy where domestic and international flights are restricted to essential business only with online meetings being the default choice.	2020	31/03/2022	Air Travel - reduce fossil fuel consumption	Completed emissions reduction project	Completed emissions reduction project	This emissions reduction project has been moved from Table 8 to here since it has been completed.

## 2.2. SIGNIFICANT EMISSIONS SOURCES

### Significant sources

The top emissions sources are Electricity, landfill waste and refrigerant loss.

Electricity and landfill waste is associated with the two management offices and common areas within the portfolio.

Goodman has responsibility for maintaining almost all the air-conditioning units within the portfolio. The reported emissions relate to the failure of a small number of these systems with a resulting loss of refrigerant.

### Activities responsible for generating significant emissions

Electricity emissions and Landfill waste are generated through the use of electricity and disposal of landfill waste across our two offices and common areas within the portfolio.

Refrigerant loss emissions are from a breakdown in a refrigerant unit which causes a leak resulting in refrigerant loss.

### Influences over the activities

Electricity and landfill waste is heavily influenced by the amount people using the two offices and common areas within the portfolio. With more employees using the offices than recent years due to Covid-19 restrictions, we expect electricity and landfill waste emissions to continue to be a top emission source.

Though we are reducing landfill waste where possible with waste minimisation and recycling are already entrenched behaviours within the Goodman management offices. Regular training will help maintain these positive habits. There is opportunity to extend recycling across the common areas of the portfolio, reducing the volume of waste that is currently being consigned to landfill.

Energy efficiency projects including the installation of LED lighting across our core portfolio by 2025, sub-metering technology and the optimisation of building management systems will complement education programmes to reduce consumption over time. Goodman has also committed to sourcing its electricity from 100% renewable sources by 2025.

Refrigerant loss is effect by the quality of refrigerant units which is why Goodman have committed to updating all R-22 units to lower emission alternatives by 2025. Along with these upgrades additional preventative maintenance, better fault reporting are all opportunities to reduce these emissions.

## 2.3. EMISSIONS REDUCTION TARGETS

The organisation is committed to managing and reducing its emissions in accordance with the Programme requirements. Table 7 provides details of the emission reduction targets to be implemented. These are 'SMART' targets (specific, measurable, achievable, realistic, and time-constrained).

Relevant policies and initiatives were referred to and assessed for applicability to our organisation during the development of our targets. The Science Based Targets Initiative (SBTi) was a key focus, and our current targets align with the 1.5°C SBTi pathway.

Our current near-term targets were developed using the Toitū target setting tool and reduction pathway workbook. This was achieved by identifying reduction projects during various workshops, which allowed us to calculate the estimated reduction potential by emission source and year of implementation.

In addition to our near-term targets, we plan to draft an initial long-term target with Toitū and a long-term reduction pathway in the coming year.

FY23 indicates a 45% reduction in absolute emissions from FY20 base year (significantly exceeding the 21.5% reduction in emissions by 2025 target). Volatility between years is not unexpected and the impacts of COVID-19 have also contributed to the overall reduction in emissions.

**Table 7. Emission reduction targets**

Target name	Baseline period	Target date	Type of target (intensity or absolute)	Categories covered	Target		KPI	Responsibility	Rationale
Reduce total category 1-6 emissions, Toitū carbon boundary	2020	2025	Absolute	All category 1-6 Toitū programme boundary emissions	- 21.5%	Baseline: 903.68 Target emissions (tCO <sub>2</sub> e): 709.39	Absolute total tCO <sub>2</sub> e	Tom Slade, Head of Environmental Sustainability	Achievable through the application of the reduction projects discussed further below.
Reduce total category 1-6 emissions, Toitū carbon boundary	2020	2030	Absolute	All category 1-6 Toitū programme boundary emissions	-43%	Baseline: 903.68 Target emissions (tCO <sub>2</sub> e): 515.10	Absolute total tCO <sub>2</sub> e	Tom Slade, Head of Environmental Sustainability	Achievable through the application of the reduction projects discussed further below.
A reduction in GHG emissions intensity for category 1-6 emissions (combined) reported as CO <sub>2</sub> e per Square Meters (000)	2020	2030	Absolute	All category 1-6 Toitū programme boundary emissions	- 30.5%	Baseline: 0.85 tCO <sub>2</sub> /1000m <sup>2</sup> Target emissions: 0.59 tCO <sub>2</sub> /1000m <sup>2</sup>	Per 1,000 sqm of NLA	Tom Slade, Head of Environmental Sustainability	Achievable through the application of the reduction projects discussed further below. The selection of a second intensity-based metric reflects the potential for portfolio growth, through ongoing development activity and/or strategic acquisitions.

## 2.4. EMISSIONS REDUCTION PROJECTS

In order to achieve the reduction targets identified in Table 7, specific projects have been identified to achieve these targets, and are detailed in Table 8 below.

**Table 8. Projects to reduce emissions**

Objective	Project	Responsibility	Completion date	Potential co-benefits	Potential unintended consequences	Actions to minimise unintended consequence
Refrigerant - minimise gas losses	Conduct regular inspections of HVAC systems within the portfolio to assess working condition and undertake preventative maintenance as required in line with maintenance plans established with contractors.	Craig Stephens, Engineering and Building Services Manager	Ongoing			
Refrigerant- minimise gas losses	Replace HVAC systems, typically those more than eight years old, with lower emissions alternatives on expiry of customers leases.	Craig Stephens, Engineering and Building Services Manager	Ongoing - upon lease expires		Release of more harmful refrigerant gases into the atmosphere if not disposed of correctly	Request an end state audit from contractors
Refrigerant- minimise gas losses	Replacing all R22 refrigerants in core portfolio building HVAC systems with low emission factor alternatives (R32's).	Craig Stephens, Engineering and Building Services Manager	31/03/2025			
Refrigerant- minimise gas losses	Educate customers (tenants) on correct operation of their HVAC system and importance of reporting air-conditioning faults in a timely manner.	Various, Portfolio Managers	Ongoing	Upskill users		
Refrigerant- minimise gas losses	Ensure procurement policy requires HVAC contractors to recover and dispose of spent refrigerant gasses safely - avoiding GHG emissions.	Procurement contracting	At each tender renewal	Upskill contractors on sustainable disposal methods	Release of more harmful refrigerant gases into the atmosphere if not disposed of correctly	Request an end state audit from contractors
Electricity - reduce consumption	Optimise existing smart technologies to minimise energy use in the Goodman management offices.	Craig Stephens, Engineering and Building Services Manager	Ongoing	Increased staff security		





Objective	Project	Responsibility	Completion date	Potential co-benefits	Potential unintended consequences	Actions to minimise unintended consequence
Electricity - reduce consumption	Audit lighting and other electrical systems in the common areas of the portfolio to identify energy reduction opportunities.	Craig Stephens, Engineering and Building Services Manager	31/03/2024			
Electricity - reduce consumption	Install solar on roofs of common areas of the portfolio to reduce electricity consumed from the grid.	James Campbell, Sustainability Project Manager	31/03/2024	Sell excess power back to the grid	Increased embodied carbon emissions (A1-A5)	Assess the carbon payback and materials life cycle
Vehicle fleet - reduce fossil fuel consumption	Staff with fuel cards (and staff who claim work related travel expenses using their personal vehicle) to be incentivised to transition to lower emission transport alternatives.	Andy Eakin, Chief Financial Officer	31/03/2025	Reduce travel related emissions, change staff behaviour beyond the workplace		
Vehicle fleet - reduce fossil fuel consumption	Invest in new technologies/applications that facilitate online meetings.	Andy Eakin, Chief Financial Officer	Ongoing	Reduce travel related emissions		
Waste minimisation	Reactivate education programme to encourage recycling within Goodman Management offices. Work with office suppliers to minimise packaging waste.	India Glen, Office Manager	Ongoing	Reduce waste to landfill, upskill staff		
Waste minimisation	Provide waste separated rubbish bins in the common areas of the portfolio and ensure post collection sorting of waste to minimise landfill.	Evan Sanders, General Manager - Property Services	Ongoing	Reduce waste to landfill, change staff behaviour beyond the workplace		



Table 9 highlights emission sources that have been identified for improving source the data quality in future inventories.

**Table 9. Projects to improve data quality**

Emissions source	Actions to improve data quality	Responsibility	Completion date
Refrigerant	Audit to determine the number of HVAC systems in the portfolio including the types of refrigerants used and the total capacity of each system to accurately determine emission liabilities.		Ongoing
Diesel	Audit to determine the number of fire systems within the portfolio that use back-up generators and the volume of diesel fuel stored in these systems, to accurately determine emission liabilities.		31/03/2021
Refrigerant, electricity	Establish sustainability tracker to manage and monitor the status of HVAC, LED, and solar upgrade projects to ensure one single source of truth for the data relating to these projects.		Tracker established by 31/03/2023, ongoing tracking required

The emissions inventory chapter identified various emissions liabilities (see GHG Storage and liabilities section). Table 10 details the actions that will be taken to prevent GHG emissions from these potential emissions sources.

**Table 10. Projects to prevent emissions from liabilities**

Liability source	Actions to prevent emissions	Responsibility	Completion date
Refrigerant	Regular servicing and preventing damage to units in accordance with initiatives listed in Table 2.	Craig Stephens, Engineering and Building Services Manager	Ongoing
Diesel	Regular servicing and preventative maintenance to minimise fuel losses.	Craig Stephens, Engineering and Building Services Manager	Ongoing

## 2.5. STAFF ENGAGEMENT

The organisation's emissions reduction commitments and other sustainability targets are communicated to staff regularly. All environment-related policies can be found on the Greenroom, Goodman's internal information portal. Targets and commitments, and progress toward these goals, are publicly available within the sustainability section of the annual report, digital newsletters, and corporate website. Additionally, our induction process informs all new staff of our New Zealand-wide sustainability goals and commitments, and internal meetings keep staff informed on our progress towards these goals.

Training and development opportunities are actively encouraged for staff directly involved in emissions measurement and reduction projects. Through its corporate membership with the New Zealand Green Building Council (NZGBC), relationship with the Energy Efficiency and Conservation Authority (EECA) and other industry partners, the technical expertise of the business is being extended. This has included the Head of Environmental Sustainability, a Sustainability Analyst, and a Goodman Project Manager adding to their professional qualifications by becoming Green Star Accredited Professionals.

## 2.6. KEY PERFORMANCE INDICATORS

In addition to the mandatory Revenue KPI, we have included two other emissions intensity measures since our base year (2020). These were selected as appropriate measures to monitor and assess performance should the size of the business change and an absolute target no longer be appropriate. They include Portfolio Size (measured per 1,000 sqm of NLA) and FTE (Full Time Employee).

**Table 11. Key Performance Indicators (KPIs).**

KPI	Rationale of using the additional KPI
Operating Revenue (\$ million)	Mandatory programme requirement
FTE - Full Time Employee	A significant portion of our emissions source activities, such as company vehicles and business air travel, are influenced by FTE count
Portfolio Size (per 1,000 sqm of NLA)	The portfolio size has a direct correlation to the level of emissions produced due to building related activities

## 2.7. MONITORING AND REPORTING

Monitoring and reporting is being undertaken on a regular basis by the Sustainability Analysts, overseen by the Head of Environmental Sustainability and Engineering and Building Services Manager. Reporting of these results and progress against targets will be provided to the CSR committee and Board of Goodman (NZ) Limited on a quarterly cycle.

Annual emissions reporting will be included within the organisations corporate results. These results will be publicly available, included within the sustainability section of the annual report and corporate website.

## APPENDIX 1: DETAILED GREENHOUSE GAS INVENTORY

Additional inventory details are disclosed in the tables below, and further GHG emissions data is available on the accompanying spreadsheet to this report (Appendix1-Data Summary Goodman Property Services (NZ) Limited.xls).

**Table 12. Direct GHG emissions and removals, quantified separately for each applicable gas**

Category	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	NF <sub>3</sub>	SF <sub>6</sub>	HFC	PFC	Desflurane	Sevoflurane	Isoflurane	Emissions total (tCO <sub>2</sub> e)
Stationary combustion	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile combustion (incl. company owned or leased vehicles)	189.66	0.50	3.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.18
Emissions - Industrial processes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Removals - Industrial processes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Leakage of refrigerants	0.00	0.00	0.00	0.00	0.00	40.70	0.00	0.00	0.00	0.00	40.70
Treatment of waste	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Treatment of wastewater	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Emissions - Land use, land-use change and forestry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Removals - Land use, land-use change and forestry	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fertiliser use	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Addition of livestock waste to soils	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Addition of crop residue to soils	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Addition of lime to soils	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Enteric fermentation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open burning of organic matter	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity generated and consumed onsite	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medical gases	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Exported electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total net emissions</b>	<b>189.66</b>	<b>0.50</b>	<b>3.02</b>	<b>0.00</b>	<b>0.00</b>	<b>40.70</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>233.88</b>

**Table 13. Non-biogenic, biogenic anthropogenic and biogenic non-anthropogenic CO<sub>2</sub> emissions and removals by category**

Category	Anthropogenic biogenic CO <sub>2</sub> emissions	Anthropogenic biogenic (CH <sub>4</sub> and N <sub>2</sub> O) emissions (tCO <sub>2</sub> e)	Non-anthropogenic biogenic (tCO <sub>2</sub> e)
Category 1: Direct emissions	0.00	0.00	0.00
Category 2: Indirect emissions from imported energy	0.00	0.00	0.00
Category 3: Indirect emissions from transportation	0.00	0.00	0.00
Category 4: Indirect emissions from products used by organisation	0.00	49.62	0.00
Category 5: Indirect emissions associated with the use of products from the organisation	0.00	0.00	0.00
Category 6: Indirect emissions from other sources	0.00	0.00	0.00
<b>Total gross emissions</b>	<b>0.00</b>	<b>49.62</b>	<b>0.00</b>

## A1.1 REPORTING BOUNDARIES

### A1.1.1 Emission source identification method and significance criteria

The GHG emissions sources included in this inventory are those required for Programme certification and were identified with reference to the methodology described in the GHG Protocol and ISO 14064-1:2018 standards as well as the Programme Technical Requirements.

This included personal communications with relevant staff and a review of operational expenditure records.

Significance of emissions sources within the organisational boundaries has been considered in the design of this inventory. The significance criteria used comprise:

- All direct emissions sources that contribute more than 1% of total Category 1 and 2 emissions
- All indirect emissions sources that are required by the Programme.

No changes to the significance criteria have been made since this inventory was initially developed in the base year.

### A1.1.2 Included sources and activity data management

As adapted from ISO 14064-1, the emissions sources deemed significant for inclusion in this inventory were classified into the following categories:

- **Direct GHG emissions (Category 1):** GHG emissions from sources that are owned or controlled by the company.
- **Indirect GHG emissions (Category 2):** GHG emissions from the generation of purchased electricity, heat and steam consumed by the company.
- **Indirect GHG emissions (Categories 3-6):** GHG emissions that occur as a consequence of the activities of the company but occur from sources not owned or controlled by the company.

Table 14 provides detail on the categories of emissions included in the GHG emissions inventory, an overview of how activity data were collected for each emissions source, and an explanation of any uncertainties or assumptions made based on the source of activity data. Detail on estimated numerical uncertainties are reported in Appendix 1.

All parties who collect and manage the organisation's data have received internal training from the staff and external training from Toitū.

Category 1 data is predominately provided from Fuel Card reports. The exception is diesel fuel consumption relating to fire pump testing, and refrigerant emissions. These are both separately provided by the contractor and are manually collated. Refrigerant emissions also include the volume of gas required to re-gas existing HVAC systems after damage or repair.

Category 2 data includes electricity from the operation of the management offices and from building areas and building services, within the portfolio, under operational control. In all cases, Smart Power, an independent service provider, provides the data.

Category 3 data includes mileage expense claims from staff using personal vehicles for business. This is extracted from the Fraedom expense management system, which tracks individual trips and generates summary reports. Taxi travel is taken from company credit card use, or expense claims, which are also entered through the Fraedom system. Travel via Uber is taken from an annual summary of the Goodman account.

With no dedicated travel service provider, business trips are booked directly. Domestic and international flight data is extracted from the ledger with the description of each trip used to assess distance using online tools with relevant short-haul and long-haul factors, then used to calculate emissions.

Category 4 data includes waste volumes, which the contractors provide for building areas and building services under operational control. Additionally, the Smart Power data is used to calculate the T&D losses. This information (excluding flights) is all sent/collected in Excel format. The data for each source is then copied and pasted into the correct tab of a 'master document'. This master document pulls through the information to be entered into Toitū emanage. Original hard copies of this information are saved in a workspace for all internal parties and Toitū auditors to access.

**Table 14. GHG emissions activity data collection methods and inherent uncertainties and assumptions**

GHG emissions category	GHG emissions source or sink subcategory	Overview of activity data and evidence	Explanation of uncertainties or assumptions around your data and evidence	Use of default and average emissions factors	Pre-verified data
Category 1: Direct emissions and removals	Mobile combustion (incl. company owned or leased vehicles)	Diesel, Petrol premium, Petrol regular	It is assumed the data sources are complete and accurate. All source data is derived from Fuel Card reports.	The most accurate emissions factors were selected for all sources.	None
	Leakage of refrigerants	R-407C, R-410A	It is assumed the data sources are complete and accurate. All source data is derived directly from the contractor.	The most accurate emissions factors were selected for all sources, as all refrigerant types are directly correlated to the available GWP of the gas type.	None
Overall assessment of uncertainty for Category 1 emissions and removals		1%	Very low		
Category 2: Indirect emissions from imported energy	Imported electricity	Electricity	It is assumed the data sources are complete and accurate. All source data is derived from Smart Power.	The most accurate emissions factors were selected for all sources.	None
Overall assessment of uncertainty for Category 2 emissions and removals		2%	Low		
Category 3: Indirect emissions from transportation	Business travel - Transport (non-company owned vehicles)	Private Car average (fuel type unknown), Air travel domestic (average), Air travel short haul (econ), Taxi (regular)	It is assumed the data sources are complete and accurate. All source data is derived from business and customer activity reports.	The most accurate emissions factors were selected for all sources.	None
Overall assessment of uncertainty for Category 3 emissions and removals		13%	Medium		

GHG emissions category	GHG emissions source or sink subcategory	Overview of activity data and evidence	Explanation of uncertainties or assumptions around your data and evidence	Use of default and average emissions factors	Pre-verified data
Category 4: Indirect emissions from products used by organisation	Disposal of solid waste - Landfilled	Waste landfilled LFGR Mixed waste	It is assumed the data sources are complete and accurate. All source data is derived from supplier reports from the contractors for building areas and building services.	The average default factor (mixed waste) was selected for all landfill sites.	None
	Transmission of energy (T&D losses)	Electricity distributed T&D losses	It is assumed the data sources are complete and accurate. All source data is derived from Smart Power.	The most accurate emissions factors were selected for all sources.	None
Overall assessment of uncertainty for Category 4 emissions and removals		11%	Medium		





### A1.1.3 Excluded emissions sources and sinks

Emissions sources in Table 15 have been identified and excluded from this inventory.

**Table 15. GHG emissions sources excluded from the inventory**

Business unit	GHG emissions source or sink	GHG emissions category	Reason for exclusion
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Electricity	Category 2	Electricity consumption from building areas and building services paid directly by the tenant. Excluded as it is outside operational control. This includes Electricity recharged to Tenants.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Electricity	Category 2	Electricity purchased and recharged directly to Tenants.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Waste to landfill	Category 4	Waste generated and disposed of directly by the tenant. Excluded as it is outside operational control.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Recycling	Category 4	Recycling, data collected from operational control is excluded. As well recycling disposed of directly by the tenant as it is outside operational control.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Development electricity	Category 2	The activities and operations of development contractors are excluded as it is outside operational control.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Development Gas	Category 1	The activities and operations of development contractors are excluded as it is outside operational control.
Goodman Nominee (NZ) Limited (including Highbrook Development Limited, Highbrook Business Park Limited and Goodman Nominee (NZ) No. 2 Limited)	Development Waste	Category 4	The activities and operations of building contractors are excluded as it is outside operational control.
Goodman Property Services (NZ) Limited	Staff commuting	Category 3	Excluded as it is outside operational control.

# A1.2 QUANTIFIED INVENTORY OF EMISSIONS AND REMOVALS

## A1.2.1 Calculation methodology

A calculation methodology has been used for quantifying the emissions inventory based on the following calculation approach, unless otherwise stated below:

$$\text{Emissions} = \text{activity data} \times \text{emissions factor}$$

The quantification approach(es) has not changed since the previous measurement period

All emissions were calculated using Toitū emanage with emissions factors and Global Warming Potentials provided by the Programme (see Appendix 1 - data summary.xls). Global Warming Potentials (GWP) from the IPCC fifth assessment report (AR5) are the preferred GWP conversion.<sup>5</sup>

Where applicable, unit conversions applied when processing the activity data has been disclosed.

There are systems and procedures in place that will ensure applied quantification methodologies will continue in future GHG emissions inventories.

## A1.2.2 GHG Storage and liabilities

### A1.2.2.1 GHG STOCKS HELD ON SITE

Refrigerants and fuels may be stored on site, but their accidental leakage or release could result in a large increase in emissions for that period. Refrigerants such as HFCs, PFCs and SF<sub>6</sub> are GHGs with high global warming potentials, so material volumes of these or fuel are reported as potential liabilities.

**Table 16. Total storage as of year end with potential GHG emissions liabilities.**

GHG gas stock held	Quantity	Unit	Potential liability (tCO <sub>2</sub> e)
Diesel commercial	16,814.00	litres	44.88
HCFC-22 (R-22, Genetron 22 or Freon 22)	1,087.96	kilograms	1,969.21
HFC-32	303.46	kilograms	204.83
R-407C	7.00	kilograms	12.42
R-410A	3,069.22	kilograms	6,407.00
Total potential liability			8,638.33

## A1.2.3 Supplementary results

Holdings and transactions in GHG-related financial or contractual instruments such as permits, allowances, verified offsets or other purchased emissions reductions from eligible schemes recognised by the Programme are reported separately here.

<sup>5</sup> If emission factors have been derived from recognised publications approved by the programme, which still use earlier GWPs, the emission factors have not been altered from as published.

### A1.2.3.1 CARBON CREDITS AND OFFSETS

Offsets will be purchased for this reporting period at time of net carbonzero certification and detailed on the Toitū net carbonzero programme members directory public disclosure statement.

#### **Reason for purchase**

N/A

### A1.2.3.2 DOUBLE COUNTING AND DOUBLE OFFSETTING

There are various definitions of double counting or double offsetting. For this report, it refers to:

- Parts of the organisation have been prior offset.
- The same emissions sources have been reported (and offset) in both an organisational inventory and product footprint.
- Emissions have been included and potentially offset in the GHG emissions inventories of two different organisations, e.g. a company and one of its suppliers/contractors. This is particularly relevant to indirect (Categories 2 and 3) emissions sources.
- Programme approved 'pre-offset' products or services that contribute to the organisation inventory
- The organisation generates renewable electricity, uses or exports the electricity and claims the carbon benefits.
- Emissions reductions are counted as removals in an organisation's GHG emissions inventory and are counted or used as offsets/carbon credits by another organisation.

Double counting / double offsetting has been included in this inventory.

#### **Details**

Emissions related to electricity use have been reported. However, we are also in the process of finalising the agreement with Meridian Energy to be issued Renewable Energy Certificates with a start date of 1st April 2022.

Flights booked from 1st July 2023 onwards are no longer offset at the time of purchase (e.g., through Air New Zealand's FlyNeutral programme), they are only offset at financial year end through Toitū. However, flights booked prior to this will have been offset both at the time of purchase and at financial year end.

## APPENDIX 2: SIGNIFICANCE CRITERIA USED

Table 17. Significance criteria used for identifying inclusion of indirect emissions

Emission source	Magnitude	Level of influence	Risk or opportunity	Sector specific guidance	Outsourced	Employee engagement	Intended Use and Users	Include in inventory?
a) All Category 1 and 2 emissions	n/a	n/a	n/a	n/a	n/a	n/a	Yes	Include
b) Category 3 emissions associated with business travel and freight paid for by the organisation	n/a	n/a	n/a	n/a	n/a	n/a	Yes	Include
c) Category 4 emissions associated with waste disposed of by the organisation, and transmissions and distribution of electricity and natural gas, where appropriate	n/a	n/a	n/a	n/a	n/a	n/a	Yes	Include
d) Any Sector specific mandatory emissions sources as outlined by the Programme	n/a	n/a	n/a	n/a	n/a	n/a	Yes	Include
Staff commuting	Significant (>5% of estimated total)	Moderate	New business model opportunity	No	No	Yes	No	Exclude
Staff working from home	Moderate (1-5% of estimated total)	Low	New business model opportunity	No	No	Yes	No	Exclude
IT Reallocation	Significant (>5% of estimated total)	Low	Technology Risk	No	Yes	No	No	Exclude
Donations	Significant (>5% of estimated total)	High	None identified	No	No	No	No	Exclude
Consultants	Significant (>5% of estimated total)	Low	Regulatory risk	No	Yes	No	No	Exclude

Emission source	Magnitude	Level of influence	Risk or opportunity	Sector specific guidance	Outsourced	Employee engagement	Intended Use and Users	Include in inventory?
IT Services - Outsourcing & Managed Services	Moderate (1-5% of estimated total)	Low	Technology Risk	No	Yes	No	No	Exclude
Rent	Moderate (1-5% of estimated total)	Moderate	Product and customer, market risk	No	No	No	No	Exclude
Employee Insurance-Life/Health/Accident/Workers	Moderate (1-5% of estimated total)	Low	Reputational risk	No	No	No	No	Exclude
Motor Vehicle Expenses	Significant (>5% of estimated total)	High	Supply chain risk	No	No	Yes	Yes	Include
Training	Moderate (1-5% of estimated total)	Moderate	New business model opportunity	No	No	No	No	Exclude
Software Maintenance	Moderate (1-5% of estimated total)	Low	Technology Risk	No	Yes	No	No	Exclude
Corporate Entertainment	<i>De minimis</i> (<1% of estimated total)	High	None identified	No	No	No	No	Exclude
Telecom - Data Network & Internet	Moderate (1-5% of estimated total)	Low	Supply chain risk	No	No	No	No	Exclude
Motor Vehicle Fuel Costs	Significant (>5% of estimated total)	High	Opportunities	No	No	Yes	Yes	Include

Emission source	Magnitude	Level of influence	Risk or opportunity	Sector specific guidance	Outsourced	Employee engagement	Intended Use and Users	Include in inventory?
Staff Amenities	Moderate (1-5% of estimated total)	High	Supply chain risk	No	No	No	No	Exclude
Tax Compliance	Moderate (1-5% of estimated total)	Low	None identified	No	Yes	No	No	Exclude
Audit - KPMG	<i>De minimis</i> (<1% of estimated total)	Low	Regulatory risk	No	Yes	No	No	Exclude
Telecom - Mobile Voice & Data	Moderate (1-5% of estimated total)	Low	Supply chain risk	No	No	No	No	Exclude
Subscriptions	<i>De minimis</i> (<1% of estimated total)	Moderate	None identified	No	No	No	No	Exclude
Insurance	<i>De minimis</i> (<1% of estimated total)	Low	Litigation risk	No	No	No	No	Exclude
Brand - Design and creative concepts, promo items	Moderate (1-5% of estimated total)	Moderate	Supply chain risk	No	Yes	No	No	Exclude
Corporate Overseas Travel	Significant (>5% of estimated total)	High	Product and customer, market risk	No	No	Yes	Yes	Include
Cleaning	Moderate (1-5% of estimated total)	Low	Supply chain risk	No	No	No	No	Exclude

Emission source	Magnitude	Level of influence	Risk or opportunity	Sector specific guidance	Outsourced	Employee engagement	Intended Use and Users	Include in inventory?
IT Services - Software	Moderate (1-5% of estimated total)	Low	Technology Risk	No	Yes	No	No	Exclude



## APPENDIX 3: CERTIFICATION MARK USE

Goodman has used the certification mark on our car signage and email signature during the 2022/2023 reporting period. We also include it in our annual and interim reports and leasing proposals.

## APPENDIX 4: REFERENCES

International Organization for Standardization, 2018. ISO 14064-1:2018. Greenhouse gases – Part 1: Specification with guidance at the organization level for quantification and reporting of greenhouse gas emissions and removals. ISO: Geneva, Switzerland.

World Resources Institute and World Business Council for Sustainable Development, 2004 (revised). The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard. WBCSD: Geneva, Switzerland.

World Resources Institute and World Business Council for Sustainable Development, 2015 (revised). The Greenhouse Gas Protocol: Scope 2 Guidance. An amendment to the GHG Protocol Corporate Standard. WBCSD: Geneva, Switzerland.

## APPENDIX 5: REPORTING INDEX

This report template aligns with ISO 14064-1:2018 and meet Toitū net carbonzero programme Organisation Technical Requirements. The following table cross references the requirements against the relevant section(s) of this report.

Section of this report	ISO 14064-1:2018 clause	Organisational Technical Requirement rule
<a href="#">Cover page</a>	9.3.1 b, c, r 9.3.2 d,	TR8.2, TR8.3
<a href="#">Availability</a>	9.2 g	
<a href="#">Chapter 1: Emissions Inventory Report</a>		
<a href="#">1.1. Introduction</a>	9.3.2 a	
<a href="#">1.2. Emissions inventory results</a>	9.3.1 f, h, j 9.3.3	TR4.14, TR4.16, TR4.17
<a href="#">1.3. Organisational context</a>	9.3.1 a	
<a href="#">1.3.1. Organisation description</a>	9.3.1 a	
<a href="#">1.3.2. Statement of intent</a>		TR4.2
<a href="#">1.3.3. Person responsible</a>	9.3.1 b	
<a href="#">1.3.4. Reporting period</a>	9.3.1 l	TR5.1, TR5.8
<a href="#">1.3.5. Organisational boundary and consolidation approach</a>	9.3.1.d	TR4.3, TR4.5, TR4.7, TR4.11
<a href="#">1.3.6. Excluded business units</a>		
<a href="#">Chapter 2: Emissions Management and Reduction Report</a>		
<a href="#">2.1. Emissions reduction results</a>	9.3.1 f, h, j, k 9.3.2 j, k	TR4.14, TR6.18
<a href="#">2.2. Significant emissions sources</a>		
<a href="#">2.3. Emissions reduction targets</a>		TR6.1, TR6.2, TR6.4, TR6.6, TR6.8,



Section of this report	ISO 14064-1:2018 clause	Organisational Technical Requirement rule
<a href="#">2.4. Emissions reduction projects</a>	9.3.2 b	TR6.8, TR6.11, TR6.12, TR6.13, TR6.14, TR6.15
<a href="#">2.5. Staff engagement</a>		TR6.1, TR6.9
<a href="#">2.6. Key performance indicators</a>		TR6.19
<a href="#">2.7. Monitoring and reporting</a>	9.3.2 h	TR6.2
<a href="#">Appendix 1: Detailed greenhouse gas inventory</a>	9.3.1 f, g	TR4.9, TR4.15
<a href="#">A1.1 Reporting boundaries</a>		
<a href="#">A1.1.1 Emission source identification method and significance criteria</a>	9.3.1 e	TR4.12, TR4.13
<a href="#">A1.1.2 Included emissions sources and activity data collection</a>	9.3.1 p, q 9.3.2 i	TR5.4, TR5.6, TR5.17, TR5.18,
<a href="#">A1.1.3 Excluded emissions sources and sinks</a>	9.3.1 i	TR5.21, TR5.22, TR5.23
<a href="#">A1.2 Quantified inventory of emissions and removals</a>		
<a href="#">A1.2.1 Calculation methodology</a>	9.3.1 m, n, o, t	
<a href="#">A1.2.2 Historical recalculations</a>		
<a href="#">A1.2.3 GHG Storage and liabilities</a>		
<a href="#">A1.2.3.1 GHG stocks held on site</a>		TR4.18
<a href="#">A1.2.3.2 Land-use liabilities</a>	9.3.3.	TR4.19
<a href="#">A1.2.4 Supplementary results</a>		
<a href="#">A1.2.4.1 Carbon credits and offsets</a>	9.3.3.3	
<a href="#">A1.2.4.2 Purchased or developed reduction or removal enhancement projects</a>	9.3.2 c	
<a href="#">A1.2.4.3 Double counting and double offsetting</a>		
<a href="#">Appendix 2: Significance criteria used</a>	9.3.1.e	TR4.12
<a href="#">Appendix 3: Certification mark use</a>		TR3.6
<a href="#">Appendix 4: References</a>		
<a href="#">Appendix 5: Reporting index</a>		