Australian Government

COMMERCIAL BUILDING DISCLOSURE
A National Energy Efficiency Program

BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

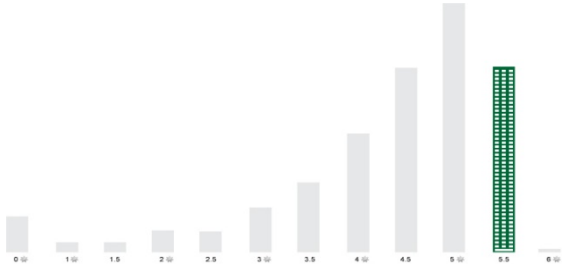
Building name	32 Smith	Certificate no.	B4114-2022/1
Owner's name	GPT RE LIMITED	Current from	16/12/2022
Building address	32 Smith Street, Parramatta, NSW, 2150	Current to	16/12/2023
Net Lettable Area of the building	27,112.70 m^2	CBD assessor name	Cailum Cherry
		CBD assessor no.	CBDA0468

PART 1 – NABERS ENERGY RATING

NABERS

This building has achieved

5.5 – 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 2021.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

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

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

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

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

PART 1 – NABERS* ENERGY RATING

BUILDING DETAILS

Building address	32 Smith Street, PARRAMATTA, NSW 2150	NABERS rating no.	N65909
		Certified date	16/12/2022
		Current to	16/12/2023

NABERS ENERGY RATING

NABERS

This building has achieved

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

Rating scope	Base Building
Rated area	20,926.100 m^2
Rated hours	50.000

BUILDING CONSUMPTION & EMISSION DETAILS

Annual emissions	844,049.000 kg CO^2-e per year
Annual emissions intensity	40.335 kg CO^2-e/m^2 per year
Annual consumption	5,022,264.000 MJ per year

NABERS ASSESSOR DETAILS

Assessor name	Cailum Cherry
Assessor number	90541

ABOUT NABERS ENERGY RATINGS

NABERS STAR RATING GUIDE

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

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

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

ASSESSMENT SUMMARY

Building address	32 Smith Street, Parramatta, NSW, 2150
Assessment scope	All Office Space
Assessed NLA	27125.70 m^2

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Cailum Cherry	CBDA0468	LA09409	4.1	1,2,3,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31	8/12/2022	8/12/2027

Space ID	Functional space name	NLA (m^2)	NLPD (W/m^2)	NLPD Performance comparison	Lighting system Existing/proposed	Control capacity	Performance comment
1	Part Ground Floor - Retail 1	272.00	NA		Existing		NA
2	Part Ground Floor - Retail 2	30.00	NA		Existing		NA
3	2nd Floor - Whole Floor	696.00	NA		Existing		NA
8	7th Floor - Whole Floor	1,066.00	3.99	Very efficient	Existing	Good	NA
9	Part 7th Floor - Mezzanine	747.00	3.99	Very efficient	Existing	Good	NA
10	8th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
11	9th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
12	Part 10th Floor - Suite 10.01	586.00	3.99	Very efficient	Existing	Good	NA
13	11th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
14	Part 12th Floor - Suite 12.01	1,033.00	3.99	Very efficient	Existing	Good	NA
15	Part 12th Floor - Suite 12.02	277.00	3.99	Very efficient	Existing	Good	NA
16	Part 13th Floor - Suite 13.01	450.00	3.99	Very efficient	Existing	Good	NA
17	Part 13th Floor - Suite 13.02	594.00	3.99	Very efficient	Existing	Good	NA
18	Part 13th Floor - Suite 13.03	259.00	2.98	Very efficient	Existing	Good	NA
19	14th Floor - Whole Floor	1,355.00	NA		Existing		NA
20	15th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA

21	16th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
22	17th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
23	18th Floor - Whole Floor	1,355.00	3.99	Very efficient	Existing	Good	NA
24	19th Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
25	20th Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
26	21st Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
27	22nd Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
28	23rd Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
29	24th Floor - Whole Floor	1,395.00	3.99	Very efficient	Existing	Good	NA
30	25th Floor - Whole Floor	1,190.00	NA		Existing		NA
31	Part 10th Floor - Suite 10.02	715.70	3.99	Very efficient	Existing	Good	NA

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

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

ATTACHMENT A

ENERGY EFFICIENCY GUIDANCE

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

DEFINITIONS

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

Average tenancy lighting efficiency

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

Nominal Lighting Power Density (NLPD)

NLPD performance comparison is divided into the following categories;

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

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

Existing Lighting System

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

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

Control capacity

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

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

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

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

Performance comment

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

Proposed lighting system

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

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

Reason for assessment

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

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

DISCLAIMER

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

ISSUING AUTHORITY

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