

BETTER
BUILDINGS
PARTNERSHIP

ANNUAL REPORT

FY25



Welcome – Message from the Chair

Since the Better Buildings Partnership was established in 2011, it has played an important role in reducing the environmental impact of member buildings and supporting the broader sector to respond to shared sustainability and resilience challenges. Through collaboration, the Partnership has delivered practical projects, guidance and resources co-created by partner members with direct, day to day experience in these issues. Together, this work has helped build capability across the sector and contributed to progress towards the City of Sydney's sustainability targets.

During FY25, we focused on increasing the impact of the Partnership's existing resources while continuing to respond to emerging priorities. Key initiatives included electrification and green leasing masterclasses, as well as industry sessions exploring opportunities to reduce scope 3 emissions through circular fitouts.

The Circular Economy Working Group delivered a Circular Economy Procurement Best Practice Guideline, providing practical actions to embed circular economy principles throughout project planning and procurement. The Resilience Working Group also advanced research to inform a major FY27 emergency management project, aimed at strengthening resilience and improving coordination across commercial buildings and precincts during a range of emergency scenarios.

We have continued to make strong progress in FY25. Highlights include:

- Scope 1 and 2 emissions reduced by 97% compared with our FY06 baseline
- Renewable energy accounts for 96% of base building electricity
- 64 of 81 partner buildings now having an electrification plan in place

These achievements reflect the commitment, leadership and collaboration of our partner members. While important work remains, the progress made over the past year demonstrates the impact that can be achieved through collaboration.

It is my pleasure to share this report with you.



BBP Chair – Danny De Sousa,
Vice President, ESG & Innovation,
Brookfield Properties

Acknowledgements

The Better Buildings Partnership acknowledges the professional expertise and insights of all its partners and contributors, and we thank our members for their commitment to leadership excellence.

MEMBERS

Brookfield
Properties

Charter Hall

CITY OF SYDNEY

dexus

gpt

IFM Investors



mirvac



ASSOCIATE MEMBERS

CBRE



SUPPORTING MEMBERS

Note: this report includes data from partnership property owner members only. It excludes Associate and Supporting members.
Note: Only commercial office buildings in the City of Sydney's portfolio are included in the data.

^ Commercial office building floor space (sqm) controlled by partnership members as a percentage of PCA defined CBD commercial office building floor space (sqm) - PCA data (as at January 2025) from the PCA 2025 Office Market Report.

Front Cover Photo: Photo provided by Lendlease

Our values

The Better Buildings Partnership works together to drive a sustainable, resilient, inclusive city and a positive industry impact across Australia and beyond.



Sustainable future

We work together to create a sustainable future



Courtesy & respect

We care about people, and treat each other with courtesy and respect



Ideas & knowledge

We openly share ideas and knowledge, so we can learn from each others' successes and failures



Lead by example

We lead by example, by implementing the recommendations of our collective work

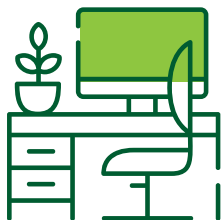


Accountability

We measure our achievements, holding ourselves and our organisations accountable for making demonstrable progress toward our goals

FY25 annual results

Our reach



81

Office buildings
in Sydney CBD



47%*

Commercial
office space
in Sydney CBD

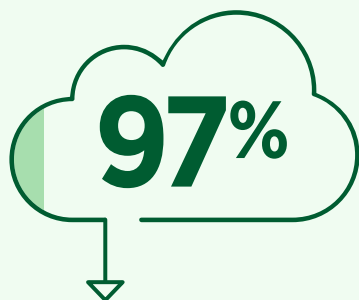
* Commercial office building floor space (sqm) controlled by partnership members as a percentage of PCA defined CBD commercial office building floor space (sqm) - PCA data (as at January 2025) from the PCA 2025 Office Market Report.

Our collective impact

FY06 TO FY25 CHANGE (REDUCTION FROM BASELINE)

Scope 1 and 2* emissions intensity reduction

(kg CO2e per sqm)



Emissions intensity reduction

Base building energy intensity reduction

(MJ per sqm)

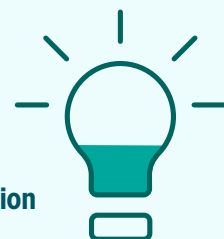
56%

Energy intensity reduction



60%

Electricity intensity reduction
(kWh per sqm)



25%

Gas intensity reduction
(MJ per sqm)

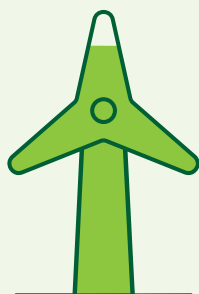
Water intensity reduction (kL per sqm)



55%

Water use intensity reduction

Percentage of base building electricity from renewable energy across the BBP for FY25



96%

Base building electricity from renewable energy

Total annual renewable electricity consumed (purchased and onsite generation) as percentage of total electricity consumed

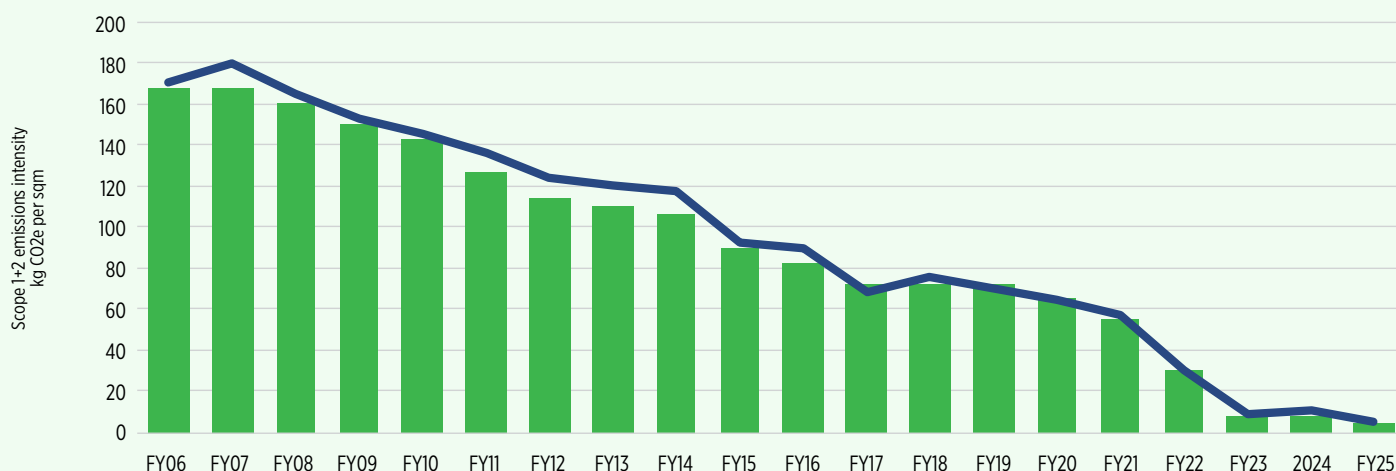
* Scope 2 emissions are calculated using a hybrid methodology, whereby renewable electricity procurement is deducted from total electricity consumption, and the remaining electricity consumption is multiplied by the location-based emission factor of NSW. This approach has been retained to maintain consistency with the methodology applied in previous reporting years.

LIKE-FOR-LIKE COMPARISON

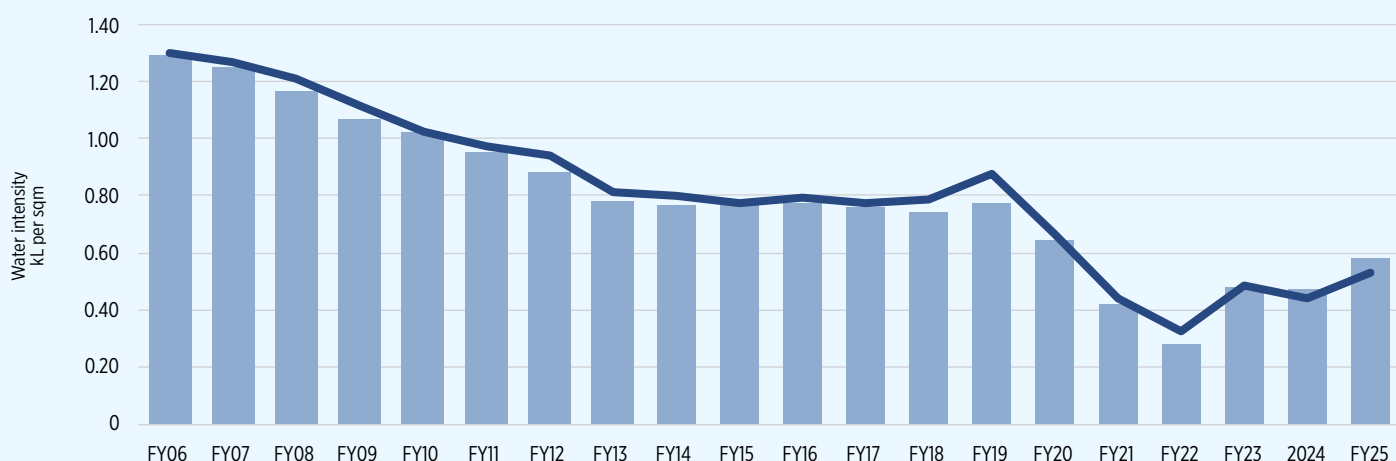
The following graphs show the performance of BBP buildings from FY06 to FY25. For comparison, a consistent group of 34 buildings that have reported data each year is shown with an blue line. This allows for a like-for-like comparison against the broader BBP portfolio, which may fluctuate due to changes in participating buildings – such as asset disposals or the introduction of newly developed, generally more efficient buildings. Across the reporting period, both the like-for-like portfolio and the broader BBP portfolio demonstrate substantial reductions in emissions, energy and water intensity. The two datasets generally follow similar long-term trends, with comparable performance observed in FY25.

— Like-for-like comparison representing the same group of 34 buildings that reported data every year from FY06 to FY25 ■ Coloured bars reflect the FY25 BBP Buildings

Scope 1+2 emissions intensity* (kg CO2e per sqm)



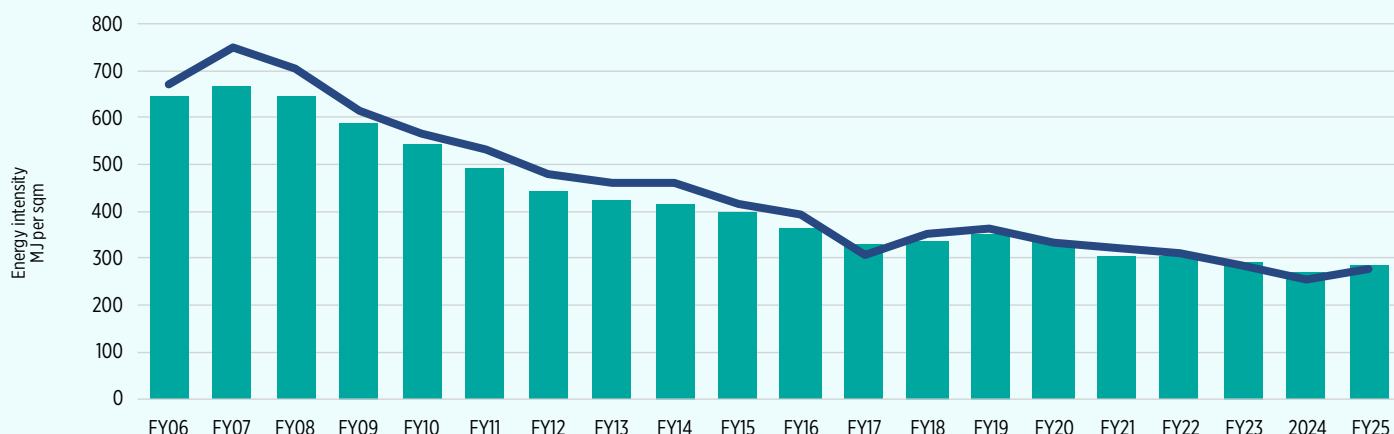
Water intensity^ (kL per sqm)



* Scope 2 emissions are calculated using a hybrid methodology, whereby renewable electricity procurement is deducted from total electricity consumption, and the remaining electricity consumption is multiplied by the location-based emission factor of NSW. This approach has been retained to maintain consistency with the methodology applied in previous reporting years.

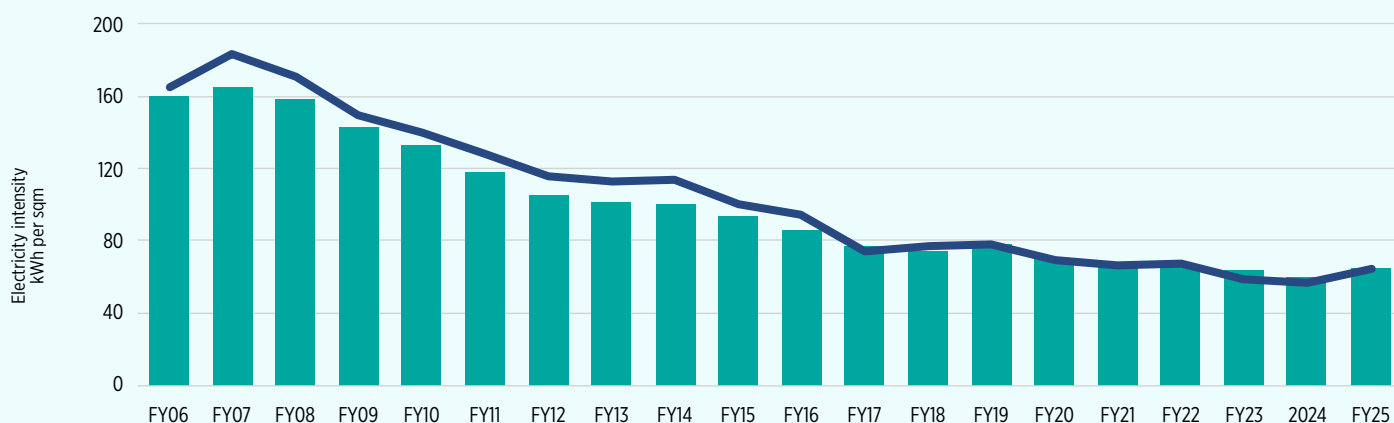
^ Water intensity increases in FY25 are primarily driven by changing occupancy patterns.

Energy intensity (MJ per sqm)

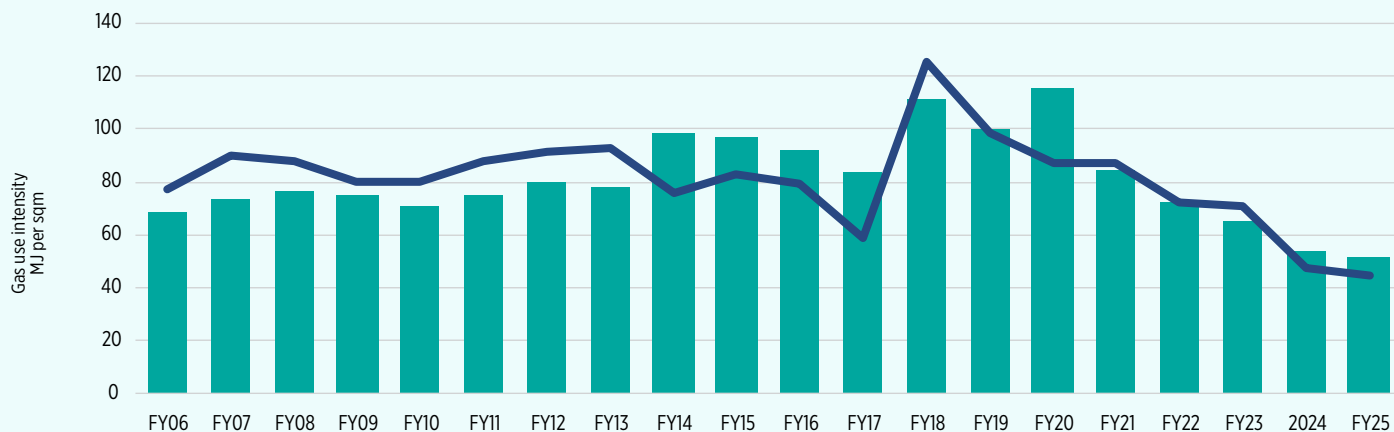


Note: see graphs below – demonstrating electricity use intensity, and gas use intensity, separately.

Electricity use intensity (kWh per sqm)



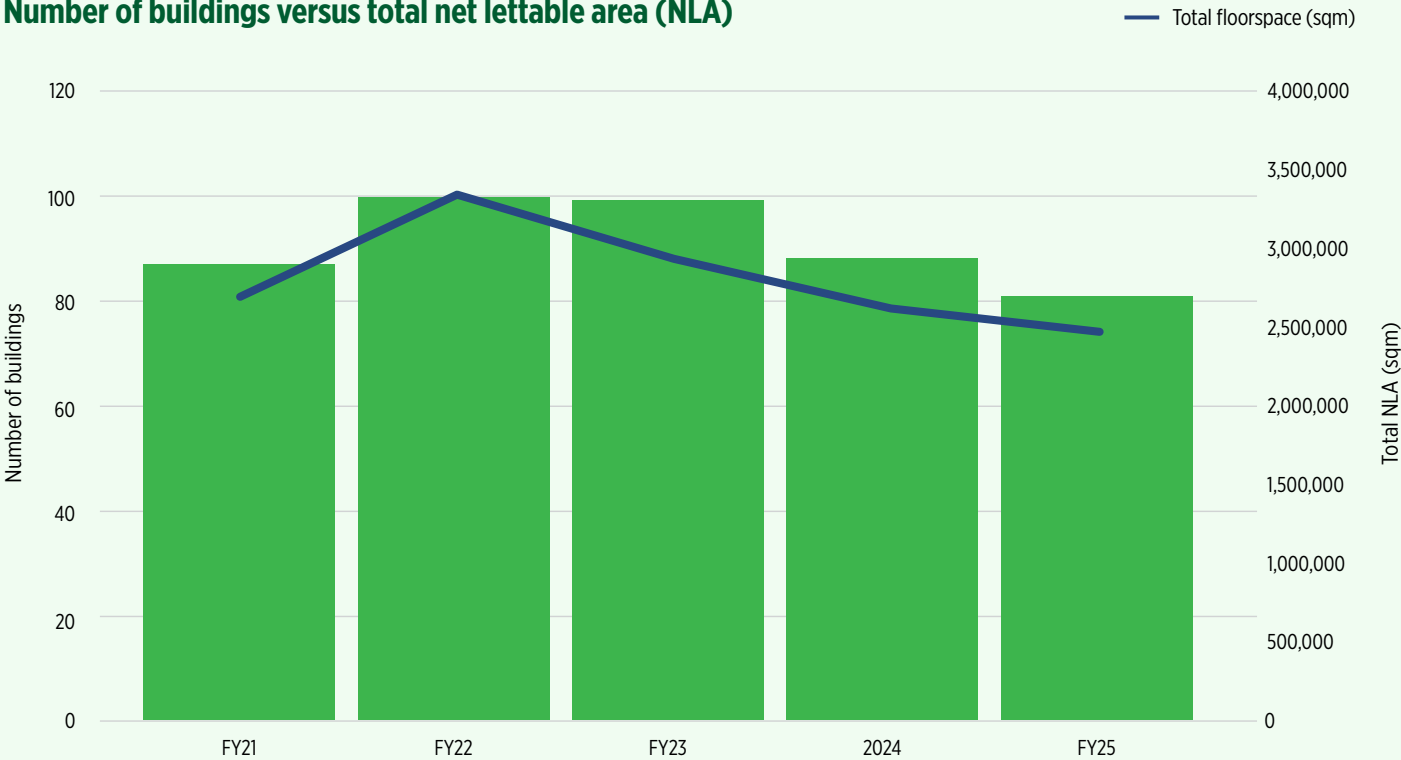
Gas use intensity (MJ per sqm)



Our progress

Floorspace represented by the Better Buildings Partnership has fluctuated and increased since FY06 2,399,445m² to FY25 2,471,728m².

Number of buildings versus total net lettable area (NLA)



Building ratings



64 Green Star
Performance



66 NABERS
Energy
(Office Base Building)



68 NABERS
Water



61 NABERS
Waste



63
NABERS Indoor
Environment



41 WELL
Health and
Safety

Our strategic focus

Climate positive:

our transition to a low carbon economy



Goal: To deliver efficient buildings that reduce carbon emissions and create biodiversity and other co-benefits through credible offsetting

31 Number of BBP Buildings that are **Climate Active certified**

64 Number of BBP Buildings that have an **electrification plan in place**



This year, the Partnership delivered a strong program of webinars designed to build member capability and increase uptake of existing resources on green leasing and electrification. The program also supported members to better understand opportunities to reduce scope 3 emissions through circular office fit-outs.

Key highlights

- › 2 masterclasses on green leasing
- › 1 masterclass on electrification
- › 2 masterclasses on reducing scope 3 emissions through circular office fit-outs

Circular economy:

embedding greater circularity



Goal: To move the sector to more circular methods of procurement, use and recovery of materials

61 Number of BBP buildings in the City of Sydney local area **using NABERS Waste**

17 Number of BBP buildings with a **GECA Certified waste service**

This year, the Partnership delivered the Circular Economy Procurement Best Practice Guideline and accompanying webinar, recognising the growing role procurement plays in achieving stronger sustainability outcomes. As sustainability expectations increase across supply chains and tender processes, suppliers of goods and services need to understand how to meet these requirements and remain competitive.

To support this, the Better Buildings Partnership developed the guide, helping the sector adopt more circular procurement approaches and processes.

The guide supports property owners, managers and tenants to improve building performance and sustainability by embedding circularity principles into procurement.



Resilience and social measures:



Goal: To work in partnership with others to deliver buildings and places that are sustainable, resilient and inclusive

63 Number of BBP buildings with a **NABERS Indoor Environment rating**

41 Number of BBP buildings with a **WELL Health and Safety rating**

The Better Buildings Partnership understands it can play an important role in strengthening community resilience and social cohesion, including for people living, working in, and visiting our buildings and neighbourhoods, and for local communities within the City of Sydney, and beyond.

In FY25, the Partnership undertook a research project to identify how the BBP could strengthen community resilience. The work highlighted a growing need to improve emergency planning across the sector, including stronger links with emergency services.

This research has shaped the CBD Emergency Toolkit project, which will be delivered over FY26 and FY27. The project will strengthen community preparedness and clarify the role of commercial buildings in a wide range of emergency situations. It will be co-designed with BBP members and key emergency response stakeholders to identify capability gaps and develop practical resources that reflect real building and precinct needs.



Case study – Lendlease's Eco-Concierge fosters sustainable workplaces

Lendlease Workplace's Eco-Concierge is an exclusive sustainability service available to its customers in Australia. Designed to change behaviour and enable co-innovation, the Eco-Concierge brings people together to create workplaces that operate more sustainably.

At the heart of the program are quarterly Eco-Concierge forums, where workplace customers come together to explore topics such as reducing waste, renewable energy, the circular economy and energy efficiency. These sessions provide a platform for learning, collaboration and knowledge-sharing, helping teams accelerate progress by building on each other's success.

The support doesn't end in the room. Through dedicated Eco-Concierge hubs online, customers can access resources, updates and advice anytime.

Sustainability has been part of the Lendlease DNA for decades. Many of its tenants share a commitment to leave the planet better than they found it – and it's this spirit of collective purpose that led to the creation of the Eco-Concierge. The Eco-Concierge acts as a partner and guide, helping organisations turn their sustainability ambitions into practical, everyday action.

Eco-Concierge shows sustainability doesn't need to be overwhelming. It begins with curiosity, grows through collaboration and flourishes when people feel part of something bigger. One practical step at a time, Lendlease supports workplaces to make choices that do good – and feel good.



Photo credits – Lendlease



BETTER BUILDINGS PARTNERSHIP

The Better Buildings Partnership acknowledges the Gadigal people of the Eora nation, the traditional custodians of the land where our meetings are held. We pay our respects to Elders past and present.

The data and methodology in this report were reviewed by Pangolin Associates, with recommendations provided to support accuracy and alignment with the GHG Protocol.

