



MEDIA RELEASE
18 September 2024

CHADSTONE PLACE ACHIEVES AUSTRALIA'S FIRST ZERO CARBON CERTIFICATION FROM THE INTERNATIONAL LIVING FUTURE INSTITUTE

Vicinity Centres (Vicinity), working closely with its committed and collaborative tenant Officeworks, has transformed an office space in suburban Melbourne into an internationally celebrated model for zero carbon development.

Chadstone Place has proudly become the first Australian building to receive the prestigious Zero Carbon Certification from the International Living Future Institute (ILFI). This landmark achievement underscores Vicinity and Officeworks' commitment to sustainability and innovation, setting a new global benchmark for environmentally conscious development.

The ILFI's Zero Carbon Certification is the world's only performance-based standard for buildings that addresses both operational and embodied carbon emissions. Alongside the ILFI Zero Carbon Certification, Chadstone Place has also achieved a 6-Star Green Star – Design and a 6-Star Green Star Design & As Built certification, plus committed to a 5.5 NABERS Energy rating.

Chadstone Place is a reference case for Australia's property industry. By retrofitting, rather than rebuilding, Vicinity and Officeworks have made an 85% embodied carbon saving, electrified and future proofed the asset, and created a workplace that reflects the Officeworks team values.

Vicinity's National Head of Design, David Waldren said, "Chadstone Place is a sustainability showcase that demonstrates the possibilities when an owner and tenant partner to create a net zero workplace. Importantly, it also highlights that the greenest buildings can be the ones that already exist.

"Chadstone Place is now fully electric, future-ready and helping Officeworks meet its net zero ambitions. This project is a bricks-and-mortar example of a building that meets the Paris Agreement goals of net zero emissions and moves us closer to the United Nations' Sustainable Development Goals, embracing circular economy principles and delivers exceptional places for people.

"In addition to the outstanding sustainability, health and wellbeing benefits Chadstone Place provides, the Officeworks team also have access to the unparalleled amenity of working above Australia's largest retail, dining and entertainment precinct at Chadstone – The Fashion Capital."

Officeworks Managing Director, Sarah Hunter said, "We are thrilled to operate from Australia's first Zero Carbon Certified building, which confirms our net zero commitment to team members, customers and partners.

"Officeworks has set a target of using 100% renewable energy by 2025 and to achieve net zero emissions by 2030. To meet our target, we were looking for a workplace that was fully sustainable. Additionally, our aim is to become a zero-waste business and we are actively working with our supply chain to address our Scope 3 carbon emissions, including the embodied carbon emissions in our buildings. Our new purpose-built facility in Chadstone Place ticks all these boxes and provides our team with an inspiring, dynamic place to work to support our customers, partners and store team nationally."

CEO of Living Future Institute of Australia, Laura Hamilton-O'Hara said, "The Zero Carbon Certification for Chadstone Place means 100% of its carbon has been assessed and addressed, demonstrating actual decarbonisation. Congratulations to Vicinity and Officeworks for their commitment to sustainability and for achieving such a major milestone for Australia's built environment industry.

Key highlights of Chadstone Place's upgrade and achievements include:

- **Onsite renewable energy:** A 440kW photovoltaic array on the roof of the Officeworks car park adjacent to Chadstone Place has boosted the building's energy performance by more than 30%. The solar panels generate the equivalent energy to that consumed by 336 average Australian homes over a year.
- **Embodied carbon saving:** Chadstone Place's Zero Carbon Certification demonstrates an 85% embodied carbon saving when compared to a reference case redevelopment. The remaining embodied carbon emissions have been offset by high-quality, nature-based offsets. By retrofitting, rather than redeveloping, Vicinity Centres saved 1,109,755 kilograms of carbon – or 1,100 tonnes of carbon per square metre of space reused.
- **Waste savings:** Upgrading the existing building meant 88% of the building, by net lettable area, could be reused. Furthermore, 90% of all construction waste during the retrofit was diverted from landfill.
- **Water efficiency:** A rainwater tank collects 3000kL of water each year which is shared across the precinct.
- **Biophilic design:** Around 640 indoor plants improve the indoor environment quality, and a 60% increase in landscaping offers green views from every vantage point of the tenancy.
- **High indoor environment quality:** The building's new internal voids and staircase flood the building in light and the naturally ventilated work zones provide high rates of fresh air.
- **Healthy and active living:** New end-of-trip facilities to support active travel, alongside electric bike, scooter and car charging facilities.
- **Upsized amenity:** Officeworks employees can enjoy more than 250 sqm of outdoor terrace space. Chadstone Place is also just a two-minute walk to Chadstone - The Fashion Capital'.
- **Inclusive design:** The building's lighting and interior colour scheme were chosen to support neurodiverse employees.
- **Project team:** The project team included architects and interior designers at Bates Smart, main contractor and project manager Shape, and building services engineer and ESD consultant ADP Consulting.
- **The Green Building Council of Australia:** Awarded Chadstone Place a 6 Star Green Star – Design & As Built rating in March 2024, representing 'world leadership' in sustainable design and construction.
- **Chadstone Place** has achieved its 5.5star NABERS Energy rating and is on track to exceed that rating as NABERS benchmarks evolve to reward fully electric buildings.

– ENDS –

Media enquiries:

Amelia Cater

m. 0439 009 278 | e. amelia.cater@vicinity.com.au

About Vicinity Centres (ASX:VCX)

Vicinity Centres (Vicinity) is one of Australia's leading retail property groups, who are reimagining the way Australians live, work and play. Vicinity owns and manage some of the most recognisable and loved retail destinations across Australia and is evolving to transform its portfolio into destinations that offer a broad selection of retail, residential, and office spaces. Chadstone is co-owned by Vicinity Centres and Gandel Group and managed by Vicinity Centres.

About Officeworks

Established in 1994 in Richmond, Victoria, Officeworks is committed to making bigger things happen for its customers, team, the community and stakeholders. It operates 171 stores across Australia, a website that is home to more than 40,000 products, a national call centre, and a business team that helps micro, small and medium-sized businesses start, run and grow and Australians to work, learn, create and connect.