

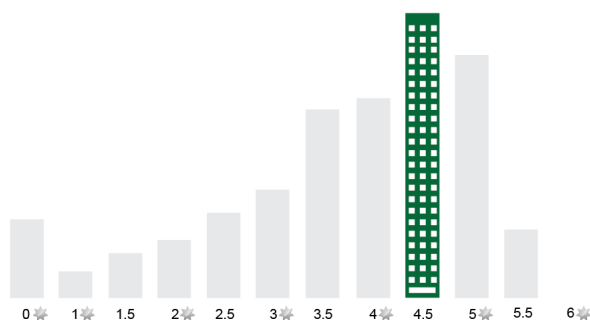


BUILDING ENERGY EFFICIENCY CERTIFICATE

BUILDING DETAILS

Building name	Melbourne Central Tower	Certificate no.	B1375-2017/7
Owner's name	GPT FUNDS MANAGEMENT 2 PTY LIMITED	Current from	28 Jan 2017
Building address	360 Elizabeth Street, Melbourne , VIC, 3000	Current to	27 Jan 2018
Net Lettable Area of the building	65,637.2 m ²	CBD assessor name	Dammika Weerakkody
		CBD assessor no.	CBDA0214

PART 1 - NABERS ENERGY RATING



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 2015.

PART 2 – TENANCY LIGHTING ENERGY EFFICIENCY ASSESSMENT

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

ENERGY EFFICIENCY GUIDANCE

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



PART 1 – NABERS* ENERGY RATING

BUILDING DETAILS

Building address	360 Elizabeth Street, MELBOURNE, VIC, 3000	NABERS rating no.	N47486
		Certified date	28 Jan 2017
		Current to	27 Jan 2018

NABERS ENERGY RATING



Rating scope	Base Building
Rated area	63,016.8 m ²
Rated hours	52.6

BUILDING CONSUMPTION & EMISSION DETAILS

Annual emissions	5,052,361 kg CO ₂ -e per year
Annual emissions intensity	80.2 kg CO ₂ -e/m ² per year
Annual consumption	18,337,889 MJ per year

NABERS ASSESSOR DETAILS

Assessor name	Dammika Weerakkody
Assessor number	50014

ABOUT NABERS ENERGY RATINGS

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

* National Australian Built Environment Rating System is a joint initiative of the Australian, State and Territory governments.

** This rating must be used in all advertising.



PART 2 – TENANCY LIGHTING

ENERGY EFFICIENCY ASSESSMENT

ASSESSMENT SUMMARY

Building address 360 Elizabeth Street, Melbourne , VIC, 3000

Assessment scope All Office Space

Assessed NLA 65,370.7 m²

Assessor name	Assessor no.	Assessment no.	Version no.	Space ID	Certified date	Current to
Dammika Weerakkody	CBDA0214	LA5369	V.3	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55	28 Jan 2017	28 Jan 2022

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 Level 2 - South	146.0	5.5	Excellent	Existing	Moderate	
2	Part Level 2 - West	533.5	5.5	Excellent	Existing	Poor	
3	Level 3 - Whole Floor	1,452.9	5.5	Excellent	Existing	Poor	
4	Level 4 - Whole Floor	1,452.6	5.5	Excellent	Existing	Poor	
5	Level 5 - Whole Floor	1,452.4	5.5	Excellent	Existing	Poor	
6	Level 6 - Whole Floor	1,452.4	5.5	Excellent	Existing	Poor	
7	Level 7 - Whole Floor	1,452.3	5.5	Excellent	Existing	Poor	
8	Level 8 - Whole Floor	1,453.4	11.0	Median	Existing	Poor	
9	Part Level 9 - Tenancy A	790.3	5.5	Excellent	Existing	Poor	
10	Part Level 9 - Tenancy B	622.7	5.5	Excellent	Existing	Poor	
11	Part Level 10 - Tenant A	730.4	n/a	n/a	Existing	n/a	Not assessable
12	Part Level 10 - Tenant B	697.8	5.5	Excellent	Existing	Good	
13	Level 11 - Whole Floor	1,451.9	5.5	Excellent	Existing	Good	
14	Level 12 - Whole Floor	1,426.0	15.7	Poor	Existing	Poor	
15	Level 13 - Whole Floor	1,473.0	15.7	Poor	Existing	Poor	
16	Level 14 - Whole Floor	1,481.0	15.7	Poor	Existing	Poor	
17	Level 15 - Whole Floor	1,484.0	15.7	Poor	Existing	Poor	
18	Level 16 - Whole Floor	1,481.0	15.7	Poor	Existing	Poor	
19	Part Level 17 - Tenancy A	741.7	15.7	Poor	Existing	Poor	
20	Part Level 17 - Tenancy B	742.8	5.5	Excellent	Existing	Poor	
21	Level 18 - Whole Floor	1,481.7	11.0	Median	Existing	Poor	
22	Level 19 - Whole Floor	1,483.5	11.0	Median	Existing	Poor	
23	Level 20 - Whole Floor	1,483.9	14.7	Median	Existing	Poor	
24	Level 21 - Whole Floor	1,484.3	5.5	Excellent	Existing	Poor	
25	Level 24 - Whole Floor	1,518.7	5.5	Excellent	Existing	Poor	
26	Level 25 - Whole Floor	1,520.1	5.5	Excellent	Existing	Poor	
27	Level 26 - Whole Floor	1,520.1	5.5	Excellent	Existing	Poor	
28	Level 27 - Whole Floor	1,527.0	5.5	Excellent	Existing	Poor	
29	Level 28 - Whole Floor	1,528.0	5.5	Excellent	Existing	Poor	
30	Level 29 - Whole Floor	1,528.3	5.5	Excellent	Existing	Poor	
31	Level 30 - Whole Floor	1,527.9	5.5	Excellent	Existing	Poor	
32	Level 31 - Whole Floor	1,527.5	5.5	Excellent	Existing	Poor	



Space ID	Functional space name	NLA (m ²)	NLPD (W/m ²)	NLPD Performance comparison	Lighting System Existing/Proposed	Control Capacity	Performance comment
33	Level 32 - Whole Floor	1,522.2	5.5	Excellent	Existing	Good	
34	Level 33 - Whole Floor	1,521.0	7.3	Good	Existing	Good	
35	Level 34 - Whole Floor	1,476.0	8.8	Good	Existing	Poor	
36	Level 35 - Whole Floor	1,532.0	6.6	Excellent	Existing	Poor	
37	Level 36 - Whole Floor	1,509.0	6.6	Excellent	Existing	Poor	
38	Level 37 - Whole Floor	1,504.0	6.6	Excellent	Existing	Moderate	
39	Level 38 - Whole Floor	1,504.0	6.6	Excellent	Existing	Moderate	
40	Level 39 - Whole Floor	1,555.6	5.5	Excellent	Existing	Poor	
41	Level 40 - Whole Floor	1,554.2	15.7	Poor	Existing	Poor	
42	Level 41 - Whole Floor	1,554.5	15.7	Poor	Existing	Poor	
43	Level 42 - Whole Floor	1,556.0	5.5	Excellent	Existing	Poor	
44	Level 43 - Whole Floor	1,556.0	5.5	Excellent	Existing	Poor	
45	Level 44 - Whole Floor	1,548.8	5.5	Excellent	Existing	Poor	
46	Level 45 - Whole Floor	1,494.7	5.5	Excellent	Existing	Poor	
47	Part Level 46 - 46.01	502.0	15.7	Poor	Existing	Poor	
48	Part Level 46 - 46.02	428.9	15.7	Poor	Existing	Poor	
49	Part Level 46 - 46.03	403.1	5.5	Excellent	Existing	Poor	
50	Part Level 49 - Tenant A	215.0	5.5	Excellent	Existing	Moderate	
51	Part Level 49 - Tenant B	682.0	5.5	Excellent	Existing	Poor	
52	Part Level 50 - Tenant A	341.1	4.9	Excellent	Existing	Poor	
53	Part Level 50 - Tenant B	270.0	6.3	Excellent	Existing	Poor	
54	Part Level 50 - Tenant C	71.1	4.9	Excellent	Existing	Moderate	
55	Level 51 - Whole Floor	420.4	5.5	Excellent	Existing	Poor	

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

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

ATTACHMENT A

DEFINITIONS

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

Nominal Lighting Power Density (NLPD)

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

NLPD performance comparison is divided into the following categories;

Excellent performance is where the NLPD is equal to or less than 7.0 W/m²

Good performance is where the NLPD is between 7.1 - 10.0 W/m²

Median performance is where the NLPD is between 10.1 - 15.0 W/m²

Poor performance is where the NLPD is between 15.1 - 18.0 W/m²

Very Poor performance is where the NLPD is greater than 18.1 W/m²

Existing Lighting System

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

Control capacity

<u>Poor</u>	Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are greater than 250m ² .
<u>Moderate</u>	At least 50% by area of the lighting within the functional space is managed by a timer/ supervisory control system that ensures that lights are turned off outside normal working hours.
OR	
	At least 50% by area of the lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and a general switching zones are more than 100m ² .
OR	
	Most of the lighting within the functional space relies on manual switching to turn the lights on and off where switching zones are less than 250m ² .
<u>Good</u>	At least 50% by area of lighting within the functional space is managed by a occupancy control system that ensures that lights only operate when the space is occupied, rooms are individually controlled and general switching zones are less than 100m ² .

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

Performance comment

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

Proposed lighting system

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

Reason for assessment

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

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

DISCLAIMER

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

ISSUING AUTHORITY

Issued by the Australian Government, under the **Building Energy Efficiency Disclosure Act 2010**.