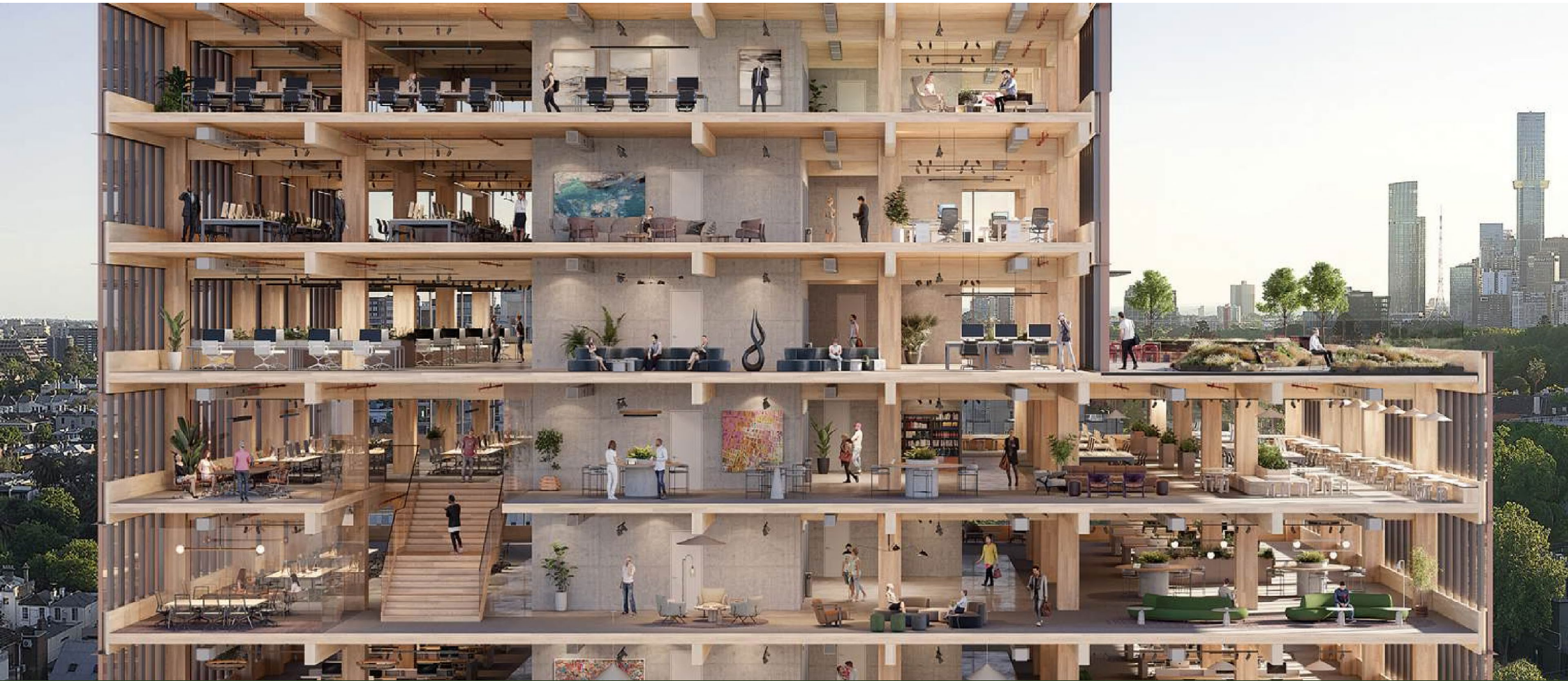


Happiness Grows from Trees



SUMITOMO FORESTRY



Insights from T3 Collingwood

Positive change for environment, economic and well-being.



T3
COLLINGWOOD

2025 Forest Carbon Summit | 10 – 11 April 2025 | National Press Club Canberra



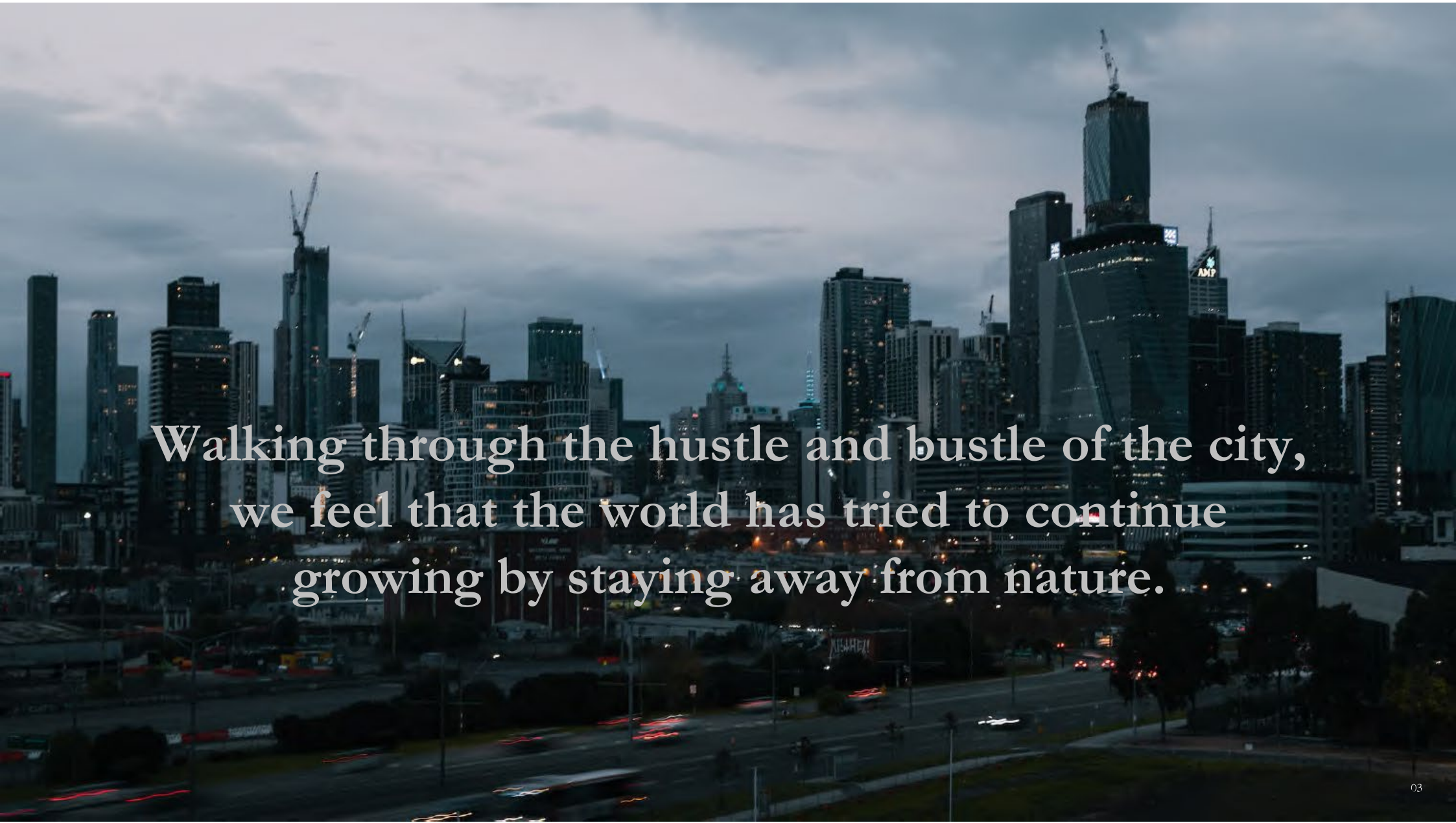
Contents

Insights from T3 Collingwood

Environmental
Benefits

Well-being

Economic
Benefits



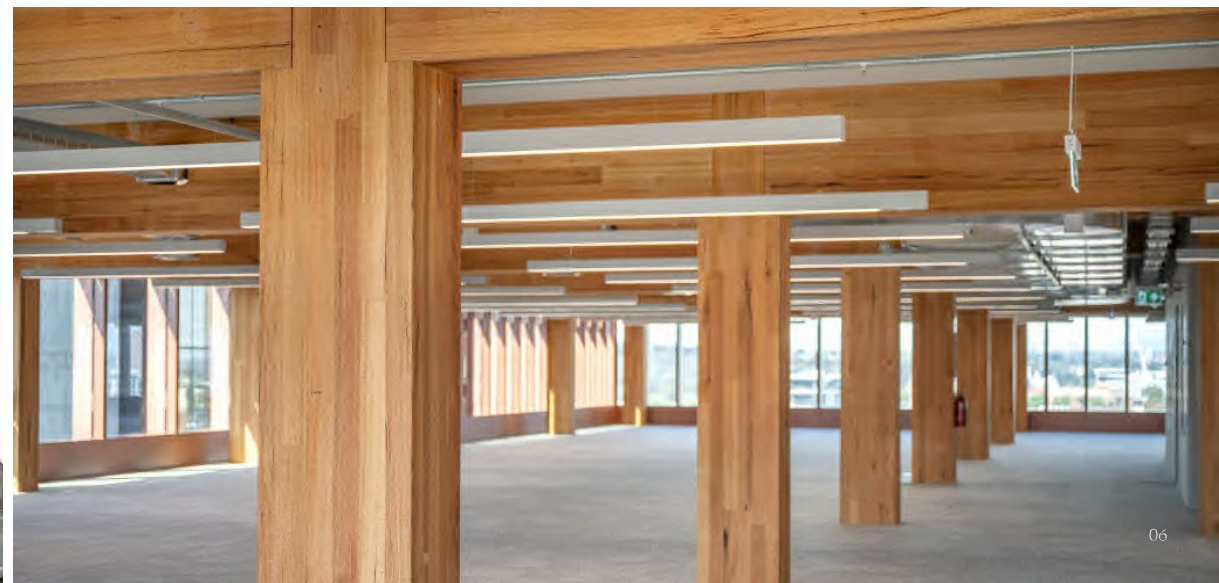
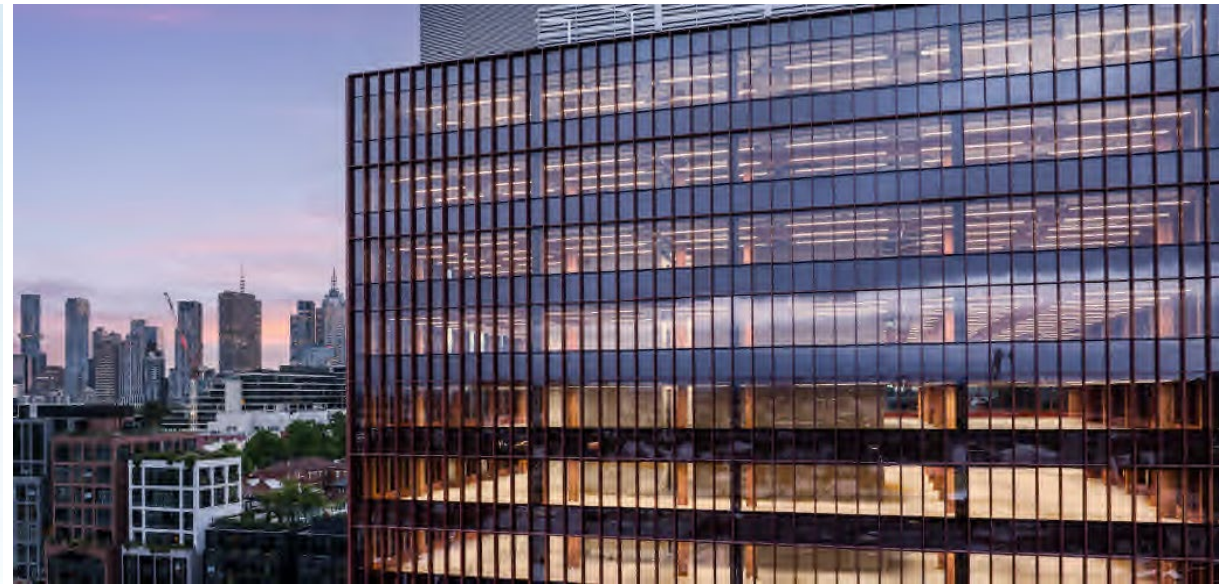
Walking through the hustle and bustle of the city,
we feel that the world has tried to continue
growing by staying away from nature.

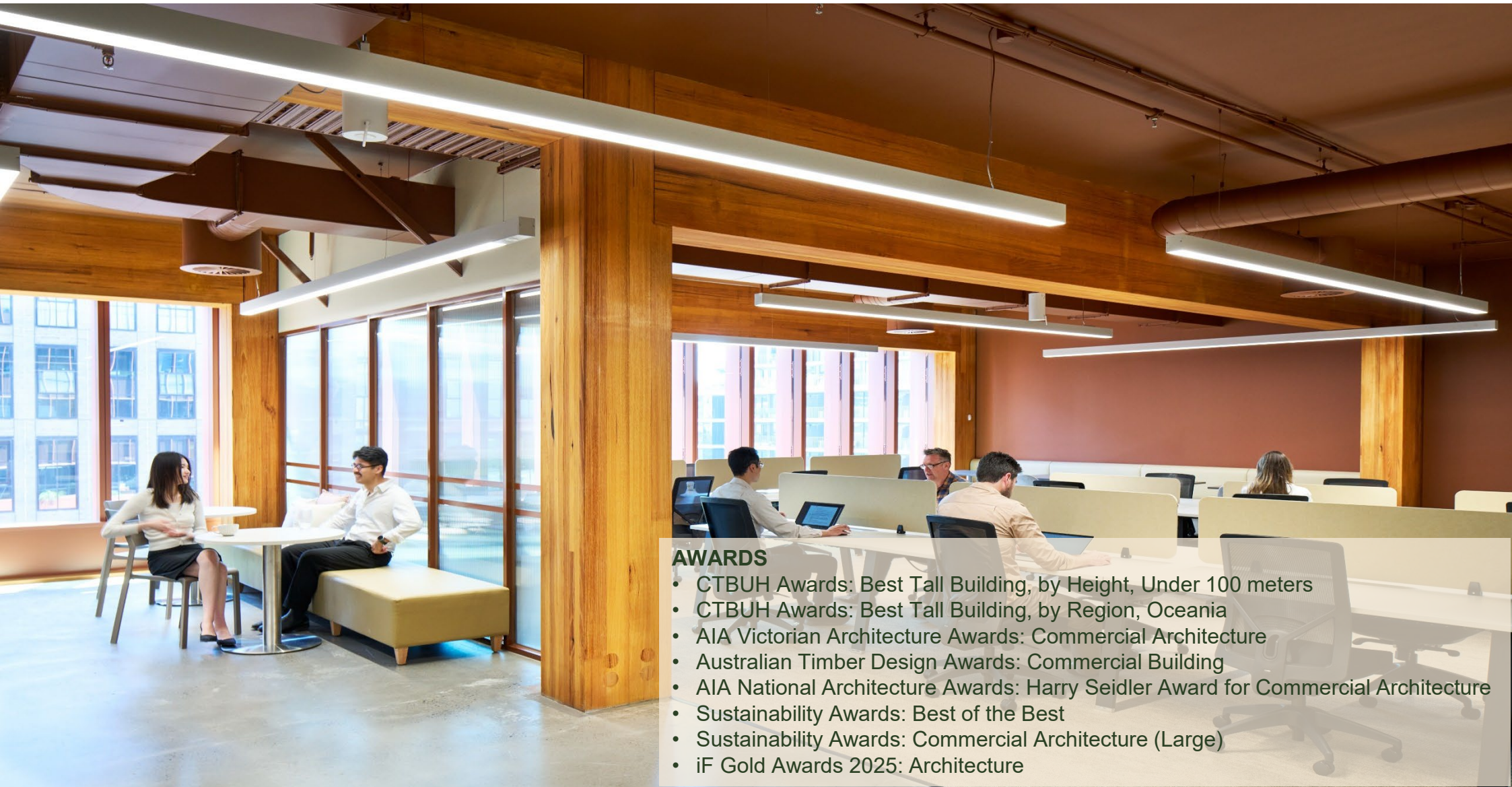


Feel the pleasure of living with nature again in the city.
That's not only positive for people but for companies.

Insights from T3 Collingwood.

Positive change for environmental, economic and well-being.





AWARDS

- CTBUH Awards: Best Tall Building, by Height, Under 100 meters
- CTBUH Awards: Best Tall Building, by Region, Oceania
- AIA Victorian Architecture Awards: Commercial Architecture
- Australian Timber Design Awards: Commercial Building
- AIA National Architecture Awards: Harry Seidler Award for Commercial Architecture
- Sustainability Awards: Best of the Best
- Sustainability Awards: Commercial Architecture (Large)
- iF Gold Awards 2025: Architecture



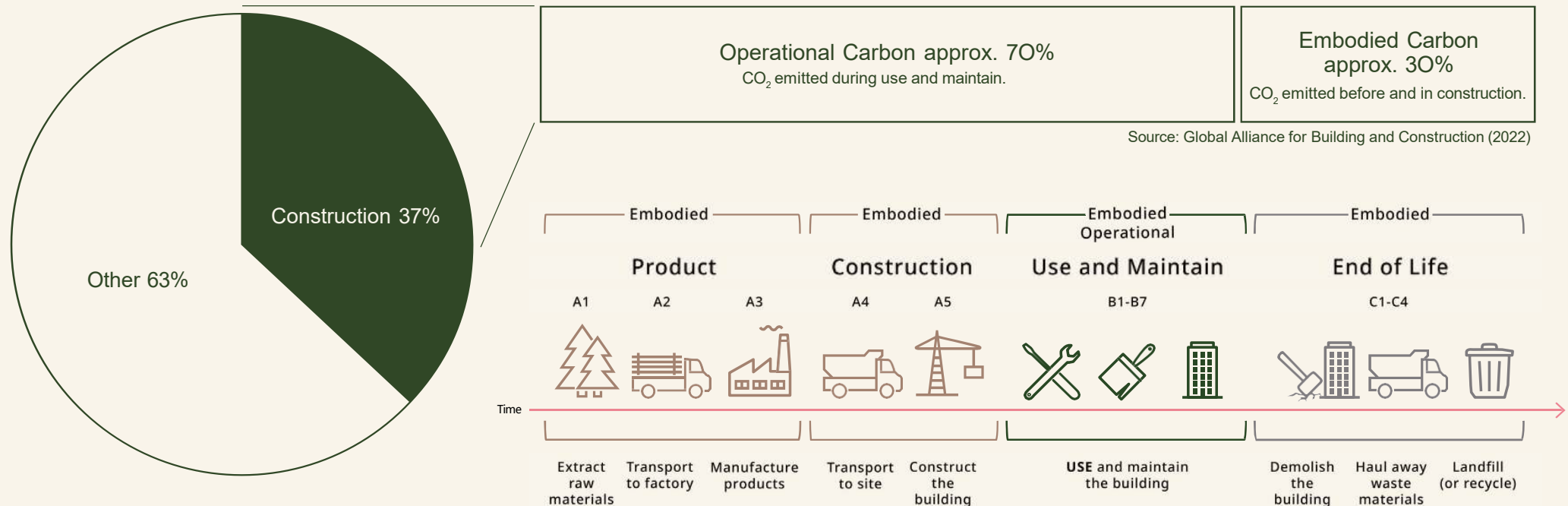
Environmental Benefits





Carbon Emissions of the Construction Sector

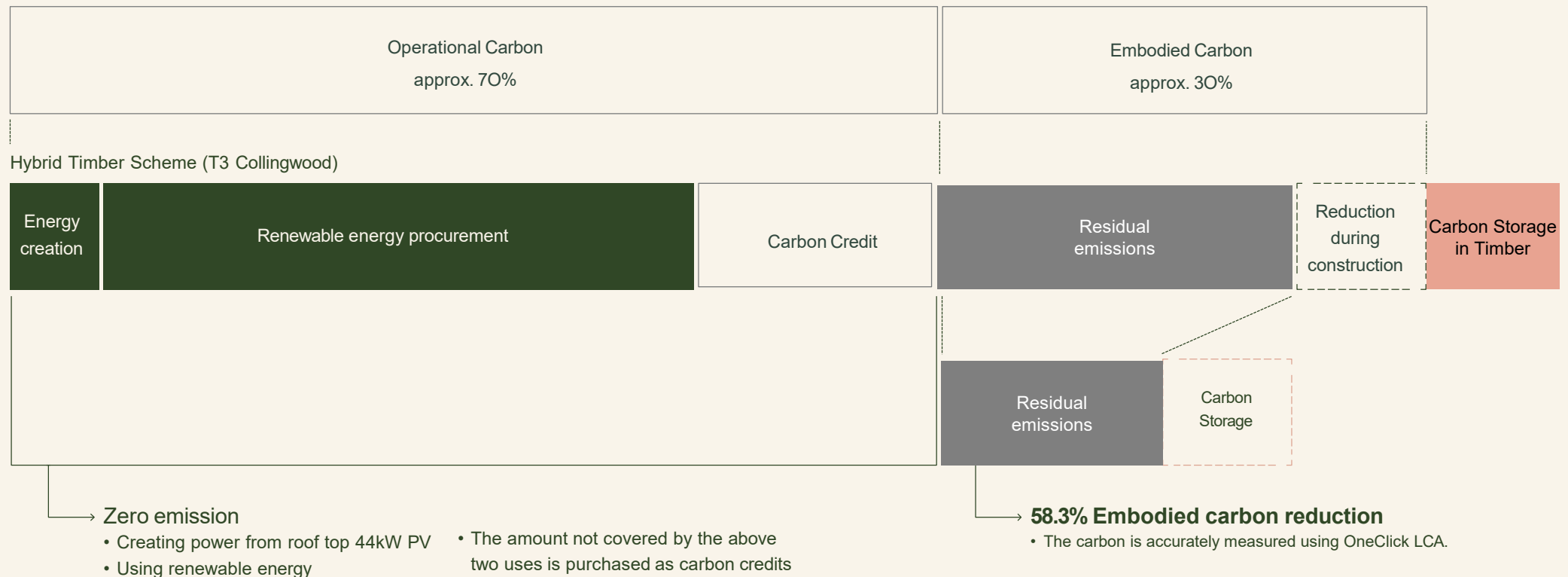
The construction sector accounts for 37% of all industry's carbon emissions worldwide.





How can we reduce Carbon with Timber Buildings?

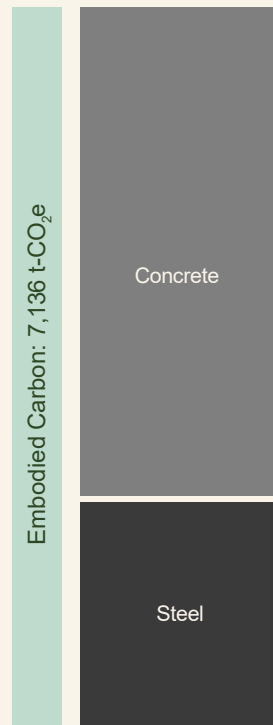
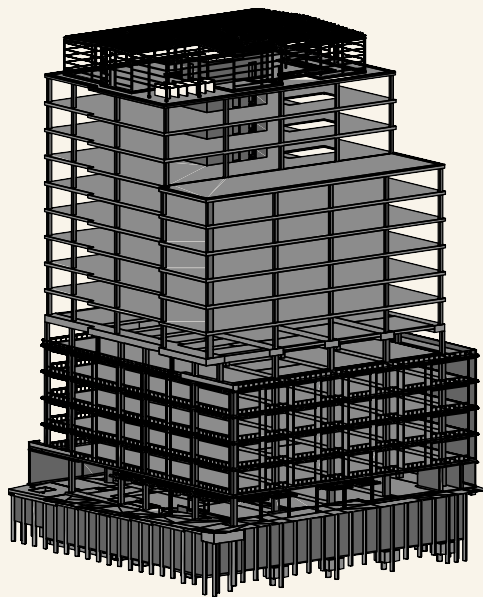
Carbon emission in the construction sector





58.3% Reduction in Embodied Carbon*

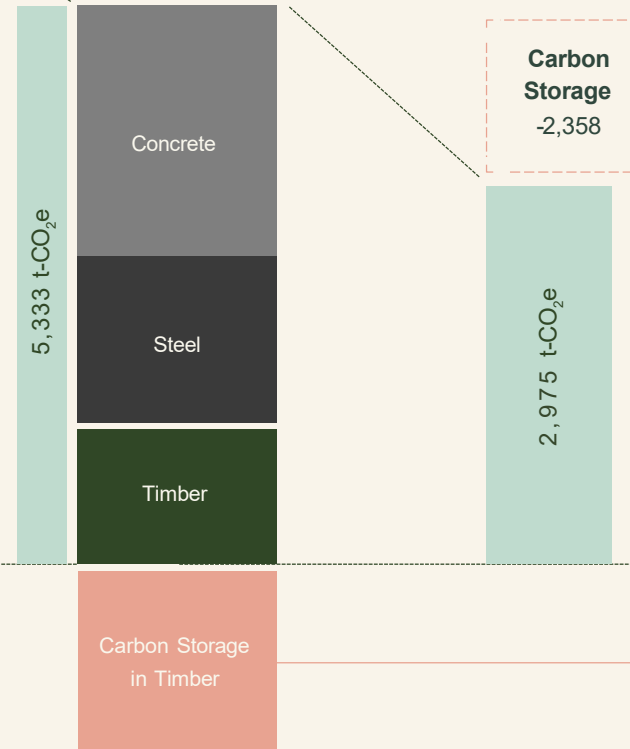
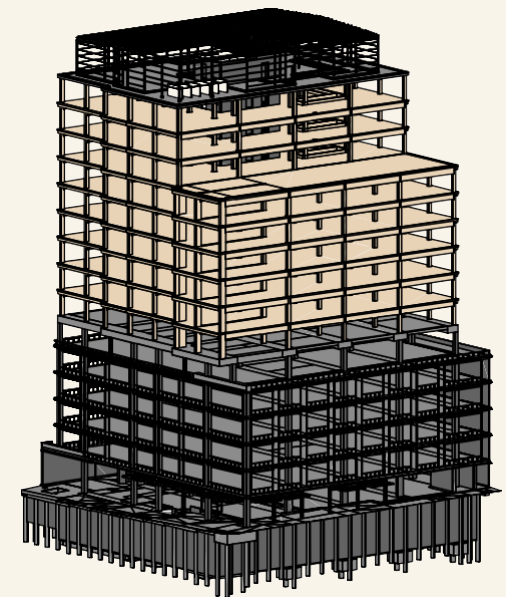
1 Concrete Scheme



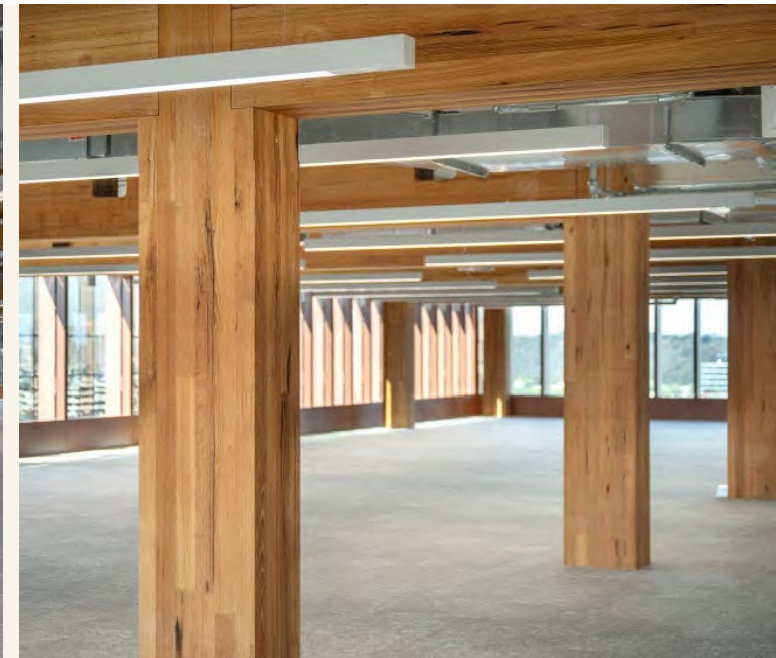
The carbon amounts shown are for phases A1-A3

Total 58.3% reduction than concrete scheme

2 Hybrid Timber Scheme



* Structure only, included sequestered or stored carbon.



Carbon Storage in Timber

Absorption and storage function of trees

Trees absorb CO₂ from the atmosphere through photosynthesis. Even after they are harvested and turned into timber products, carbon remains stored in HWP (Harvested Wood Products). If wood is used in buildings, carbon will be stored for a long time, eliminating the need for CO₂ emissions. The concept of storage by HWP has been internationally recognised and adopted at COP17 in 2011.

The power of T3 Collingwood

T3 Collingwood uses approximately 3,311 m³ of wood for its structural frame, and is estimated to store approximately 2,635 tons of carbon. T3 Collingwood stores the amount of CO₂ that is emitted by 150-200 households in a year. (Reference: Calculate Positive Australia).



Timber from the Community

100 percent local timber

The timber used for T3 Collingwood is high quality 'Victorian Ash' glulam produced locally by ASH in Hayfield Victoria and 'Radiata Pine' CLT produced by Xlam also, from Victoria.

Together with revitalising the local economy and employment by promoting the use of locally produced timber, it reduced carbon dioxide emissions by shortening timber transport distances.

The timber, provided to T3 Collingwood, has obtained these certifications that demonstrate sustainable forest management and proper timber processing.



Responsible Wood



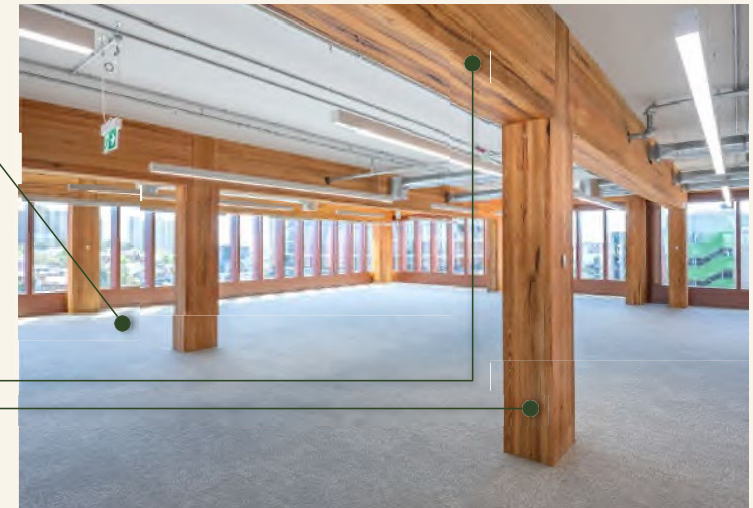
Locally sourced timber suppliers



Radiata Pine - Floors



Victorian Ash - Posts & Beams





Operational Carbon

Reducing Occupancy CO² Emissions to Zero

T3 Collingwood is dedicated to achieving exceptional energy efficiency and environmental standards, aiming for a minimum NABERS Base Building energy rating of 5.5 stars and a coveted 6 Star Green Star rating.



1 High Performance Facade

High performance glazing to allow daylight to penetrate the floorplates, while reducing glare and internal heat gain.



2 Using Renewable Energy

T3 Collingwood uses renewable energy from roof top 44kW PV, and green energy by the grid.



3 External Terraces

Levels L5 & L12 External spaces provide communal amenity for tenants. Rainwater collected and reused in the building.



4 Natural Heat Insulation

Timber contains a lot of air in its tissue fibers and can maintain comfortable room temperature independent of the outside temperature.

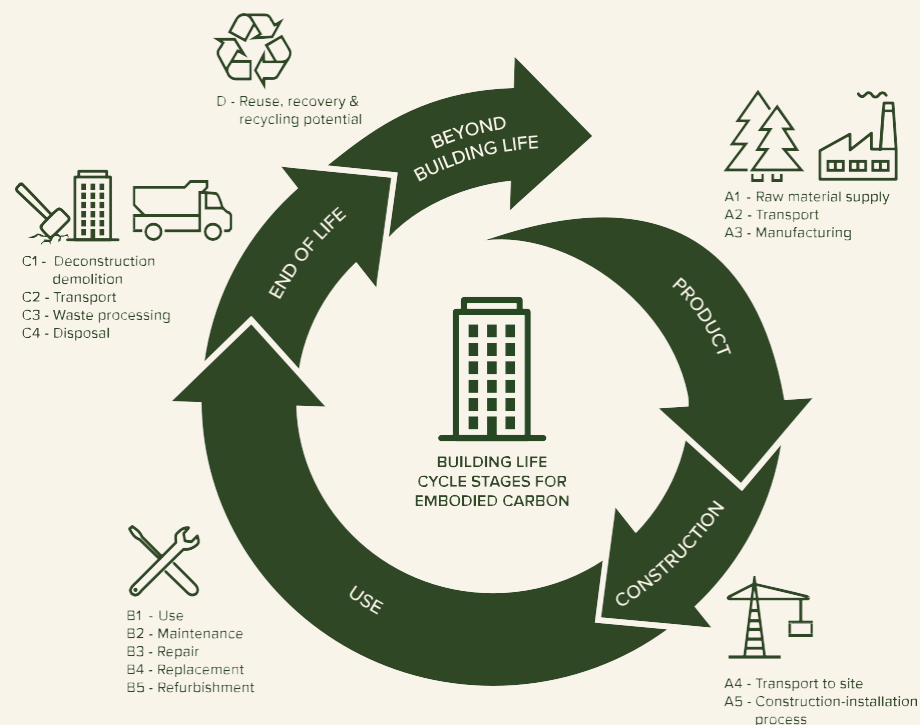


5 External Planting

Planting to external areas provides shading, biophilic connection and reduces affect of wind.



One Click LCA (Life Cycle Assessment)



AUSTRALASIA EPD
ENVIRONMENTAL PRODUCT DECLARATION

Visualising Carbon Emissions

To quantify the environmental impact of a building over its lifetime, One Click LCA, software that helps in conjunction with EPDs (Environmental Product Declarations) to quantify the environmental impact of a building over its entire life cycle, is used.

T3 Collingwood is also calculated using EPD data, including Australasian EPD, to calculate a more accurate carbon footprint.

More than 50

environmental certifications and green buildings that can be supported.

More than 130

countries already using OneClick LCA.

More than 130,000

number of components and parts supported.



Environmental Building

T3 Collingwood aims to achieve top-tier environmental performance with the help of two key rating systems in Australia: NABERS and Green Star.

Our goal is to attain an impressive NABERS Certification rating of 5.5 and the highest possible Green Star Building Certification rating of 6 Stars, making T3 Collingwood an exceptional A-grade office space committed to sustainability.



T3 collingwood will also receive Carbon Neutral Building certification as it is NABERS 5.5 and can offset its CO2 emissions through carbon offsets.



Well-being





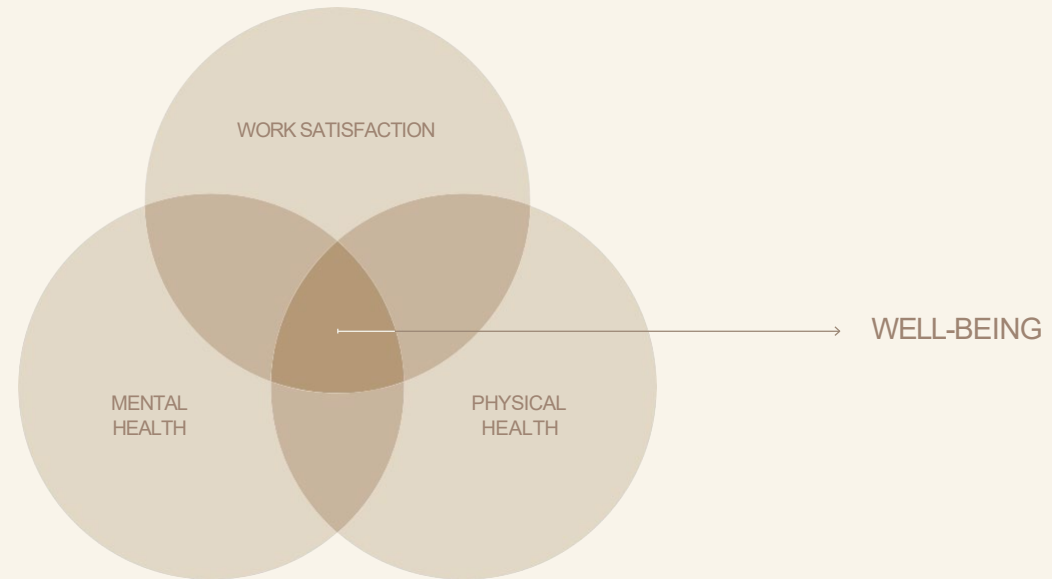
Happiness with Timber



Timber captivates with its immediate sensory allure. Its tactile nature invites touch, and its distinctive and pleasant aroma leaves a lasting impression.



Visually appealing and designed with biophilic principles **timber** enhances our well-being, creating environments that engage our senses and elevate our experiences.



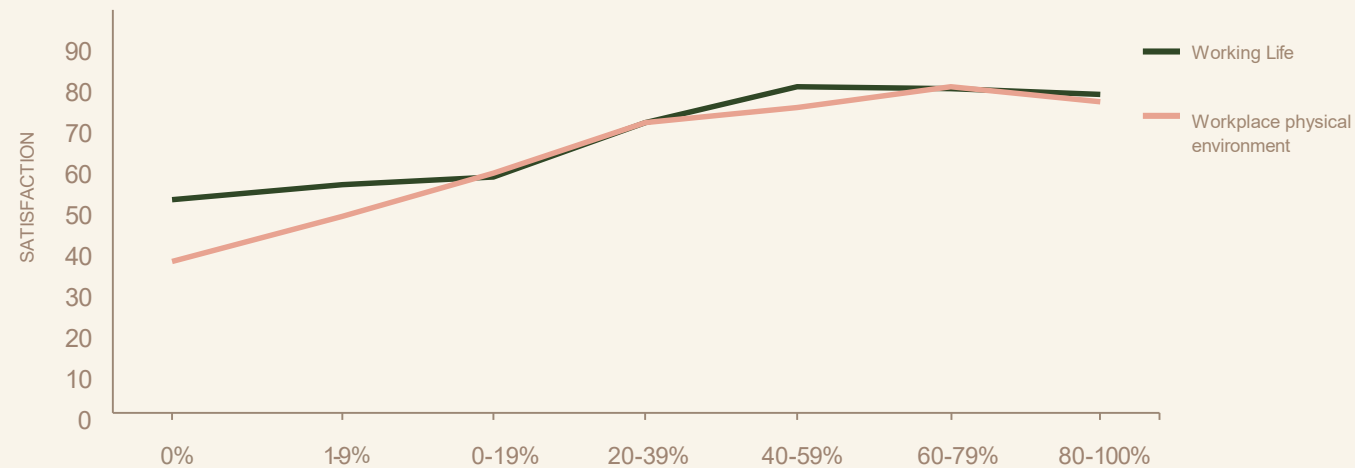
Empowering Spaces

In the era of human capital management, offices are reimagined as holistic spaces fostering employee well-being and growth.

Beyond conventional workspaces, these environments prioritise physical and mental health, offering ergonomic designs and natural elements for a harmonious atmosphere. Emphasizing continuous learning, positive culture, and open communication, organizations invest in their employees' potential, cultivating a thriving ecosystem where both productivity and job satisfaction flourish.



Workplace Satisfaction by number of Biophilic Design Elements



PROPORTION OF EXPOSED SURFACES THAT ARE NATURAL-LOOKING WOOD

Reference: Pollinate Health Report

Workplace Satisfaction

Higher satisfaction in workplace with wooden surfaces

Satisfaction with both working life and the physical workplace increases steadily with the proportion of natural looking wooden surfaces.

People in workplaces with less than 20% natural looking wooden surfaces are far less satisfied with both their working life and physical workplace compared to those with a high proportion of wood.



Mental Health

The concerning Aussie lifestyle

Australians lead increasingly indoor lives. Higher rates of urbanisation mean that people have less access to nature in their daily lives, with Australians now spending over 90% of their time indoors. The limited exposure to the outside world leads to higher stress level and mental issues.

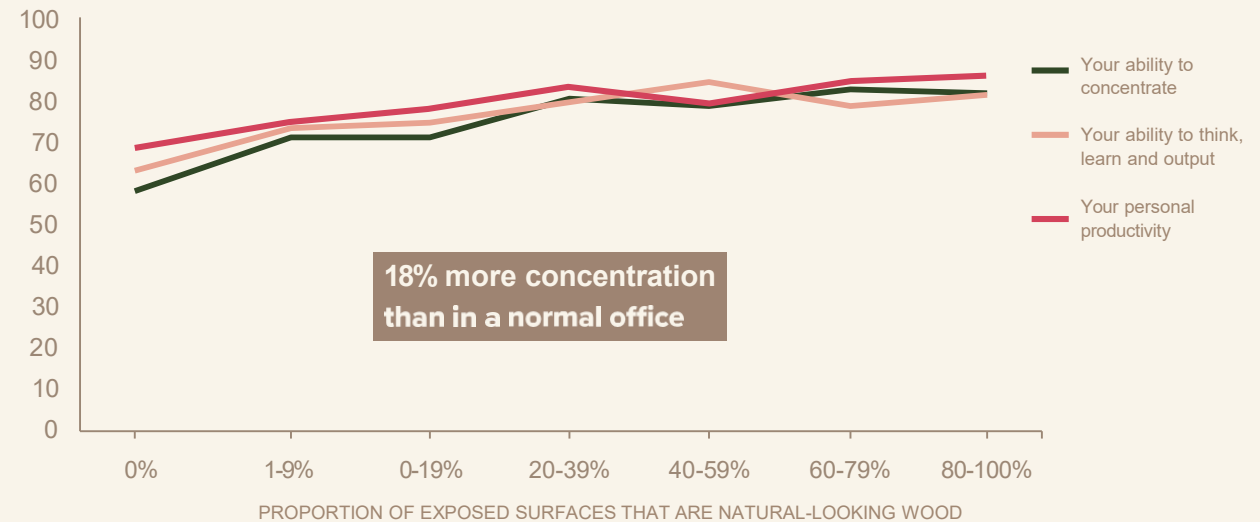
Reference: Australian Government

Bringing nature to your office

T3 Collingwood provides you with highly biophilic work environment as the solution to this problem. Exposure to wood is correlated with a drop in cortisol, the primary hormone linked to negative impacts of stress. The touch, smell and look of wood will always accompany you while working. The following research demonstrates that wooden work environments improve your stress level and mental state.



Productivity, Concentration and Mood



Improving Work Efficiency

It has also been proven that timber spaces are less tiring than regular walled spaces and therefore allow for sustained concentration.

T3 Collingwood also enhances your level of concentration, as the usage of timber materials verifies their positive impact on the human nervous system, through the appealing aesthetics, high contact comfort, pleasant smell, possibility to regulate air humidity, and acoustic well-being in the space.

Reference: Kotradyova et al.



Physical Health



Fresh air just like in a forest

Timber's ability to absorb, store and release moisture in response to the amount of moisture in the surrounding air helps regulate humidity and improve air quality. This prevents rooms from becoming too humid or too dry, which can affect occupants' health and productivity.

Low humidity is uncomfortable because it dries out and irritates the nasal passages and sinuses, reducing resistance to colds, flu and other nasal infections.

High humidity also makes mold and dust more likely to form, which can trigger illness and symptoms in asthma and allergy sufferers.

(Reference: Planet Ark, 2017).



Working and Relaxing

Positive effects on physical health

Timber not only has a healing effect on mental health, but also been proven to have positive effects on physical aspects such as blood pressure and heart rate.

Studies from Japan and Canada confirm this: while steel can increase depression and blood pressure, timber is shown to decrease both.

Blood pressure

Systolic blood pressure decreased significantly in office with a higher proportion of wood in the total interior surface area, while no change in physiological response was observed in reinforced concrete built offices.

Reference: Pappaccogli M, Di Monaco S, Perlo E, et al. Comparison of Automated Office Blood Pressure with office and out of office measurement techniques. 2019

8,600 heartbeats

The heartbeats of children who spent more time in wooden classrooms than in standard classrooms were found to be lower by an average of 8,600 heartbeats daily.

Reference: School without stress, Austrian Joanneum Institute. 2019



Economic Benefits





Receive Tangible Benefits



Increased work productivity by around 15%
over a three-month period compared to other groups.

Reference: Biophilic Design, 2015.

Well-being for your Staff and Company

There are any preconceived notions about the image of timber construction being only 'environmentally friendly'.

Moving into timber offices also bring direct benefits to employees and tangible benefits to the company. This is the 'economic benefit.'

A study by the Cardiff University proved, that there is a universal relationship between productivity and office design.

Economic benefits

1 | Increased staff productivity and accelerated enterprise growth.

2 | Reducing energy usage.

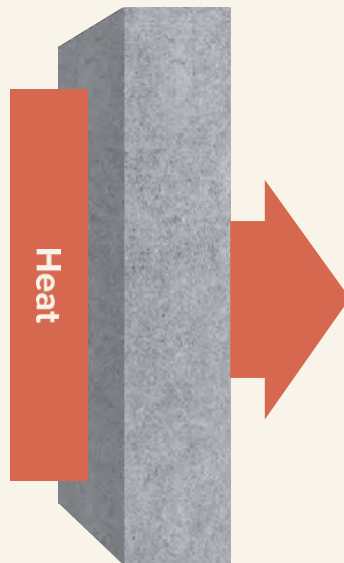
3 | Attracting stakeholders.



Reducing energy usage



Timber = 1



Concrete = 13



Iron = 440

Wood has the potential to reduce heating and cooling energy by up to 90%.

Timber contains a large amount of air in its fiber structure, which makes it resistant to heat transfer. This has proven to reduce electricity bills in wooden building compared to reinforced concrete buildings.

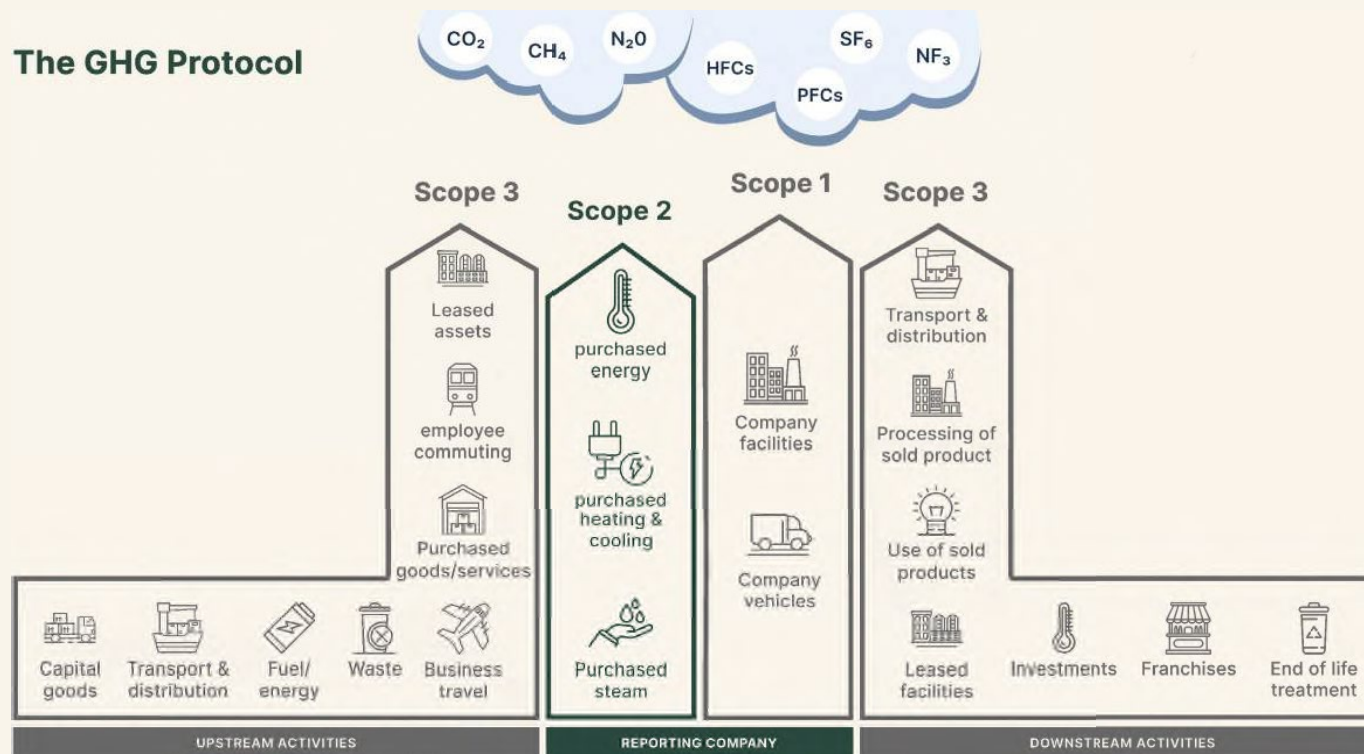
The thermal conductivity of wood is 1/13 that of concrete, and 1/440 that of iron.

(Reference: Thermal Conductivity Comparison of Materials)



Attracting Stakeholders

The GHG Protocol

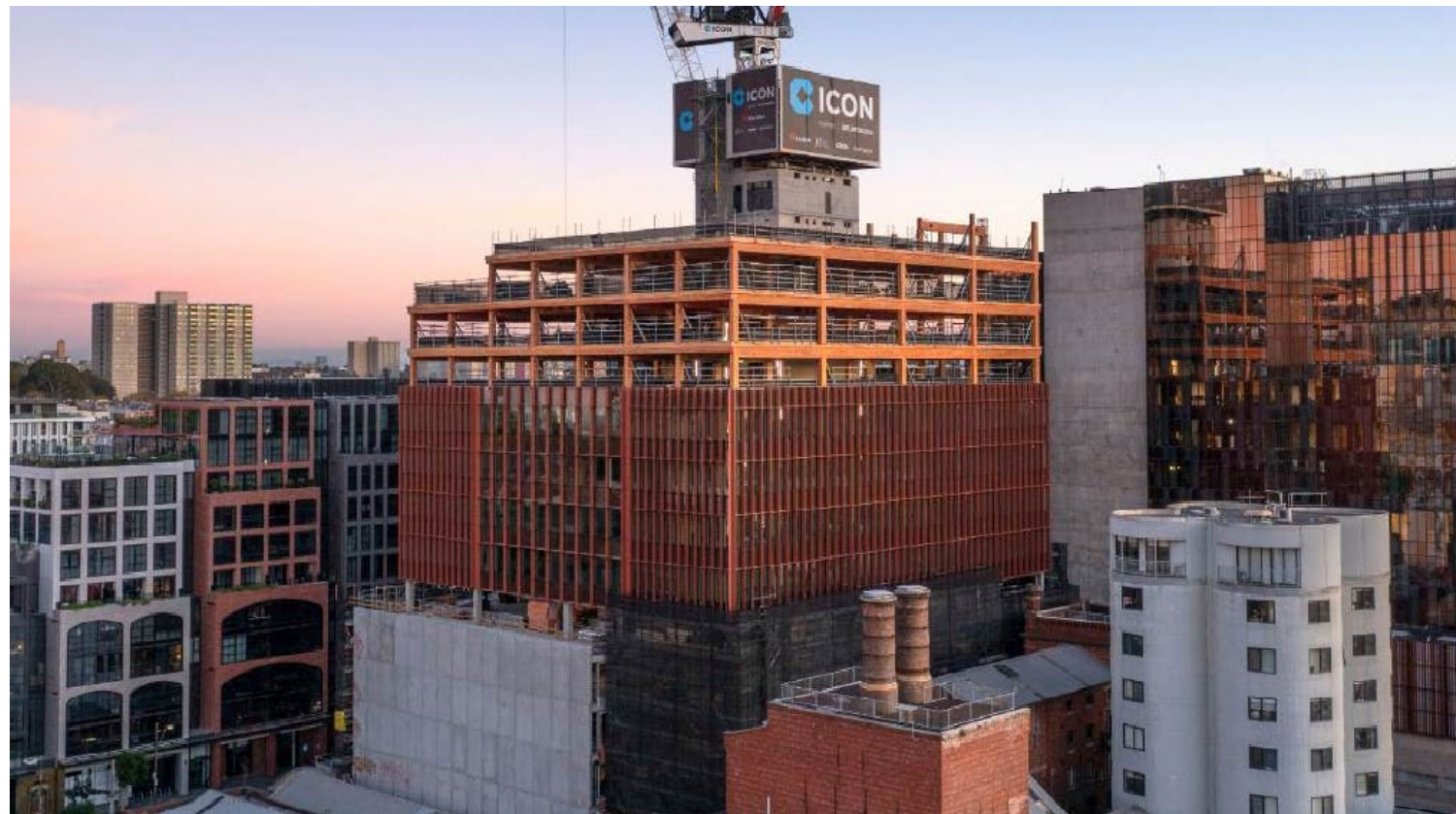
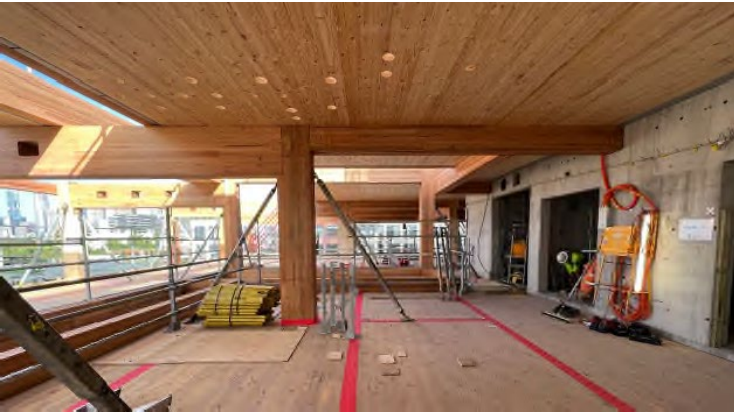


'The Task Force on Climate-related Financial Disclosures,' released in June 2017, recommends that companies disclose climate change-related risks (Scope 1-3).

In line with this, Scope disclosure requirements are expected to expand in Australia in the future. As companies move towards making environmental risks visible, the ability to occupy timber offices and reduce Scope 2 will attract not only investors who prefer low-risk investments but also the bank to which you apply for the loan.

55% growth in assets under management in ESG-integrated products for a year.

(Reference: ESG Outlook 2022: The future of ESG investing, J.P. Morgan Asset Management, 2022).





A great office with its many environmental and personal benefits, is a workplace that demonstrates awareness and concern for people and the planet and is the only viable future for sustainable business.

T3 Collingwood by

Hines



NTT UD AUSTRALIA
NTT Urban Development Group



SUMITOMO FORESTRY

This material is supported by



SUMITOMO FORESTRY

Disclaimer: This leasing brochure is accurate as at Q4 2023. The images and plans within are artists impressions for illustrative purposes, and are indicative only. The development may not be identical to the images shown on the final product described and Sumitomo Forestry reserves the right to make changes without notice. Sumitomo Forestry makes no warranties or representations regarding the timeliness, quality, accuracy, correctness, reliability, omissions or errors of the information in this presentation nor does Sumitomo Forestry accept any responsibility for any inaccuracies or omissions. This presentation was completed prior to commencement of construction of 36 Wellington Street, and location and extent of building dimensions, floor layouts, levels, designs, diagrams, structures, configurations, and ratios of different configurations, areas, and specifications are approximate only and subject to change without notice. Interested parties must only rely on their own assumptions and seek their professional advice in all respects.