

Calculation Method and Scope of Environmental Data

■CO2 emissions, energy consumption, and water consumption

Item	Contents
Target property	This applies to the properties or areas for which the Investment Corporation has the authority to manage. In addition, this report covers properties owned during each calculation period, and does not take into account ownership interests in the joint co-ownership properties. The figures are the amounts consumed and discharged by the entire building. Higashi Ogishima (leasehold land) is not included.
Accounting period	In principle, the results are updated annually based on the calendar year (January to December).
Calculation method	<p>① Calculation of basic unit area (Tenant lease area) × (Occupancy rate (annual average)) + (Common area) ※Tenant lease area is the sum of the contracted area under lease agreements with tenants. ※Common area is calculated by subtracting the tenant lease area from the gross floor area.</p> <p>② CO2 emission basic unit CO2 emissions ÷ Basic unit area calculated in ① above ※CO2 emission factors for each energy source are based on the “List of calculation methods and emission factors in the calculation / reporting / publication system” of the Ministry of the Environment and the Ministry of Economy, Trade and Industry.</p> <p>③ Energy consumption basic unit Energy consumption ÷ Basic unit area calculated in ① above ※For gas, energy consumption is the value converted to electricity consumption using the following formula. Gas consumption = Value on invoice × Calorific value conversion factor for each gas × Value converted to electricity</p> <p>④ Water consumption basic unit Water consumption ÷ Basic unit area calculated in ① above</p>

Defining Scope of CO2 Emissions	<ul style="list-style-type: none"> ① Scope 1: CO2 emissions from city gas and LP gas in common areas ② Scope 2: CO2 emissions from electricity in common areas ③ Scope 3 (Category 13): CO2 emissions from tenant's leased areas
Governing Laws and Definitions	<ul style="list-style-type: none"> ① CO2 emissions and energy : Act on Rationalizing Energy Use and Shifting to Non-fossil Energy, Act on Promotion of Global Warming Countermeasures, Act on Special Measures Concerning Procurement of Electricity from Renewable Energy Sources by Electricity Utilities and Basic Guidelines on Accounting for Greenhouse Gas Emissions throughout the Supply Chain of the Ministry of the Environment / Ministry of Economy. ② Water consumption: Calculated based on invoices from the Waterworks Bureau.

■Waste

Item	Contents
Target property	The Investment Corporation covers measurable waste generated from properties or areas for which it has the authority to manage. In addition, this report covers properties owned during each calculation period, and does not take into account ownership interests in the joint co-ownership properties. The figures are the amounts discharged by the entire building. Higashi Ogishima (leasehold land) is not included.
Accounting period	In principle, the results are updated annually based on the calendar year (January to December).
Governing Laws and Definitions	Waste Management and Public Cleansing Act