

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.
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 $(\text{Tenant lease area}) \times (\text{Occupancy rate (annual average)}) + (\text{Common area})$ ※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 $\text{CO2 emissions} \div \text{Basic unit area calculated in ① above}$ ※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 $\text{Energy consumption} \div \text{Basic unit area calculated in ① above}$</p> <p>④ Water consumption basic unit $\text{Water consumption} \div \text{Basic unit area calculated in ① above}$</p>
Defining Scope of CO2 Emissions	<p>① Scope 1: CO2 emissions from city gas and LP gas</p> <p>② Scope 2: CO2 emissions from electricity</p>
Governing Laws and Definitions	<p>① CO2 emissions and energy : Act on Rationalizing Energy Use and Act on Promotion of Global Warming Countermeasures</p>

	② Water usage: Calculated based on invoices from the Waterworks Bureau.
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■Waste

Item	Contents
Target property	The Investment Corporation only covers the common areas (including cafeterias, etc.) of the 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 consumed and discharged by the entire building.
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 $(\text{Tenant lease area}) \times (\text{Occupancy rate (annual average)}) + (\text{Common area})$ ※The tenant lease area is the sum of the contracted area under lease agreements with tenants. ※The common area is calculated by subtracting the tenant lease area from the gross floor area.</p> <p>② Waste basic unit $(\text{Total amount of waste}) \div (\text{Basic unit area calculated in ① above})$</p>
Governing Laws and Definitions	Figures are based on invoices from waste disposal companies