Energy Consumption

	Fiscal 2022* (April 2022 – March 2023)	
	Consumption (GWh)	**Covered by assurance**
Total energy consumption (including in-house power generation)	1,350	✓
Gas	591	✓
Oil	9	✓
Electricity	542	✓
District heating and cooling	209	✓

* January 2022 to December 2022 for facilities outside Japan

Greenhouse Gas (GHG) Emissions

		Fiscal 2022* (April 2022 – March 2023)	
		Emissions (t-CO2)	**Covered by assurance**
Scope 1 (fuel)		110,783	✓
Scope 2 (electricity and district heating and cooling)	(Location-based)	272,415	✓
	(Market-based)	154,659	✓
Scope 3 (indirect emissions other than Scopes 1 and 2 above)		1,833,828	✓
	Category 1 **	297,717	✓
	Category 2	834,773	✓
	Category 3	86,226	✓
	Category 5	27,167	✓
	Category 6	1,390	✓
	Category 7	3,099	✓
	Category 11	439,701	✓
	Category 12	44,083	✓
	Category 13	99,673	✓

* January 2022 to December 2022 for facilities outside Japan

** From fiscal 2022, construction materials are included in Category 2 if recorded in assets and in Category 1 if not recorded in assets.

Water Consumption

		Fiscal 2022* (April 2022 – March 2023)	
		Consumption (1,000 m^3)	**Covered by assurance**
Water withdrawal			
	Tap water	5,453	✓
	Well water	493	✓
Recycled water			
	Recycled water	938	✓
Water discharge			
	Sewage	5,008	✓

* January 2022 to December 2022 for facilities outside Japan

Waste Emissions

	Fiscal 2022* (April 2022 – March 2023)	
	Emissions (1,000 t)	**Covered by assurance**
Waste emissions	46	✓
Recycling volume	27	✓
Recycling rate	59.1%	✓

* January 2022 to December 2022 for facilities outside Japan

Calculation period

April 1 to March 31 for sites in Japan, January 1 to December 31 for sites outside Japan

Scope (number of facilities as of March 31, 2023)

Indicator	Target organization	Scope: Number of facilities covered and total floor area (m^3), etc.
Energy consumption	Mitsubishi Estate Group*1	135 facilities, 8,052,059 m^2
Water consumption	Mitsubishi Estate Group*1	
Waste emissions	Mitsubishi Estate Group*1	
Greenhouse gas (GHG) Scope 1, 2	Mitsubishi Estate Group*1	
Greenhouse gas (GHG) Scope 3	Mitsubishi Estate Group	See each category for details

*1: In addition to properties in Japan and two outside Japan with reporting obligations subject to the Energy Saving Act, Act on Promotion of Global Warming Countermeasures, and other relevant regulations, includes 32 Group companies with properties that Mitsubishi Estate deem to be covered. It excludes those in which the Mitsubishi Estate Group has less than 50% ownership and trust beneficiary rights and/or those with a total floor area of less than 1,000 m^2.

Details of calculation methods, etc.

Item	Details	Definitions and calculation methods, etc.	Sources for emission factor, etc.
Energy consumption	Energy consumption and purchase and generation of renewable energy	Calculation methods: ・ Energy consumption: Total value of bills, etc. from Σ electricity utilities ・ Use of renewable energy-derived electricity: Volume of renewable energy-derived electricity purchased ・ Renewable energy certificates (RECs), etc.: Volume of certificates purchased from electricity utilities ・ In-house power generation (volume generated on site): Total based on on-site measuring instruments	・ Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Saving Act) ・ Act on Promotion of Global Warming Countermeasures (Global Warming Countermeasures Act) ・ Act on Special Measures Concerning Procurement of Electricity from Renewable Sources by Electricity Utilities (Renewable Energy Act)
	Fuel (gas and oil) consumption	Calculation method: Gas and oil consumption: Volume of gas and oil purchased (m^3, L) × calorie conversion factor (MJ/m^3, MJ/L) × energy conversion factor (GWh/MJ) Definitions: Gas: mainly city gas Oil: mainly diesel, kerosene, gasoline, and heavy oil	
	District heating and cooling (DHC) consumption	Calculation method: District heating and cooling (DHC) consumption: Total value of bills, etc. from Σ district heating and cooling (DHC) utilities (MJ) × energy conversion factor (GWh/MJ) Definition: District heating and cooling (DHC): Steam, hot and cold water	
Water consumption	Water consumption (tap water, well water, and recycled water) and sewage discharge	Calculation methods: ・ Tap water: Total based on bills from water authority ・ Sewage: Properties with exemptions: total based on bills from water authority; properties without exemptions: total deemed the same as tap water consumption ・ Recycled water and well water: Total based on on-site measuring instruments	---
Waste	Waste emissions	Calculation methods: ・ Properties in Japan: Waste emissions calculated based on the reuse plan in the waste database prepared in accordance with the Waste Management Act ・ Properties outside Japan: Total of waste emissions generated at overseas properties	・ Waste Management and Public Cleansing Law (Waste Management Law)
	Recycling volume	・ For properties in Japan, calculated based on recycling volume indicated on manifests or slips or resource recycling rate stipulated in contracts. For facilities outside Japan, calculated as the recycling volume indicated as sorted	
	Recycling rate	・ Recycling volume/waste emissions	

Item	Details	Volume of activity	Sources for emission factor, etc.
Greenhouse gas (GHG) emissions	Scope 1, Scope 2 emissions	Calculation method: Greenhouse gas (GHG) emissions: Total value (t-CO2) of Σ energy consumption × GHG emission factor*1 + Σ fluorocarbon filling and recovery certificates *1: In Japan, emission factors based on the greenhouse gas emissions calculation, reporting and publication system; in the U.S., emission factors published by the United States Environmental Protection Agency (US EPA) are collated and calculated	・ -Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Saving Act) ・ Act on Promotion of Global Warming Countermeasures (Global Warming Countermeasures Act) ・ Act on Rational Use and Proper Management of Fluorocarbons (Fluorocarbons Emission Control Act)
	Scope 3 emissions (each category below)	Greenhouse gas (GHG) emissions: Volume of activity × GHG emission unit value	・ -Basic Guidelines on Accounting for Greenhouse Gas Emissions Throughout the Supply Chain (latest version)
	Category 1: Purchased goods and services	Calculated based on real estate for sale sold and main services provided For real estate for sale developed by the Group sold during the fiscal year, GHG emissions calculated by multiplying the operating cost of detached housing (excluding the land cost) and the total floor area of condominium construction by emission unit value For main services provided, GHG emissions calculated by multiplying indirect expenses or procurement volume in the leasing business by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [5] Emission unit values based on the correspondence table by industry ・ Sustainable Management Promotion Organization (SuMPO), IDEA database ・ Emissions unit values calculated based on estimated values from sampling by Mitsubishi Estate Co., Ltd.
	Category 2: Capital goods	Calculated by multiplying consolidated capital investment (excluding Mitsubishi Estate land and leased land fees and large-scale uncomplete properties) by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [6] Emission unit values by price of capital good
	Category 3: Fuel and energy-related activities not included in Scope 1 and 2	Calculated by multiplying energy consumption used for Scope 1 and 2 by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [6] Emission unit values by price of capital good, and [7] Emission unit values per usage of electricity and heat
	Category 5: Waste generated in operations	Calculated by multiplying business-related waste emissions generated by business activities and sewage discharge by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [8] Emission Unit Values by Waste Type and Management Method ・ Sustainable Management Promotion Organization (SuMPO), IDEA database
	Category 6: Business travel	Calculated by multiplying the number of Group employees at the end of the fiscal year being reported by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [13] Emission unit values per employee
	Category 7: Employee commuting	Calculated by multiplying annual commuting expense payments, estimated by multiplying the number of Group employees at the end of the fiscal year being reported by the average per capita transport expense payment based on sampling, by emission unit value	・ The Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain: [11] Emission unit values per amount of transport expense payment
	Category 11: Use of sold products	Calculated by multiplying the total floor area of sold properties, including office buildings, logistics facilities, hotels, condominiums, and detached housing, or the number of properties, by useful life and emission unit value Useful life is the number of years obtained by subtracting the number of years since completion from 50 years and is set for each individual property.	・ Emission unit values calculated based on actual annual GHG emissions of properties developed by the Group in the relevant year and emission unit values calculated based on estimates from sampling by Mitsubishi Estate Co., Ltd.

Item	Details	Volume of activity	Sources for emission factor, etc.
Greenhouse gas (GHG) emissions	Category 12: End-of-life treatment of sold products	Calculated by multiplying the total floor area of sold properties, including office buildings, logistics facilities, hotels, condominiums, and detached housing, by emission unit value	・Basic Research Study for Preparation of CO_2 Emission Footprints in Reinforced Concrete Structure Demolition Work (Hoshino and Inoue, 2016) ・Ministry of Land, Infrastructure, Transport and Tourism's Results of 2018 Fact-finding Survey on Construction Byproducts ・Japan Water Research Center's On the Results of the Water Supply Project Guideline Performance Indicator (PI) Calculation Results (FY2020)
	Category 13: Leased assets (downstream)	Calculated by multiplying electricity consumption by tenants in the leased sections of owned properties by GHG emission factor	GHG emission factor is the same as for Scope 2