Energy Consumption

	Fiscal 2024* (April 2024 – March 2025)	
	Consumption (GWh)	**Covered by assurance**
Total energy consumption (including in-house power generation)	1,361	✓
Gas	581	✓
Oil	8	✓
Electricity	596	✓
District heating and cooling	175	✓

* January 2024 to December 2024 for facilities outside Japan

Greenhouse Gas (GHG) Emissions

		Fiscal 2024* (April 2024 – March 2025)	
		Emissions (t-CO2)	**Covered by assurance**
Scope 1 (fuel)		99,135	✓
Scope 2 (electricity and district heating and cooling)	(Location-based)	278,432	✓
	(Market-based)	115,961	✓
Scope 3 (indirect emissions other than Scopes 1 and 2 above)		1,868,788	✓
	Category 1	302,905	✓
	Category 2 *	805,877	✓
	Category 3	84,038	✓
	Category 5	29,346	✓
	Category 6	1,488	✓
	Category 7	3,993	✓
	Category 11	531,326	✓
	Category 12	32,800	✓
	Category 13	77,015	✓

* January 2024 to December 2024 for facilities outside Japan

Water Consumption

		Fiscal 2024* (April 2024 – March 2025)	
		Consumption (1,000 m^3)	**Covered by assurance**
Water withdrawal			
	Tap water	5,769	✓
	Well water	512	✓
Recycled water			
	Recycled water	947	✓
Water discharge			
	Sewage	5,038	✓

* January 2024 to December 2024 for facilities outside Japan

Waste Emissions

	Fiscal 2024* (April 2024 – March 2025)	
	Emissions (1,000 t)	**Covered by assurance**
Waste emissions	45	✓
Recycling volume	26	✓
Recycling rate	56.3%	✓

* January 2024 to December 2024 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, 2025)

Indicator	Target organization	Scope: Number of facilities covered and total floor area (m^3), etc.
Energy consumption	Mitsubishi Estate Group*1	131 facilities、6,927,444 m^2 *2 ("A net decrease of 36 facilities from the previous year, with 12 newly added. The main changes are due to acquisitions, disposals, and reclassification of facility types.")
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: 29 group companies with primarily domestic and overseas facilities subject to reporting under the Energy Conservation Act, the Global Warming Countermeasures Act, and related ordinances.

*2: Facilities that meet the following conditions are excluded

- Facilities in which the Mitsubishi Estate Group's ownership and trust beneficiary rights are 50% or less
- Facilities with a total floor space of less than 1,000 m^2
- Facilities leased from other companies with an occupied area of less than 1,000 m^2
- Facilities that have closed or are scheduled to close
- Facilities that are unable to collect information due to the construction of an aggregation system

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 ・ Procurement of international renewable energy certificates (via electricity supply contracts accompanied by REGO: Renewable Energy Guarantees of Origin) ・ Implementation of power purchase agreements	・ Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Conservation 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 Conservation 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 v2.3 ・ Emissions unit values calculated based on estimated values from sampling by Mitsubishi Estate Co., Ltd.
	Category 2: Capital goods	a. Volume of activity The activity volume is calculated in the following priority order: *Excluding Mitsubishi Estate Co., Ltd.'s land, leasehold rights, and large-scale unfinished properties 1.Material volume per building 2. (If data for 1 is not available) Building floor area 3.(If data for 1 and 2 are not available) Building investment amount b. Emission Intensity For a.1: The emission intensity is based on the construction GHG calculation tool issued by the Japan Real Estate Companies Association of Japan For a.2: Domestic: The average emission intensity calculated by the Institute for Built Environment and Carbon Neutral for SDGs and the Japan Sustainable Building Consortium (Steel structures: 1,093 kg-CO2/m², Reinforced concrete & apartment buildings: 944 kg-CO2/m²). Overseas: The average emission intensity calculated by the World Business Council for Sustainable Development (560 kg-CO2/m²)	・ Institute for Built Environment and Carbon Neutral for SDGs and the Japan Sustainable Building Consortium "2023 Zero Carbon Building (LCCO2 Net Zero) Promotion Conference Report," p.55 ・ The World Business Council for Sustainable Development, "Net-zero-buildings-where-do-we-stand 2021," p.34 ・ 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

		For a.3: The emission intensity is based on the Ministry of the Environment's Emissions Unit Values Database for Calculation of Greenhouse Gas Emissions, etc. by Organizations Throughout the Supply Chain	
	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 v2.3
	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	Emissions were calculated by multiplying the estimated annual commuting expenses—derived from the total number of group employees at the end of the reporting year and the average commuting expense per employee based on sampling—by the relevant emission factor	・ 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