

## Energy Consumption

|                                                                       | Fiscal 2025* (April 2025 – March 2026) |                      |
|-----------------------------------------------------------------------|----------------------------------------|----------------------|
|                                                                       | Consumption<br>(GWh)                   | Covered by assurance |
| <b>Total energy consumption (including in-house power generation)</b> | 1,323                                  | ✓                    |
| <b>Gas</b>                                                            | 583                                    | ✓                    |
| <b>Oil</b>                                                            | 8                                      | ✓                    |
| <b>Electricity</b>                                                    | 569                                    | ✓                    |
| <b>District heating and cooling</b>                                   | 163                                    | ✓                    |

\* January 2025 to December 2025 for facilities outside Japan

## Greenhouse Gas (GHG) Emissions

|                                                              |                  | Fiscal 2025*<br>(April 2025 – March 2026) |                         |
|--------------------------------------------------------------|------------------|-------------------------------------------|-------------------------|
|                                                              |                  | Emissions<br>(t-CO <sub>2</sub> )         | Covered by<br>assurance |
| Scope 1 (fuel)                                               |                  | 100,597                                   | ✓                       |
| Scope 2 (electricity and district heating and cooling)       | (Location-based) | 264,593                                   | ✓                       |
|                                                              | (Market-based)   | 24,038                                    | ✓                       |
| Scope 3 (indirect emissions other than Scopes 1 and 2 above) |                  | 1,659,331                                 | ✓                       |
|                                                              | Category 1       | 278,226                                   | ✓                       |
|                                                              | Category 2 *     | 757,268                                   | ✓                       |
|                                                              | Category 3       | 80,867                                    | ✓                       |
|                                                              | Category 5       | 28,589                                    | ✓                       |
|                                                              | Category 6       | 1,520                                     | ✓                       |
|                                                              | Category 7       | 4,131                                     | ✓                       |
|                                                              | Category 11      | 405,802                                   | ✓                       |
|                                                              | Category 12      | 35,097                                    | ✓                       |
|                                                              | Category 13      | 67,831                                    | ✓                       |

\* January 2025 to December 2025 for facilities outside Japan

Water Consumption

|                  |                | Fiscal 2025*<br>(April 2025 – March 2026) |                         |
|------------------|----------------|-------------------------------------------|-------------------------|
|                  |                | Consumption<br>(1,000 m³)                 | Covered by<br>assurance |
| Water withdrawal |                |                                           |                         |
|                  | Tap water      | 5,703                                     | ✓                       |
|                  | Well water     | 527                                       | ✓                       |
| Recycled water   |                |                                           |                         |
|                  | Recycled water | 932                                       | ✓                       |
| Water discharge  |                |                                           |                         |
|                  | Sewage         | 4,995                                     | ✓                       |

\* January 2025 to December 2025 for facilities outside Japan

Waste Emissions

|                  | Fiscal 2025* (April 2025 – March 2026) |                      |
|------------------|----------------------------------------|----------------------|
|                  | Emissions<br>(1,000 t)                 | Covered by assurance |
| Waste emissions  | 45                                     | ✓                    |
| Recycling volume | 26                                     | ✓                    |
| Recycling rate   | 57.5%                                  | ✓                    |

\* January 2025 to December 2025 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, 2026)

| Indicator                       | Target organization                   | Scope: Number of facilities covered and total floor area (m <sup>2</sup> ), etc.                                                                                                                                                           |
|---------------------------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Energy consumption              | Mitsubishi Estate Group <sup>*1</sup> | 149 facilities、6,701,083 m <sup>2</sup> <sup>*2</sup><br><br>("A net decrease of 19 facilities from the previous year, with 37 newly added. The main changes are due to acquisitions, disposals, and reclassification of facility types.") |
| Water consumption               | Mitsubishi Estate Group <sup>*1</sup> |                                                                                                                                                                                                                                            |
| Waste emissions                 | Mitsubishi Estate Group <sup>*1</sup> |                                                                                                                                                                                                                                            |
| Greenhouse gas (GHG) Scope 1, 2 | Mitsubishi Estate Group <sup>*1</sup> | See each category for details                                                                                                                                                                                                              |
| Greenhouse gas (GHG) Scope 3    | Mitsubishi Estate Group               |                                                                                                                                                                                                                                            |

\*1: 28 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<sup>2</sup>
- Facilities leased from other companies with an occupied area of less than 1,000 m<sup>2</sup>
- 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: <ul style="list-style-type: none"><li>• Energy consumption: Total value of bills, etc. from <math>\Sigma</math> electricity utilities</li><li>• Use of renewable energy-derived electricity: Volume of renewable energy-derived electricity purchased</li><li>• Renewable energy certificates (RECs), etc.: Volume of certificates purchased from electricity utilities</li><li>• In-house power generation (volume generated on site): Total based on on-site measuring instruments</li><li>• Procurement of international renewable energy certificates (via electricity supply contracts accompanied by REGO: Renewable Energy Guarantees of Origin)</li><li>• Implementation of power purchase agreements</li></ul> | <ul style="list-style-type: none"><li>• Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Conservation Act)</li><li>• Act on Promotion of Global Warming Countermeasures (Global Warming Countermeasures Act)</li><li>• Act on Special Measures Concerning Procurement of Electricity from Renewable Sources by Electricity Utilities (Renewable Energy Act)</li></ul> |
|                    | Fuel (gas and oil) consumption                                                     | Calculation method:<br>Gas and oil consumption: Volume of gas and oil purchased (m <sup>3</sup> , L) $\times$ calorie conversion factor (MJ/m <sup>3</sup> , MJ/L) $\times$ energy conversion factor (GWh/MJ)<br>Definitions:<br>Gas: mainly city gas<br>Oil: mainly diesel, kerosene, gasoline, and heavy oil                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                |
|                    | District heating and cooling (DHC) consumption                                     | Calculation method:<br>District heating and cooling (DHC) consumption: Total value of bills, etc. from $\Sigma$ district heating and cooling (DHC) utilities (MJ) $\times$ energy conversion factor (GWh/MJ)<br>Definition:<br>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: <ul style="list-style-type: none"><li>• Tap water: Total based on bills from water authority</li><li>• Sewage: Properties with exemptions: total based on bills from water authority; properties without exemptions: total deemed the same as tap water consumption</li><li>• Recycled water and well water: Total based on on-site measuring instruments</li></ul>                                                                                                                                                                                                                                                                                                                                                     | ---                                                                                                                                                                                                                                                                                                                                                                                            |

| Waste                          | Waste emissions                          | Calculation methods: <ul style="list-style-type: none"> <li>• Properties in Japan: Waste emissions calculated based on the reuse plan in the waste database prepared in accordance with the Waste Management Act</li> <li>• Properties outside Japan: Total of waste emissions generated at overseas properties</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• Waste Management and Public Cleansing Law (Waste Management Law)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                | Recycling volume                         | <ul style="list-style-type: none"> <li>• 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</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                | 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:<br>Greenhouse gas (GHG) emissions: Total value (t-CO2) of $\Sigma$ energy consumption $\times$ GHG emission factor <sup>*1</sup> + $\Sigma$ fluorocarbon filling and recovery certificates<br>*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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• -Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Conservation Act)</li> <li>• Act on Promotion of Global Warming Countermeasures (Global Warming Countermeasures Act)</li> <li>• Act on Rational Use and Proper Management of Fluorocarbons (Fluorocarbons Emission Control Act)</li> </ul>                                                                                                                                                                                                                                  |
|                                | Scope 3 emissions (each category below)  | Greenhouse gas (GHG) emissions: Volume of activity $\times$ GHG emission unit value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Basic Guidelines on Accounting for Greenhouse Gas Emissions Throughout the Supply Chain (latest version)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                | Category 1: Purchased goods and services | Calculated based on real estate for sale sold and main services provided<br>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<br>For main services provided, GHG emissions calculated by multiplying indirect expenses or procurement volume in the leasing business by emission unit value                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• 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</li> <li>• Sustainable Management Promotion Organization (SuMPO), IDEA database v2.3</li> <li>• Emissions unit values calculated based on estimated values from sampling by Mitsubishi Estate Co., Ltd.</li> </ul>                                                                                             |
|                                | Category 2: Capital goods                | a. Volume of activity<br>The activity volume is calculated in the following priority order: *Excluding Mitsubishi Estate Co., Ltd.'s land, leasehold rights, and large-scale unfinished properties<br><br>1.Material volume per building<br>2. (If data for 1 is not available) Building floor area<br>3.(If data for 1 and 2 are not available) Building investment amount<br><br>b. Emission Intensity<br>For a.1: The emission intensity is based on the construction GHG calculation tool issued by the Japan Real Estate Companies Association of Japan<br><br>For a.2:<br>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).<br>Overseas: The average emission intensity calculated by the World Business Council for Sustainable Development (560 kg-CO2/m²) | <ul style="list-style-type: none"> <li>• 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</li> <li>• The World Business Council for Sustainable Development, "Net-zero-buildings-where-do-we-stand 2021," p.34</li> <li>• 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</li> </ul> |

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|--|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |                                                                              | 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                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>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</li> </ul>                               |
|  | Category 5: Waste generated in operations                                    | Calculated by multiplying business-related waste emissions generated by business activities and sewage discharge by emission unit value                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>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</li> <li>Sustainable Management Promotion Organization (SuMPO), IDEA database v2.3</li> </ul> |
|  | 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                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                                                          |
|  | 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                                                                                                                                      | <ul style="list-style-type: none"> <li>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</li> </ul>                                                                               |
|  | Category 11: Use of sold products                                            | <p>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</p> <p>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</p> | <ul style="list-style-type: none"> <li>Emission unit values calculated based on actual annual GHG emissions of properties developed by the Group in the previous or the relevant year and emission unit values calculated based on estimates from sampling by Mitsubishi Estate Co., Ltd.</li> </ul>                                                               |

| 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 | <ul style="list-style-type: none"> <li>Basic Research Study for Preparation of CO<sub>2</sub> Emission Footprints in Reinforced Concrete Structure Demolition Work (Hoshino and Inoue, 2016)</li> <li>Ministry of Land, Infrastructure, Transport and Tourism’s Results of 2018 Fact-finding Survey on Construction Byproducts</li> <li>Japan Water Research Center’s On the Results of the Water Supply Project Guideline Performance Indicator (PI) Calculation Results (FY2020)</li> </ul> |
|                                | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                |