■ Data to be attached to independent third-party assurance reports

〔Greenhouse Gas (GHG) Emissions Data〕 (Unit:1,000 t-CO2)

	Fiscal Year 2022	
	amount of discharge	Warranty coverage
Scope 1(energy origin)	54.6	✓
Scope 2	84.2	✓
Scope 3	1,739.0	✓

〔Scope 3 Emissions data by CO2 category〕 (Unit:1,000 t-CO2)

	Fiscal Year 2022	
	amount of discharge	Warranty coverage
1.Purchased Goods & Services	797.9	✓
2.Capital goods	269.5	✓
3.Fuel- and energy-related activities that are not included in Scope 1 and 2	37.3	✓
4.Transportation and delivery (upstream)	1.9	✓
5.Waste generated by businesses	15.6	✓
6.Business trips	3.9	✓
7.Employers' commuting	8.6	✓
8. Lease assets (upstream)	3.3	✓
11.Use of products sold	558.8	✓
12.Disposal of products sold	11.0	✓
13.Lease assets (downstream)	31.0	✓

〔Energy Consumption (GJ)〕 (Unit: thousand GJ)

	Fiscal Year 2022	
	amount used	Warranty coverage
Energy consumption	4,874.5	✓

〔Water consumption data〕 (Unit: ㎥)

	Fiscal Year 2022	
	amount of discharge	Warranty coverage
Total water intake	5,101,092	✓
Tap water	4,052,482	✓
Groundwater obtained from wells and drilling.	1,048,610	✓
Recycled Water Usage	94,657	✓

〔Employee data〕

	Fiscal Year 2022	
	Ratio	Warranty coverage
The ratio of female managers	7.3%	✓
Percentage of female regular employees	31.9%	✓
Percentage of new hires that are women	40.1%	✓

*This covers the Group's major companies as of April1,2022.

*Number of full-time employees does not include seconded employees.

〔Workers' compensation data〕

	Fiscal Year 2022	
	number of events	Warranty coverage
Number of injuries or illnesses involving leave of absence due to occupational accidents	0	✓

*Applies to employees of Tokyu Fudosan Holdings, Inc., including contract employees (excluding temporary staff).

■ Calculation Criteria

Period covered by the calculation   April 1, 2022 - March 31, 2023

Scope

indicator	Target Organization	Scope of coverage
Greenhouse gas (GHG) emissions Scope 1, 2	Tokyu Fudosan Holdings and consolidated subsidiaries	All business facilities and offices (excluding those scheduled for sale or demolition) Rental offices include energy used in tenants' private areas.
Greenhouse Gas (GHG) Emissions Scope 3		＞ (See details by category)
Energy consumption		All business facilities and offices (excluding those scheduled for sale or demolition) Rental offices include energy used in tenants' private areas.
Water consumption		All business facilities and offices Excluding direct tenant contracted usage in tenants' private areas

Details of calculation method, etc.

(data) item	Contents	Definitions, Calculation Methods, etc.	Source of emission factors, etc.
Greenhouse Gas (GHG) Emissions Data	Scope 1, 2 Emissions	Each energy use x GHG emission factor *Electricity: Use of electricity derived from renewable energy sources and non-fossil certificates Reflects reduction of CO2 emissions by	Fuel, etc.: Ministry of the Environment Greenhouse Gas Calculation, Reporting, and Publication System List of calculation methods and emission factors for Electricity: List of emission factors by electric utility
	Scope 3 emissions (see categories below)	Amount of activity x GHG emissions intensity	For the calculation of greenhouse gas emissions through the supply chain Basic Guidelines for the
	1. products and services purchased	Calculated by multiplying SG&A expenses such as operating costs and building costs of real estate for sale by emission intensity.	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of CO production chain list
	2. capital goods	Emission intensity is calculated by multiplying the amount of capital expenditure excluding "land" and "land leasehold" by emission intensity.	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database on emission intensity for calculation of CO capital goods
	3. fuel and energy related activities not included in Scope 1 and 2	Calculated by multiplying the energy consumption used in Scope 1 and 2 by the emission intensity.	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of CO LCI Database IDEAv2
	4. transportation, delivery (upstream)	Calculated by multiplying mailing and transportation costs by emissions intensity	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of CO production chain list
	5. waste from business operations	Calculated by multiplying the amount of waste generated from business activities by the emissions intensity. (For leased properties and commercial facilities, waste generated by tenants) (Calculated inclusive of objects)	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of CO Waste [by type
	6. business trip	Calculated by multiplying the number of Group employees at the end of the reporting year by the emission intensity.	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of emissions of CO 3Employees
	7. employer's commute	Calculated by multiplying the number of Group employees at the end of the reporting year by the emission intensity.	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of emissions of CO 4Employees
	8. leased assets (upstream)	Includes estimates of energy consumption in common areas of condominiums owned by the Company and estimates of energy used by overseas offices.	Fuel, etc.: Ministry of the Environment Greenhouse Gas Calculation, Reporting, and Publication System List of calculation methods and emission factors for Electricity: List of emission factors by electric utility
	11. use of products sold	Long-term repairs: Office buildings, logistics facilities, hotels, and condominiums that have been sold. The cost is calculated by multiplying the total floor area of the properties such as apartment buildings and detached houses by the number of floor space and the number of houses by the number of years of useful life, and then multiplying the cost by the coefficient based on the actual performance, and then by the emission intensity. Post-sale use: For sold housing complexes and houses The number of buildings is calculated by multiplying the number of buildings by the number of years of useful life and by the emission intensity. For other existing properties, figures are based on actual results. The useful life is the number of years of depreciation for each asset minus the number of years elapsed since construction was completed.	Long-term repairs: Ministry of the Environment's "Emission Intensity Database for Calculating Greenhouse Gas Emissions of Organizations through Supply Chains, etc." 5 Industry-Related Tables Post-sale use (residential): National Center for Climate Change Actions Carbon dioxide emissions from households Useful life: IRS "Useful Life Chart of Major Depreciable Assets".
	12. disposal of sold products	Office buildings, logistics facilities, hotels, multi-family residential buildings and apartments that have been sold Estimate from the operator the cost of disposing of the property, such as a built-up house. Emission intensity is calculated by multiplying the estimated emission intensity by the emission rate per unit of	Ministry of the Environment, "Greenhouse Gas Emissions of Organizations through Supply Chains. Database of emission intensity for calculation of CO production chain list

		production.	
13. leased assets (downstream)		Energy used in private rooms is calculated by multiplying the number of rental apartments by the emissions intensity. Calculate the amount of energy used Energy consumption used in seed land properties for development (assets to be demolished) and properties to be sold or shared (minor share). Other energy consumption that we are not able to determine due to direct contracts with tenants, etc., is estimated from the surface area and unit energy consumption, etc., and recorded as emissions.	National Center for Climate Change Actions CO2 emissions from households Building Energy Consumption Survey Report No. 44 Ministry of the Environment, "List of Calculation Methods and Emission Factors for Calculation, Reporting, and Publication Systems".

(data) item	Contents	Definitions, Calculation Methods, etc.	Source of emission factors, etc.
Energy consumption	Each energy consumption	Aggregated based on invoices from each energy supplier	Fuel, etc.: List of calculation methods and emission factors under the Ministry of the Environment's Greenhouse Gas Calculation, Reporting, and Publication System Electricity: Ordinance for Enforcement of the Act on the Rational Use of Energy (Appended Table 3) Steam, etc.: Same as above (Appendix Table 2)
Water consumption	Water, well water, gray water	Water: Total based on invoices from the water department Grey water and well water: Total based on onsite instrumentation	>