

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

{Greenhouse Gas (GHG) Emissions Data}

(Unit:1,000 t-CO2)

	Fiscal Year 2023	
	amount of discharge	Warranty coverage
Scope 1(energy origin CO2)	48.6	✓
Scope 2(energy origin CO2)	35.3	✓
Scope 3	1,645.3	✓

{Scope 3 Emissions data by CO2 category}

(Unit:1,000 t-CO2)

	Fiscal Year 2023	
	amount of discharge	Warranty coverage
1.Purchased Goods & Services	938.1	✓
2.Capital goods	386.2	✓
3.Fuel- and energy-related activities that are not included in Scope 1 and 2	18.9	✓
4.Transportation and delivery (upstream)	0.1	✓
5.Waste generated by businesses	1.1	✓
6.Business trips	3.9	✓
7.Employers' commuting	8.3	✓
8. Lease assets (upstream)	3.5	✓
11.Use of products sold	254.0	✓
12.Disposal of products sold	6.1	✓
13.Lease assets (downstream)	25.2	✓

{Energy usage}

(Unit: thousand GJ)

	Fiscal Year 2023	
	amount used	Warranty coverage
Energy usage	4,341.3	✓

{Water consumption data}

(Unit: m³)

	Fiscal Year 2023	
	amount of discharge	Warranty coverage
Total water intake	5,386,895	✓
Tap water	4,297,776	✓
Groundwater obtained from wells and drilling	1,089,119	✓
Recycled Water Usage	99,205	✓

{Workers' compensation data}

	Fiscal Year 2023	
	number of events	Warranty coverage
Number of injuries or illnesses involving leave of absence due to occupational accidents	0	✓

※Employees (excluding temporary employees), including contract employees, of Tokyu Land Holdings, Inc.

■ Calculation Criteria

Period covered by the calculation April 1, 2023 - March 31, 2024

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		Business activities of Tokyu Fudosan Holdings Co. and its consolidated subsidiaries
Energy usage		All business facilities and offices (excluding those scheduled for sale or demolition) Rental offices include energy used in tenants' private areas.
Waste emissions		All business facilities and offices Excluding direct tenant contracted usage in tenants' private areas

Details of calculation method, etc.

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: Reflecting CO2 reductions through the use of electricity derived from renewable energy sources and non-fossil fuel certificates	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	· Basic Guidelines for Calculating Greenhouse Gas Emissions Throughout the Supply Chain (Latest Edition)
	1.Purchased Goods & Services	Calculated by multiplying SG&A expenses such as operating costs and building costs of real estate for sale by emission intensity. (Some calculations are based on the GHG emissions calculation method for	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. (Some calculations are based on the GHG emissions calculation method for construction materials.)	· Ministry of the Environment "Database of emission intensity for calculating greenhouse gas emissions of organizations through the supply chain" 6 Capital goods
	3.Fuel- and energy-related activities that are not included in Scope 1 and 2	Calculated by multiplying the energy consumption used in Scope 1 and 2 by the emission intensity. (Renewable energy electricity is calculated with zero emissions)	· Ministry of the Environment "Database of emission intensity for calculating greenhouse gas emissions of organizations through the supply chain" 7 Electricity/Heat · LCI database IDEAv2
	4.Transportation and delivery (upstream)	Estimate the quantity from the cost of consumables and calculate the emissions from transportation	· Ministry of the Environment "Database of emission intensity for calculating greenhouse gas emissions of organizations through the supply chain" 2 Transportation [Ton-kilometer method] (new) · Ministry of the Environment List of calculation methods and emission factors in the greenhouse gas calculation, reporting and disclosure system
	5.Waste generated by businesses	Calculated by multiplying the amount of waste generated from business activities by the emissions intensity.	Ministry of the Environment "Database of emission intensity for calculation of greenhouse gas emissions of organizations through supply chains" 9 Waste [by type]
	6.Business trips	Calculated by multiplying the number of Group employees at the end of the reporting year by the emission intensity.	Ministry of the Environment "Emission intensity database for calculating greenhouse gas emissions of organizations through their supply chains" 13 Employees
	7.Employers' commuting	Calculated by multiplying the number of Group employees at the end of the reporting year by the number of business days and emission intensity.	Ministry of the Environment "Emission intensity database for calculating greenhouse gas emissions of organizations through their supply chains" 14 Employees
	8. Lease 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	For sold multi-family residential buildings and detached houses, the coefficient and useful life were calculated by multiplying the design primary energy consumption by the coefficient and useful life based on HEMS data. For non-residential properties sold, the actual value is used for existing properties with actual values, and for new properties, the area is multiplied by the coefficient and the useful life. The useful life is the number of years of depreciation for each asset minus the number of years elapsed since construction was completed.	Residential: "Japan Carbon Assessment Tool for Building Lifecycle (J-CAT)" Non-residential: "Building Energy Consumption Survey Report [Report 46]". Useful life: National Tax Administration Agency, "Useful Life Chart of Major Depreciable Assets".
	12.Disposal of products sold	The disposal volume of properties such as office buildings, logistics facilities, hotels, apartment buildings, and detached houses sold is calculated by creating a factor in square meters from the total amount of materials at the time of construction and multiplying it by the area of the property sold.	Ministry of the Environment "Database of emission intensity for calculation of greenhouse gas emissions of organizations through supply chains" 9 Waste [by type]
	13.Lease assets (downstream)	Calculated energy use in private rooms by multiplying the number of rental housing units by the emission intensity. Energy consumption used by properties to be sold or co-owned (minor share) as well as properties on land to be developed (properties to be demolished) is included. Other energy consumption that cannot be ascertained by the Company due to direct contracts with tenants, etc., is estimated based on the area and unit consumption, etc., and the amount of emissions is recorded.	National Center for Climate Change Actions CO2 Emissions from Households Building Energy Consumption Survey Report (46th Report) Ministry of the Environment "List of Calculation Methods and Emission Factors for Calculation, Reporting, and Publication System

item	Contents	Definitions, Calculation Methods, etc.	Source of emission factors, etc.
Energy usage	Each energy usage	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: Law Concerning the Rational Use of Energy and Conversion to Non-fossil Energy Steam, etc.: Same as above
Water intake	Tap water, Groundwater obtained from wells and drilling, Recycled Water Usage	Water: Total based on invoices from the water department Grey water and well water: Total based on onsite meters	—