

◆Environmental Performance Data (Energy & Greenhouse Gas Emissions)

		FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025		
		Feb. 2019 – Jan. 2020	Feb. 2020 – Jan. 2021	Feb. 2021 – Jan. 2022	Feb. 2022 – Jan. 2023	Feb. 2023 – Jan. 2024	Feb. 2024 – Jan. 2025	Feb. 2025 – Jan. 2026		
		vs. FY2019								
Energy consumption (GJ)		117,422※	105,194※	93,178※	52,740※	68,998※	69,504※	65,520※	-51,902	-44.2%
		(406,863)	(364,489)	(336,496)	(264,635)	(311,270)	(309,737)	(297,689)	-109,174	-26.8%
	Electricity	103,071	90,544	82,533	49,387	62,602	63,339	59,594	-43,477	-42.2%
		(363,155)	(328,249)	(308,374)	(243,022)	(282,040)	(282,368)	(273,422)	-89,733	-24.7%
	Gas	179	886	434	1,574	4,868	4,605	4,462	4,283	2,392.7%
		(13,602)	(7,921)	(6,679)	(15,345)	(23,847)	(21,870)	(19,105)	5,503	40.5%
	Other	14,171	13,763	10,210	1,778	1,527	1,560	1,464	-12,707	-89.7%
		(30,105)	(28,319)	(21,442)	(6,268)	(5,382)	(5,498)	(5,161)	-24,944	-82.9%
	Consumption rate (GJ/m)	(1.930)	(1.613)	(1.553)	(1.446)	(1.434)	(1.444)	(1.357)	-0.573	-29.7%
GHG emissions (t-CO ₂) (Note 1)		29,050 (Note 2)	16,132	8,675	1,597	4,334	18,321 (Note 2)	16,435	-12,615	-43.4%
	Scope 1	108	44※	21※	78※	242※	413※	411※	303	281.1%
	Fuel-derived	8※	44※	21※	78※	242※	236	229	221	2,762.5%
	Fluorocarbon leak portion	99.9 (Note 3)	—	—	—	—	177	182	82	82.5%
	Scope 2 (Market-based)	5,467※	4,586※	2,363※	161※	873※	1,133※	844※	-4,623	-84.6%
	Scope 2 (Location-based)	—	—	—	—	—	—	2,983※	—	—
	Scope 1+Scope 2 (Market-based)	5,575	4,630	2,384	239	1,115	1,546	1,255	-4,320	-77.5%
	Scope 1+Scope 2 (Location-based)	—	—	—	—	—	—	3,394	—	—
	Scope 3	23,476※	11,501	6,289	1,358	3,219	16,775※	15,180※	-8,296	-35.3%
	Category 1	3,895	—	—	—	—	4,560	3,807	-88	-2.3%
	Category 2	4,164	—	—	—	—	7,853	7,422	3,258	78.2%
	Category 3	1,049	—	—	—	—	600	511	-538	-51.3%
	Category 5	754	—	—	—	—	209	275	-479	-63.5%
	Category 13	13,614	11,501	6,289※	1,358※	3,219※	3,553	3,165	-10,449	-76.8%
	Scope 1+Scope 2 (Market-based)+Scope 3	29,050	16,132	8,675	1,597	4,334	18,321	16,435	-12,615	-43.4%
	Scope 1+Scope 2 (Location-based)+Scope 3	—	—	—	—	—	—	18,574	18,574	—
	Consumption rate (t-CO ₂ /m) (Note 2)	0.138	0.071	0.040	0.009	0.020	0.085	0.075	-0.063	-45.6%

(Note 1) Scope 3 of GHG emissions for FY2020 to FY2023 are aggregated only for Category 13, while the figures for FY2019 and FY2024 onward are aggregated for Category 1, 2, 3, 5 and 13.

(Note 2) The figures for FY2019 and FY2024 onward are the figures including the amount of Fluorocarbon leak portion.

(Note 3) An estimated figure is indicated for the amount of Fluorocarbon leak portion for FY2019.

* The figures for Energy consumption and GHG emissions are counted for each fiscal year from February to January of the following year.

* In principle, all the above figures are for the entire real estate portfolio each fiscal year excluding land with leasehold interests, with co-ownership or compartmentalized interests calculated by percentage owned.

* Energy consumption is calculated for the portion of the portfolio over which TOKYU REIT has management rights, while the figures in parentheses are actual figures including tenant emissions.

* Gas consumption data that is difficult to aggregate, such as data from direct tenant contracts, is partially excluded.

* Consumption rate is calculated as follows: Consumption rate = consumption ÷ (gross floor area (weighted average of number of days held during the period) × ownership interest × average annual occupancy rate)

* For GHG emissions for FY2020 to FY2023, Scope 1 shows the amount of city gas used in common areas, Scope 2 shows the amount of electricity, hot and cold water and steam used in common areas and Scope 3 shows the figures for Category 13 (consumption of electricity, hot and cold water and city gas for exclusive areas and that contracted directly to tenants).

* For GHG emissions for FY2019 and from FY2024 onward, Scope 1 shows the total of city gas consumption and Fluorocarbon leak portion in common areas, Scope 2 shows the total of electricity, hot and cold water and steam consumption in common areas, and Scope 3 shows the total of Category 1 (purchased goods and services), Category 2 (capital goods), Category 3 (fuel- and energy-related activities not included in Scope 1 or 2), Category 5 (waste generated in operations) and Category 13 (consumption of electricity, hot and cold water and city gas for exclusive areas and that contracted directly to tenants).

* Data marked with an asterisk (※) have received limited verification by an independent third party.