JAPAN REAL ESTATE INVESTMENT CORPORATION

Energy Consumption

	2024		
	Consumption (MWh)	Assurance	Data coverage (㎡)
Total Energy Consumption*1	240,704	✓	1,344,440
Of which,Total Renewable Electricity*2	156,142	✓	-

*1 Includes consumption of self-generated renewable energy

*2 Total amount of electricity purchased from renewable energy sources, consumption from on-site solar power generation, and purchase of non-fossil certificates

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Energy Consumption Intensity Rates

	2024	Assurance	Data coverage (㎡)
Energy Consumption Intensity (MWh/m²)*	0.179	✓	1,344,440

*Floor area basis

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GHG Emissions

		2024		
		Emissions (t-CO2)	Assurance	Data coverage (㎡)
Scope1（Fuels）		2,627	✓	239,034
Scope2 (Electricity, District Heating & Cooling)	**（Market-based method）**	12,734	✓	477,312
Scope3 (all indirect emissions not included in scope 2)*	**（Category：13）**	8,797	✓	867,128

* Fuels, electricity and DHC that occur in tenant controlled areas.

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GHG Emissions Intensity Rates

	2024	Assurance	Emissions (t-CO2)	Data coverage (㎡)
GHG Emissions Intensity (kg-CO2/m²) *	18.0	✓	24,158	1,344,440

*Floor area basis

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Water Consumption

	2024		
	Consumption (m^3)	Assurance	Data coverage (m^2)
Total Water Consumption (Tap water)	801,545	✓	1,344,440

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Water Consumption Intensity Rates

	2024	Assurance	Total Water Consumption (m^3)	Data coverage (m^2)
Water Consumption Intensity (m^3/m^2) * (Tap water)	0.596	✓	801,545	1,344,440

*Floor area basis

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Waste

	2024		
	Emissions (t)	Assurance	Data coverage (㎡)
Total waste volume*1	6,416	✓	1,344,440
Hazardous waste	0.716	✓	
Non-hazardous waste	6,415	✓	
Recycling	3,617	✓	
Recycling rate*2	56.4%	✓	
Final disposal volume	144	✓	

*1 Includes waste paper, cans, bottles, PET bottles.
*2 Recycling／Total waste

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Details of the calculation method

Item	Data	Definitions and calculation methods, etc.
Energy Consumption	Fuel Consumption (City gas, Heavy oil A, diesel oil and kerosene) District Heating and Cooling (DHC)system Electricity Consumption Renewable Electricity	Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Saving Act) Act on Promotion of Global Warming Countermeasure Act on Special Measures Concerning Procurement of Electricity from Renewable Energy Sources <Calculation method> Adding up the consumption by the bills from power company ・Renewable Electricity Purchased：Purchased amount of Renewable Electricity ・Renewable Energy Generation (on-site generation and consumption)：Calculated based on on-site meter ・Non-fossil Certificates Purchased：Purchased amount of Certificates for the actual amount of Electricity procured from the Non-fossil Value Trading Market. Fuel Consumption / DHC Consumption = Data in the invoice×Calorie conversion factor*1 ×Electric energy conversion factor
Energy Consumption Intensity	Energy Consumption Intensity	<Calculation method> Energy Consumption (MWh) ÷ (Floor area based on JRE's ownership share (m²) × Occupancy rate [annual average])*2
GHG Emissions	Scope1 emissions, Scope2 emissions, Scope3 emissions	Act on Rationalizing Energy Use and Shifting to Non-fossil Energy (Energy Saving Act) Act on Promotion of Global Warming Countermeasure Basic Guidelines on Accounting for Greenhouse Gas Emissions Throughout the Supply Chain <Calculation method> GHG Emissions(t-CO2eq) = Energy consumption × GHG emission factor
GHG Emissions Intensity	GHG Emissions Intensity	<Calculation method> GHG emissions (t-CO2eq) ÷ (Floor area based on JRE's ownership share (m²) × Occupancy rate [annual average])*2
Water Consumption	Water Consumption (Tap water)	<Calculation method> Adding up the consumption by the bills from the waterworks bureau
Water Consumption Intensity	Water Consumption Intensity (Tap water)	Consumption of tap water (m^3) ÷ (Floor area based on JRE's ownership share (m²) × Occupancy rate [annual average])*2
Waste	Total waste volume Hazardous waste Non-hazardous waste Recycling Recycling rate Final disposal volume	Waste Management and Public Cleansing Act. <Calculation method> ・Total waste volume=Non-hazardous waste (Industial waste & Non-industrial waste）+ Hazardous waste ・Recycling: Calculated based on the recycling amount described in manifesto or recycling rate specified in contracts. ・Recycling rate=Recycling / Total waste volume ・Final disposal volume=Final disposal volume described in manifsto.

*1 City gas：40MJ/m^3, Heavy oil A：38.9MJ/l, diesel oil：38.0MJ/l, kerosene：36.5MJ/l
Conversion factor is based on the "List of Calculation Methods and Emission Factors in the Greenhouse Gas Calculation, Reporting and Publication System" published by the Ministry of the Environment of Japan as of 12th December 2023(partially revised on 11th July 2024).

*2 Occupancy rate：Total anually amount of the leased office space based on the contract at the end of the month (m²) / Total anually amount of the leasable Space (m²)