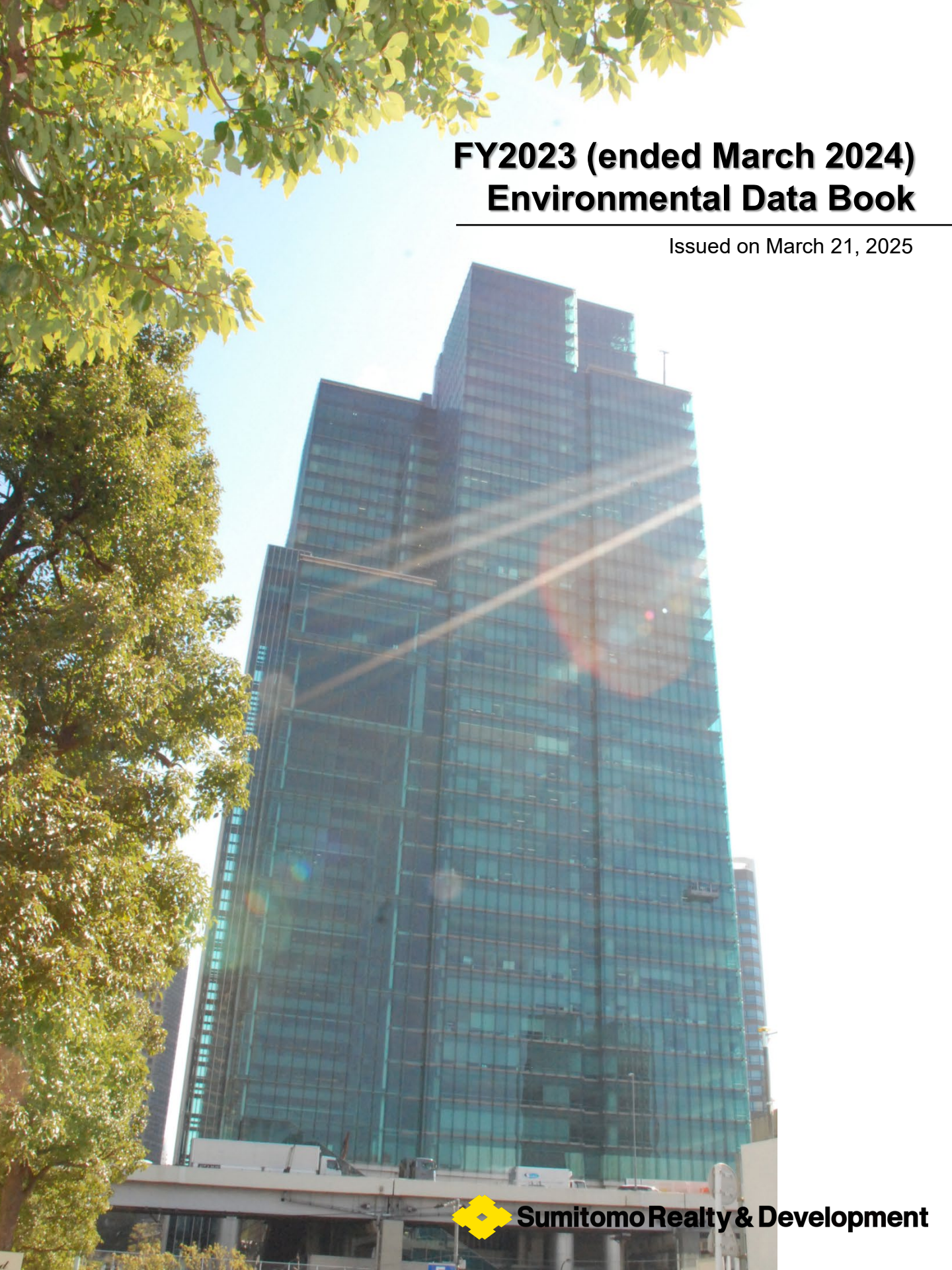

FY2023 (ended March 2024) Environmental Data Book

Issued on March 21, 2025

Sumitomo Realty & Development

GHG Emissions

	Unit	FY2014	FY2021	FY2022	FY2023	
Total GHG Emissions (Scope 1 + Scope 2 + Scope 3)	**Thousand t-CO_2**	**5,940**	**4,851**	**4,937**	**4,196**	✓
Scope 1 (Direct emissions)	**Thousand t-CO_2**	**33**	**44**	**44**	**43**	✓
Scope 2 (Indirect emissions from energy use)	**Thousand t-CO_2**	**120**	**120**	**124**	**116**	✓
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	3,808	5,514	5,700	5,841	
Scope 1 + Scope 2 emission coefficient	t-CO_2/m^2	0.040	0.030	0.029	0.027	
Scope 3 (Other indirect emissions)	**Thousand t-CO_2**	**5,788**	**4,687**	**4,770**	**4,037**	✓
1. Purchased goods and services	Thousand t-CO_2	966	1,130	1,067	859	
2. Capital goods	Thousand t-CO_2	118	289	752	376	
3. Fuel and energy-related activities (not included in Scope 1 or Scope 2)	Thousand t-CO_2	22	28	28	30	
4. Upstream transportation and distribution	Thousand t-CO_2	Not applicable (some are included in Category 1)				
5. Waste generated in operations	Thousand t-CO_2	21	24	20	20	
6. Business travel	Thousand t-CO_2	2	2	2	2	
7. Employee commuting	Thousand t-CO_2	3	3	3	3	
8. Upstream leased assets	Thousand t-CO_2	31	19	19	16	
9. Downstream transportation and distribution	Thousand t-CO_2	71	107	111	0	
10. Processing of sold products	Thousand t-CO_2	-				
11. Use of sold products	Thousand t-CO_2	4,279	2,832	2,525	2,524	
12. End-of-life treatment of sold products	Thousand t-CO_2	44	33	28	31	
13. Downstream leased assets	Thousand t-CO_2	231	221	214	176	
14. Franchises	Thousand t-CO_2	-				
15. Investments	Thousand t-CO_2	-				

➢ Data reliability

In order to ensure the reliability of the values presented in the report, the Sumitomo Realty Group has received an independent third-party assurance from KPMG AZSA Sustainability Co., Ltd. regarding portions of the disclosed data. Specific fiscal years and data that have received such independent third-party assurance are indicated with a "✓." > Independent Assurance Report

➢ Boundary of data calculation

The GHG emissions presented above represent the absolute emissions, both direct and indirect, resulting from the business activities of the Sumitomo Realty Group including all of its domestic subsidiaries, based on the operational control approach under the GHG Protocol.

➢ Main sources of GHG emissions and calculation methods

		Main emission sources
Scope 1		Combustion of fuel and leakage of refrigerants at office buildings, etc. owned by the Group, combustion of gasoline by Group vehicles
Scope 2		Use of purchased electricity or heat by the office buildings, etc. owned by the Group
Scope 3	Category 1 Purchased goods and services	Emissions from the purchase of materials, etc. for use by the condominium business, custom home business, etc.
	Category 2 Capital goods	Emissions from the acquisition of fixed assets such as office buildings
	Category 11 Use of sold products	Emissions from the use by customers in the condominium business, custom home business, home full remodeling business, etc.
	Category 13 Downstream leased assets	Emissions from the use of electricity in tenant-lease areas of office buildings, etc. managed and operated by the Group

* The quantification of GHG emissions is subject to uncertainties related to the measurement of activity data and the determination of emissions coefficients, as well as scientific uncertainties concerning the determination of global warming potential.

* The CO_2 emissions coefficients and energy conversion factors for Scope 1, Scope 2, and Scope 3 Categories 8 and 13 are those indicated in the Act on Promotion of Global Warming Countermeasures (List of Calculation Methods and Emissions Coefficients Used in Calculation, Reporting, and Publication Systems).

* Leakage of refrigerants included in Scope 1 was aggregated and calculated in accordance with the Fluorocarbon Emissions Control Act.

* Coefficients per unit of activity for Scope 3 were set based on the following materials.
The Ministry of the Environment's "Emissions Unit Values Database V3.4"
The Sustainable Management Promotion Organization's "LCI Database IDEA version 2.3"
The National Institute for Environmental Studies' "Environmental burden intensities based on the consumer's price"
The Architectural Institute of Japan's "LCA Guidelines for Buildings," etc.

* As for Scope 3 Category 11, for condominiums and large-scale renovated houses, the annual emissions volume per unit are determined based on the LCA Guidelines for Buildings and the results of energy consumption calculations for units supplied in the past. These figures are then multiplied by the number of years of residency, and the number of units delivered, to calculate the CO_2 emissions amount.
For custom homes, standard CO_2 emissions per unit are determined by using the standard primary energy consumption figures from the web program designed for ZEH energy savings calculations. These figures are then multiplied by the energy-saving rate for each ZEH plan, the number of years of residency, and the number of units delivered, to calculate the CO_2 emissions amount.

* The numbers of years of residency are taken from Yukio Komatsu's "Study of Average Building Lifespans" (2013). (New RC condominiums: 68 years; New wooden detached houses: 65 years)

* With regard to Scope 3 Categories 5 and 9, there were difficulties in determining figures for FY2014. Accordingly, for some data for this years, available values from other years were used instead, for calculations and disclosure.

* For common areas of rented properties owned by other companies, emissions related to energy use are included in Scope 3 Category 8 since the Company does not have the operational control.

Energy Consumption Volumes (Based on the Act on Rationalizing Energy Use)

◆ Non-consolidated data

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	3,946	3,902	4,169	3,908
Energy consumption	Thousand GJ	4,982	4,877	4,861	4,950
Energy consumption	Thousand kL	129	126	125	128
Energy consumption coefficient	kL/m^2	0.0326	0.0322	0.0301	0.0327

◆ Consolidated data

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2			4,491	4,265
Energy consumption	Thousand GJ			5,430	5,641
Energy consumption	Thousand kL			140	146
Energy consumption coefficient	kL/m^2			0.0312	0.0341

* The boundary of data collected for calculating energy consumption encompasses all the office buildings owned, managed, and used by the Sumitomo Realty & Development Co., Ltd. or leased to it as office, etc. for which report is required under the Act on Rationalizing Energy Use. From fiscal 2022 onwards, data collection for the Sumitomo Realty Group, which includes its consolidated subsidiaries subject to reporting, has also been performed.
* The covered area was set to the total gross floor area, while factoring in tenant occupancy rates for each property.

CO_2 Emissions (Based on the Act on Rationalizing Energy Use)

◆ Non-consolidated data

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	3,946	3,902	4,169	3,908
CO_2 emissions	t-CO_2	230,939	226,529	224,944	237,343
CO_2 emission coefficient	t-CO_2/m^2	0.0585	0.0581	0.0540	0.0607

◆ Consolidated data

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2			4,491	4,265
CO_2 emissions	t-CO_2			251,437	269,004
CO_2 emission coefficient	t-CO_2/m^2			0.0560	0.0631

* The boundary of data collected for calculating CO_2 emissions from energy use encompasses all the office buildings owned, managed, and used by the Sumitomo Realty & Development Co., Ltd. or leased to it as office, etc. for which report is required under the Act on Rationalizing Energy Use. From fiscal 2022 onwards, data collection for the Sumitomo Realty Group, which includes its consolidated subsidiaries subject to reporting, has also been performed.
* The covered area was set to the total gross floor area, while factoring in tenant occupancy rates for each property.

DBJ Green Building Certification

	Unit	FY2020	FY2021	FY2022	FY2023
Number of certified properties	Buildings	26	27	54	78
Gross floor area (leasing assets owned by the Company)	Thousand tsubo	1,444	1,469	1,578	1,616
Gross floor area (certified properties)	Thousand tsubo	769	796	961	1,180
Percentage of certified area to total gross floor area	%	53%	54%	61%	73%
Certification acquisition rate for completed large-scale new buildings	%	100%	100%	100%	100%

* Data as of the end of each fiscal year.
* Leasing assets owned by the Company include floor areas of office buildings for leasing (excluding subleased properties), commercial facilities, rental apartments, etc.
* 1 tsubo ≈ 3.3m^2

Water Withdrawal

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	3,851	3,797	3,725	3,828
Water withdrawal	Thousand m^3	1,983	1,841	2,009	2,261
Water withdrawal coefficient	Thousand L/m^2	0.515	0.485	0.539	0.591

* The water withdrawal calculation boundary consists of office buildings owned and managed by Sumitomo Realty & Development Co., Ltd. for which reporting is required under the Act on Rationalizing Energy Use, and for which data can be acquired.
* All of the abovementioned withdrawals are from tap water. No withdrawals are from surface water, groundwater, external wastewater, or seawater.
* The covered area was set to the total gross floor area, while factoring in tenant occupancy rates for each property.

Wastewater

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	3,851	3,797	3,725	3,828
Wastewater	Thousand m^3	1,843	1,720	1,904	2,246
Wastewater coefficient	Thousand L/m^2	0.479	0.453	0.511	0.587

* The wastewater calculation boundary consists of office buildings owned and managed by Sumitomo Realty & Development Co., Ltd. for which reporting is required under the Act on Rationalizing Energy Use, and for which data can be acquired.
* All of the abovementioned wastewater is discharged through the sewer system to an external water treatment plant. No wastewater is discharged to marine waters, surface water, or groundwater.
* The covered area was set to the total gross floor area, while factoring in tenant occupancy rates for each property.

Waste Discharge and Recycled Waste Volumes

	Unit	FY2020	FY2021	FY2022	FY2023
Covered area (standardized coefficient − denominator of coefficient)	Thousand m^2	4,102	4,208	4,142	4,215
Total waste volume	t	15,016	18,549	16,502	18,377
Industrial waste	t	11,354	14,759	12,260	13,780
General waste	t	3,661	3,790	3,792	4,597
Waste discharge coefficient	t/m^2	0.0037	0.0044	0.0039	0.0044
Volume of recycled waste	t	10,389	12,458	11,104	12,623
Percentage of waste recycled	%	69.2%	67.2%	69.2%	68.6%

* The calculation of waste discharge and recycled waste boundary consists of leasing assets owned and managed by the Sumitomo Realty Group.
* Figures for volume of recycled waste include heat recovery and recycle through thermal recycling only if they are non-combustible materials.
* The data has been revised retroactively from “FY2020 (ended March 2021) Environmental Data Book,” as the waste discharge calculation boundary was expanded to include retail facilities, hotels, and convenience stores, etc. operated by the Group.
* The covered area was set to the total gross floor area, while factoring in tenant occupancy rates for each property.