

Energy Consumption

	2023 (MWh)	Assurance
Fuel	147,678	✓
District Heating & Cooling (DHC)	11,813	✓
Purchased Electricity	149,619	✓
Total Energy Consumption*	309,111	✓

*The total amount of energy consumption excludes the amount of renewable energy use.

Renewable Energy Use

	2023 (MWh)	Assurance
Managed by landlord: On-site renewable energy consumption	12	✓
Managed by landlord: Off-site renewable energy transmission (including electricity sold)	1,523	✓
Managed by tenant or third party	-	
Total Renewable Energy Generation(On-site)	1,536	✓
Managed by landlord: Electricity purchased from third party	79,367	✓
Managed by tenant: Electricity purchased from third party	9,598	✓
Total Electricity purchased from third party	88,965	✓
Total Renewable Energy Use	90,501	✓

GHG Emissions

	2023 (Thousand t-CO ₂)	Assurance
Scope1	24	✓
Scope2 (Market-based method)	0	✓
Scope3 (Category 13)	67	✓
Total GHG Emissions (Scope1 & Scope2 & Scope3)	91	✓

*Scope 1 and Scope 2 cover two properties in total, including Shonan Health Innovation Park, which are managed by landlord.

*Scope 3 covers 61 properties in total, including Atsugi Manufacturing Center, which are managed by tenant.

*Scope 2 decreases significantly in Shonan Health Innovation Park due to increase in use of on-site power generation (solar) and purchase of renewable energy.

*67 thousand t-CO₂ of Scope3 (Category 13) derives from 149,388 MWh of electricity and other fuels.

Water Consumption

	2023 (Thousand m³)	Assurance
Total Water Consumption	1,037	✓

Energy Consumption (intensity-based)

	2023 (MWh/m ²)	Assurance
Energy Consumption (intensity-based)	0.26	✓

GHG Emissions (intensity-based)

	2023 (t-CO ₂ /m ²)	Assurance
GHG Emissions (intensity-based)	0.06	✓

Water Consumption (intensity-based)

	2023 (m ³ /m ²)	Assurance
Water Consumption (intensity-based)	0.68	✓

List of Indicators and Criteria for the Assurance (Criteria and Methods of Calculation)

I. Calculation period: FY2023 (February 1, 2023 to January 31, 2024)

II. Scope of data collection: Industrial & Infrastructure Fund Investment Corporation (IIF) (Properties owned by IIF, excluding only land with leasehold interest)

III. Indicators and Criteria for the Assurance: See below.

Item	Data	Calculation Methods
Energy Consumption	Fuel Consumption (City gas, Heavy oil A, diesel oil and kerosene) District Heating and Cooling (DHC) Consumption Electricity Consumption	Act on Rationalization of Energy Use and Shift to Non-fossil Energy Act on Promotion of Global Warming Countermeasures <Conversion formula> Fuel Consumption / DHC Consumption = Consumption by the bills × Calorie conversion factor*1 × Electric energy conversion factor
Renewable Energy Use	Renewable Energy Electricity Consumption	Act on Special Measures Concerning Procurement of Electricity from Renewable Energy Sources by Electricity Utilities • Total Solar Power Energy Generation(On-site) : Aggregated based on measurement data managed by the landlord. • Electricity purchased from third party
Energy Consumption (intensity-based)	Energy Consumption (intensity-based)	Energy Consumption / (Leased floor area*2+Common floor area)
GHG Emissions	Scope1、Scope2、Scope3 emissions	Act on Rationalization of Energy Use and Shift to Non-fossil Energy Act on Promotion of Global Warming Countermeasures GHG Emissions = Energy consumption × GHG emission factor General Guidelines on Supply Chain GHG Emission Accounting
GHG Emissions (intensity-based)	GHG Emissions (intensity-based)	GHG Emissions / (Leased floor area*2+Common floor area)
Water Consumption	Water Consumption	Adding up the consumption by the bills from bureau of waterworks
Water Consumption (intensity-based)	Water Consumption (intensity-based)	Water Consumption / (Leased floor area*2+Common floor area)

*1 February 2023 - March 2023 : City gas: 44.8MJ/Nm³, Heavy oil A: 39.1MJ/l, Diesel oil: 37.7MJ/l, Kerosene: 36.7MJ/l

Source : List of Calculation Methods and Emission Factors Based on the GHG Emissions Calculation, Reporting and Publication System Revised in 2015 (Ministry of the Environment)

April 2023 - January 2024 : City gas: 40.0MJ/Nm³, Heavy oil A: 38.9MJ/l, Diesel oil: 38.0MJ/l, Kerosene: 36.5MJ/l

Source : List of Calculation Methods and Emission Factors Based on the GHG Emissions Calculation, Reporting and Publication System Revised in 2024 (Ministry of the Environment)

*2 Leased floor area: Annual average of total leased floor area (m²) based on contracts at the end of each month.

*With regard to the properties in which IIF owns co-ownership interests, the floor area of the entire property is used in the calculation.