

Environment

Note: Unless otherwise indicated, the reporting scope is the Group.

Environmental Management

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Green Building Environmental Certification	Acquisition rate of green building certifications for newly constructed fixed assets and income-producing properties (excluding rental housing) each year including DBJ Green Building ^{*1} , LEED ^{*2} , CASBEE ^{*3} , and BELS ^{*4}	%	100	100	100	100 (including pending applications)
	Number of Green Environmental Certifications acquired by new business property for sales (including pending applications)	—	14	15	15	13
Green Certification	Percentage of properties owned by Nomura Real Estate Master Fund, Inc. (NMF) with green certification (at least three stars or the equivalent) ^{*5}	%	—	56.3	56.0	58.5
Environmental Management System	Acquisition rate of ISO 14001 ^{*6}	%	16.8	18.6	19.6	22.1
Environmental Certification on Energy Performance	Environmental Certification on Energy Performance	—	14	17	16	14
Environmental compliance	Environmental compliance (e.g. serious violations of environmental laws and regulations, including pollution and water use, and accusations from external parties)	—	0	0	0	0

*1 A certification system, run by the Development Bank of Japan, for promoting real estate that contributes to the environment and society.

*2 A certification system developed and run by the U.S. Green Building Council (USGBC). Certification is granted to environmentally sound buildings.

*3 A comprehensive assessment system for the environmental efficiency of buildings. It includes a certification system run by the Institute for Built Environment and Carbon Neutral for SDGs (IBEC) and others, and assessment systems by local governments.

*4 A building-housing energy efficiency labeling system established by the Ministry of Land, Infrastructure, Transport and Tourism. The energy efficiency of properties and housing is evaluated and certified by a third-party assessment organization.

*5 Green certification (with at least three stars or the equivalent) refers to DBJ Green Building Certification (at least three stars) or BELS Certification (at least three stars), or CASBEE for Real Estate (B+ or higher). The figure is calculated based on the floor area of NMF's properties, excluding land. The green certification ratio is as of August 31 of the following fiscal year.

*6 The net lettable area of the Group as of the end of each fiscal year is used as the denominator, and the floor area of the relevant offices of the Yokohama Business Park as the numerator.

Certification acquisition date: March 5, 2004 (JQA-EM3815)

Certification organization: Japan Quality Assurance Organization (JQA)

Scope of registered activities: Planning and provision of comprehensive building management services (facility management, cleaning, and security)

Scope of data reported (percentage of properties owned by NMF with green certification (at least three stars or the equivalent))*

Scope	Number of properties	Total floor area (m ²)
Green certification (three stars or more or equivalent to)	71	1,410,099
Total	269	2,409,705

*Figures are as of August 31, 2023.

Decarbonization

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Greenhouse gas emissions	Scope 1 emissions	kt-CO ₂	23	20	21	23
	Scope 2 emissions		126	112	107	74
	Scope 1+2 emissions		150	132	129	98
	Scope 1+2 emission intensity (CO ₂ emissions / Scopes 1 and 2 Gross Floor Area by Use)	kg-CO ₂ /m ²	74.1	63.6	61.9	47.9

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022	
Greenhouse gas emissions	Scope 3 emissions	kt-CO ₂	3,367	1,456	2,167	2,075	
	1. Products and services purchased		969	453	702	698	
	2. Capital goods		71	97	159	111	
	3. Fuel- and energy-related activities that are not included in Scope 1 and 2		27	24	24	24	
	4. Transportation and delivery (upstream)		4	3	4	6	
	5. Waste generated by businesses		6	5	7	11	
	6. Business trips		1	0 ^{*1}	0 ^{*1}	1	
	7. Employers' commuting		2	2	1	1	
	8. Lease assets (upstream) ^{*2}		—	—	—	—	
	9. Transportation and delivery (downstream)		—	—	—	—	
	10. Processing of products sold		—	—	—	—	
	11. Use of products sold		2,203	834	1,214	1,170	
	12. Disposal of products sold		62	19	38	38	
	13. Lease assets (downstream)		19	14	13	12	
	14. Franchise		—	—	—	—	
15. Investments	—	—	—	—			
Energy consumption	All	MWh	422,490	381,817	379,428	382,231	
	Energy consumption by facility type		Office buildings	—	—	189,086	165,019
			Fitness facilities	—	—	74,705	73,926
			Commercial facilities	—	—	74,607	99,849
			Hotels	—	—	9,904	17,257
			Logistics facilities	—	—	2,360	2,420
			Parking lots	—	—	198	194
			Training centers	—	—	52	61
			Heating and cooling center	—	—	28,516	23,503
	Energy consumption by energy type		Purchased electricity	255,089	228,825	220,740	219,214
			City gas	116,068	108,034	116,840	122,258
			LPG	507	183	436	232
			Class A heavy oil	2,546	1,401	1,303	718
			Gasoline	2,156	0	0	1
			Light oil	0	0	4	34
			Kerosene	5,089	3,544	2,779	2,045
			Heat	—	—	—	—
			Steam	16,552	18,555	18,119	17,821
	Cold water		24,482	21,275	19,208	19,908	
	Renewable energy (in-house power generation)		1,000	1,818	7,882	68,824	
	Office buildings		1,000	1,000	6,230	50,533	
	Fitness facilities		—	—	—	1,348	
	Commercial facilities		—	406	975	11,577	
	Hotels		—	413	677	5,223	
	Logistics facilities		—	—	—	143	
	Parking lots		—	—	—	—	
	Training centers		—	—	—	—	
Heating and cooling center	—	—	—	—			
Energy consumption intensity (Energy consumption ÷ Gross floor area)	MWh/m ²	0.208	0.184	0.182	0.186		
Solar power generation	Solar power generating facility installation rate at Landport logistics facilities	%	94.7	90.0	76.0	67.8	
	Solar power generated at Landport logistics facilities	MWh	15,194	21,926	22,801	22,356	

*1 Less than 1

*2 Calculation for Category 8 is included in Scopes 1 and 2. Categories with no figures indicate that emission sources do not exist.

Scope of data reported (GHG emissions for Scopes 1 and 2, and energy consumption)

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Number of facilities subject to reporting	All	—	183	191	181	181
	Office buildings		104	110	101	97
	Fitness facilities		45	48	48	49
	Commercial facilities		15	13	16	20
	Hotels		12	13	10	10
	Logistics facilities		1	1	1	1
	Parking lots		4	4	1	2
	Training centers		1	1	1	1
	Heating and cooling center		1	1	1	1
Gross floor area	All	m ²	2,033,422	2,079,952	2,058,781	2,051,858
	Office buildings		1,423,113	1,447,598	1,456,228	1,329,031
	Fitness facilities		127,295	130,130	130,130	128,909
	Commercial facilities		347,445	362,504	361,993	478,423
	Hotels		64,469	68,620	41,109	47,254
	Logistics facilities		49,547	49,547	49,547	49,547
	Parking lots		17,141	17,141	15,422	14,282
	Training centers		654	654	654	654
	Heating and cooling center		3,758	3,758	3,758	3,758

Biodiversity

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Acquisition of biodiversity certifications	Number of biodiversity-related certifications (e.g., ABINC/JHEP/SEGES) acquired for newly developed properties	—	0	2	3	1

Circular Design

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Products and services with long lifespans	Number of completed properties that offer the re:Premium service	—	17	9	13	20
	Number of properties that have adopted the Attractive30 service	—	23 (3,211)	23 (2,390)	28 (2,936)	26 (3,503)

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Waste	Waste discharge (sum of general waste and industrial waste)	kt	6.59	5.11	7.21	11.18
	Waste discharge intensity (sum of general waste and industrial waste ÷ gross floor area)	kg/m ²	5.16	3.05	3.50	5.45

Scope of data reported (waste discharge)

Category	Unit	FY2019	FY2020	FY2021	FY2022
Number of properties subject to reporting	Facilities	121	106	91	111
Total gross floor area	m ²	1,278,147	1,677,683	2,077,219	1,934,512

Category	Item	Unit	FY2019	FY2020	FY2021	FY2022
Water use	Volume of water intake (total)	tm ³	2,287	1,698	1,920	2,040
	Clean water		2,017	1,395	1,555	1,650
	Well water		166	141	163	190
	Recycled water		103	161	202	199
	Water intake intensity (volume of water intake ÷ gross floor area)	m ³ /m ²	1.12	0.81	0.93	0.99
	Volume of water discharge (sewage water)	tm ³	2,179	1,398	1,600	1,701
	Volume of water used		108	299	320	339

Scope of data reported (water intake, discharge, and use)

Category	Unit	FY2019*1	FY2020*1	FY2021	FY2022
Number of properties subject to reporting	—	183	191	181	156
Total gross floor area	m ²	2,033,422	2,079,952	2,058,781	2,266,904

*1 Data for previous years has been corrected retrospectively to improve accuracy.