

LR Independent Assurance Statement

Relating to Nomura Real Estate Holdings, Inc.'s GHG Emissions and Energy Consumption for the fiscal year 2020

This Assurance Statement has been prepared for Nomura Real Estate Holdings, Inc. in accordance with our contract but is intended for the readers of this report.

Terms of engagement

Lloyd's Register Quality Assurance Limited (LR) was commissioned by Nomura Real Estate Holdings, Inc. ("the Company") to provide independent assurance on its greenhouse gas ("GHG") emissions and energy consumption of the fiscal year 2020 (from 1 April 2020 to 31 March 2021), against the assurance criteria below to a limited level of assurance and the materiality of 5% using ISO 14064-3:2019 and ISAE 3000 for energy consumption.

Our assurance engagement covered the Company's operations and activities in Japan and overseas and specifically the following requirements:

- Verifying conformance with ISO14064-1:2018 and the Company's methodologies
- Evaluating the accuracy and reliability of data for the selected indicators listed below:
 - GHG emissions:^{1 2 3}
 - Scope 1 GHG emissions (tonnes CO₂e)
 - Scope 2 GHG emissions [Market-based] (tonnes CO₂e)
 - Scope 3 GHG emissions (Category 1 and 11) (tonnes CO₂e)
 - Energy consumption (MWh)

Our assurance engagement excluded the data and information of the Company's suppliers, contractors and any third-parties mentioned in the report.

LR's responsibility is only to the Company. LR disclaims any liability or responsibility to others as explained in the end footnote. The Company's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the report and for maintaining effective internal controls over the systems from which the report is derived. Ultimately, the report has been approved by, and remains the responsibility of the Company.

LR's Opinion

Based on LR's approach nothing has come to our attention that would cause us to believe the Company has not, in all material respects:

- Met the requirements above
- Disclosed accurate and reliable GHG emissions data and energy consumption data as summarized in Table 1 below.

The opinion expressed is formed on the basis of a limited level of assurance and at the materiality of the professional judgement of the verifier.

Note: The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

LR's approach

LR's assurance engagements are carried out in accordance with ISO 14064-3 and ISAE 3000 for energy consumption data. The following tasks though were undertaken as part of the evidence gathering process for this assurance engagement:

¹ Excluding sites that have small GHG emissions. (Less than 0.05% of total GHG emissions)

² GHGs other than energy-oriented CO₂ are not included in the calculation if each GHG emissions are less than 3,000 tCO₂e, based on Act on Promotion of Global Warming Countermeasures.

³ GHG quantification is subject to inherent uncertainty.

- Auditing the Company's data management systems to confirm that there were no significant errors, omissions or mis-statements in the report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal verification. We also spoke with those key people responsible for compiling the data and drafting the report.
- Sampling datasets and tracing activity data back to aggregated levels.
- Verifying GHG emissions data, energy consumption data and their related records for FY2019.
- Visiting Hamamatsucho Building and Yokohama Business Park to confirm the data collection processes and record management practices.

Observations

The Company should further demonstrate the completeness, accuracy, and relevance in its reporting GHG emissions and energy consumption by establishing a robust internal data management system in the subsidiaries as well as in the headquarters.

LR's standards, competence and independence

LR implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 *Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition* and ISO/IEC 17021-1 *Conformity assessment – Requirements for bodies providing audit and certification of management systems – Part 1: Requirements* that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the *Code of Ethics for Professional Accountants* issued by the International Ethics Standards Board for Accountants.

LR ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

This is the only work undertaken by LR for the Company and as such does not compromise our independence or impartiality.

Signed

Dated: 16 September 2021



Yoshinori Shibata
LR Lead Verifier

On behalf of Lloyd's Register Quality Assurance Limited
Queen's Tower A, 10th Floor, 2-3-1, Minatomirai, Nishi-ku, Yokohama 220-6010, Japan

LR reference: YKA00000926

Table 1. Summary of Nomura Real Estate Holdings, Inc.'s Data for the fiscal year 2020:

| Scope | | | |
|--|-------------|---------|--------------------------|
| Scope 1 GHG emissions | | 20,119 | Tonnes CO ₂ e |
| Scope 2 GHG emissions [Market-based] | | 112,087 | Tonnes CO ₂ e |
| Scope 3 GHG emissions | Category 1 | 453,707 | Tonnes CO ₂ e |
| | Category 11 | 834,184 | Tonnes CO ₂ e |
| Energy Consumption (Scope 1 and Scope 2) | | 381,817 | MWh |

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