

Independent Assurance Statement

June 24, 2026

Mr. Masahiko Nishida
Executive Director
Japan Metropolitan Fund Investment Corporation

1. Purpose

We, Sustainability Accounting Co., Ltd., have been engaged by Japan Metropolitan Fund Investment Corporation (“the Investment Corporation”) to provide limited assurance on the Investment Corporation’s following data of all property owned from March, 2025 to February, 2026, 101 GWh of energy consumption, 3.6 kt-CO₂ for Scope 1, 32.9 kt-CO₂ for location-based Scope 2, 28.6 kt-CO₂ for market-based Scope 2, 151 kt-CO₂ for Scope 3 Category 13, 3.11 million m³ of water withdrawal*¹ and 26.6 thousand t of waste emissions*² (collectively, “the Environmental performance data”). The purpose of this process is to express our conclusion on whether the Environmental performance data were calculated in accordance with the Investment Corporation’s standards. The Investment Corporation’s management is responsible for calculating the Environmental performance data. Our responsibility is to independently carry out a limited assurance engagement and to express our assurance conclusion.

*1 Including all tenant-controlled property

*2 Excluding all residential property

2. Procedures Performed

We conducted our assurance engagement in accordance with International Standard on Assurance Engagement 3000 (ISAE 3000) and International Standard on Assurance Engagement 3410 (ISAE 3410). The key procedures we carried out include:

- Interviewing the Investment Corporation’s responsible personnel to understand the Investment Corporation’s standards and reviewing the Investment Corporation’s standards
- Performing cross-checks on a sample basis and performing a recalculation to determine whether the Environmental performance data were calculated in accordance with the Investment Corporation’s standards.

3. Conclusion

Based on the procedures performed, nothing has come to our attention that causes us to believe that the Environmental performance data have not been calculated in all material respects in accordance with the Investment Corporation’s standards.

We have no conflict of interest with the Investment Corporation.



Takashi Fukushima
Representative Director
Sustainability Accounting Co., Ltd.