WEB Information

Corporate Name	**Japan Metropolitan Fund Investment Corporation**
Date of Issue	**June 28, 2024**
Period	**March 1, 2023 - February 29, 2024**

Energy Consumption

		FY2023 (MWh)	Assurance
Common Areas	Fuels	29,473	✓
	District Heating & Cooling	3,512	✓
	Electricity *	65,470	✓
Tenant Spaces	Fuels	27,821	✓
	District Heating & Cooling	1,464	✓
	Electricity *	142,397	✓
Whole Building	Fuels	45,962	✓
	District Heating & Cooling ☆1	19,298	✓
	Electricity * ☆1	218,655	✓
Total Energy Consumption ☆1		554,051	✓

* Includes renewable energy generated

Renewable Energy Generated

	FY2023 (MWh)	Assurance
Use of Renewable Electricity (Purchased Renewable Electricity) ☆2	46,290	✓
Use of Renewable Electricity (Purchased Renewable Electricity Certificates)	16,969	✓

GHG Emissions

	FY2023 (t-CO2)	Assurance
Scope1	5,302	✓
Scope2 （Market-based method）	17,558	✓
Scope3 （Category：13）	164,329	✓
Scope1＆Scope2 ＆Scope3 Total GHG Emissions	187,189	✓

Water Use

	FY2023 (㎥)	Assurance
Common Areas ☆3	711,558	✓
Tenant Spaces ☆3	831,067	✓
Whole Building ☆3	1,503,627	✓
Total Water Use ☆3	3,046,252	✓

Waste

	FY2023 (t)	Assurance
Total waste*	26,633	✓
Hazardous waste	76	✓
Non-hazardous waste	26,557	✓

* Includes waste paper, cans, bottles, PET

Energy Use per unit

	FY2023 (MWh/㎡)	Assurance
Electricity	0.152	✓
Fuels & DHC	0.046	✓
Energy Use per unit	0.198	✓

GHG Emissions per unit

	FY2023 (t-CO2/㎡)	Assurance
GHG Emissions per unit (Scope1-2)	0.008	✓
GHG Emissions per unit (Scope1-3)	0.067	✓

Water Use per unit

	FY2023 (㎥/㎡)	Assurance
Water Use per unit	1.092	✓

(Reference) Details of the calculation method

Item	Data	Ccalculation Methods
Energy Consumption	Fuel use (City gas, Heavy oil A, diesel oil and kerosene) District Heating and Cooling (DHC) system Electricity use	Act on Rationalizing Energy use and Shifting to Non-fossil Energy (Energy Conservation Act) Act on Promotion of Global Warming Countermeasures 〈Conversion〉 Fuel Consumption / DHC Consumption = Data in the invoice × Calorie conversion factor*1 × Energy conversion factor
Renewable Energy Generated	Use of Renewable Electricity (Purchased Renewable Electricity) Use of Renewable Electricity (Purchased Renewable Electricity Certificates)	Act on Special Measures Concerning Procurement of Electricity from Renewable Energy Sources 〈Calculation method〉 ・Use of Renewable Electricity (Purchased Renewable Electricity): Purchased amount of Renewable Electricity ・Use of Renewable Electricity (Purchased Renewable Electricity Certificates): Purchased amount of Renewable Electricity Certificates
Energy Consumption per unit	Energy Consumption per unit	Energy Consumption ÷ （Tenanted Floor Area*2 & Common Area） （㎡）
GHG Emissions	Scope1 emissions, Scope2 emissions, Scope3 emissions	Act on Rationalizing Energy use and Shifting to Non-fossil Energy (Energy Conservation Act) Act on Promotion of Global Warming Countermeasures Basic Guidelines on Accounting for Greenhouse Gas Emissions Throughout the Supply Chain GHG Emissions = Energy Consumption × GHG emission factor GHG Emissions related to renewable energy = Renewable Energy Generated / Purchased Electricity Generated × GHG Emissions related to Purchased Energy
GHG Emissions per unit	GHG Emissions per unit	GHG Emissions÷ （Tenanted Floor Area*2 & Common Area） （㎡）
Water Use	Water Use	Adding up the consumption by the bills from the waterworks bureau and meter readings about some well water
Water Use per unit	Water Use per unit	Water Use÷ （Tenanted Floor Area*2 & Common Area） （㎡）
Waste	Total waste Hazardous waste Non-hazardous waste	Caluculated in accordance with the Waste Management and Public Cleansing Act. Calculation method ・Total waste = Non-hazardous waste (Industial waste & Non-industrial waste) + Hazardous waste

*1 City gas：Calorie conversion factor of each gas company MJ/m^3

(March 2023) Heavy oil：39.1MJ/ l , Diesel oil：37.7MJ/ l , Kerosene：36.7MJ/ l

Source: List of Calculation Methods and Emission Factors Based on the Greenhouse Gas Emissions Calculation, Reporting, and Publication System, for calculating emissions after FY 2009 results (published by the Ministry of the Environment)

(April 2023 - February 2024) Heavy oil：38.9MJ/ l , Diesel oil：38.0MJ/ l , Kerosene：36.5MJ/ l

Source: List of Calculation Methods and Emission Factors Based on the Greenhouse Gas Emissions Calculation, Reporting, and Publication System, Updated on December 12, 2023 (amended in part on January 1, 2024) (published by the Ministry of the Environment)

*2 Tenanted Floor Area：Annual average of total leased area (m^2) based on contracts at the end of each month

* Data of landlord-controlled assets are totalled in data of "Common areas" and "Tenant spaces".

* Data of tenant-controlled assets are in "Whole building".

* Assets that are 100% owned by JMF and co-owned or quasi co-owned assets are included in the aggregate regardless of the ownership percentage, and the entire amount of usage/emissions at the subject property is included in the scope of the aggregate. For sectional-owned buildings owned by JMF, the scope of sectional ownership is included in the scope of the aggregate.

* For residences, in principle, only common areas are included in the tally, but for some assets, electricity in tenant spaces is also counted.

☆1【Energy Consumption】

For five properties (total floor area: 567,356m^2) among tenant-controlled assets, only common areas were included in the data until the previous fiscal year, but the whole building was included in the data from this fiscal year due to the improvement of the data aggregation system. As a result of this change, the total energy consumption for the whole building increased by 19,298MWh for district heating and cooling (DHC) and 51,897MWh for electricity, for a total energy consumption of 71,195MWh compared to the previous year's calculation method.

☆2【Renewable Energy Generated】

For one of the landlord-controlled assets (with a total floor area of 20,437m2), there was insufficient information on the introduction ratio in the previous year. As a result of recalculating the introduction ratio based on the contract, the use of renewable electricity (purchased renewable electricity certificates) decreased by 2,319MWh in the previous year. The impact of this review on GHG emissions is negligible.

☆3【Water Use】

Four landlord-controlled assets (total floor area of 161,450m2) were included in the whole building until the previous fiscal year but were divided into common areas and tenant spaces from the current fiscal year by the development of the data aggregation system. As a result of this reclassification, compared to the previous year's calculation method, the common area and tenant spaces increased by 147,924m^3 and 154,761m^3 , respectively, while the whole building decreased by 302,685m^3. This reclassification has no impact on the total water use.

For five properties (total floor area: 567,356m2) among tenant-controlled assets, only common areas were included in the data until the previous fiscal year, but the whole building was included in the data from this fiscal year due to the improvement of the data aggregation system. As a result of this change, the whole building and total water use increased by 303,143m^3 compared to the previous year's calculation method.