

Information Disclosure Based on SASB Standard

Mitsubishi Estate Co., Ltd.

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■ Note

- We are classified in the Real Estate industry under the Infrastructure sector according to SICs[®], so we disclose the following information based on the standards for this industry.
- The property subsectors are aligned with the 2018 GRESB Real Estate Assessment Reference Guide as stipulated in the SASB standards.
- The scope of the following information covers only Mitsubishi Estate Co., Ltd. (not its Group's companies), which is different from the coverage of the scope used for the SBT and RE100 reporting.
- The following information has not been verified by a third party.

■ Sustainability Disclosure Topics & Accounting Metrics

<Energy Management>

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Retail, High Street	Retail, Shopping Centers	Office	Health Care	Parking (Indoors)	Other
Energy consumption data coverage as a percentage of total floor area, by property subsector	Percentage (%) by floor area	IF-RE-130a.1	100	100	100	100	100	100
Total energy consumed by portfolio area with data coverage	GJ	IF-RE-130a.2	15,308	104,454	1,183,481	2,810	2,295	614
percentage grid electricity	GJ	IF-RE-130a.2	0	0	0	0	0	0
percentage renewable	%	IF-RE-130a.2	0	0	0.75	0	0	0
Like-for-like percentage change in energy consumption for the portfolio area with data coverage	%	IF-RE-130a.3	- 4.91	- 0.70	1.71	- 14.12	-	2.84
Percentage of eligible portfolio that has an energy rating	Percentage (%) by floor area	IF-RE-130a.4	0	0	0	0	0	0
Percentage of eligible portfolio that is certified to ENERGY STAR	Percentage (%) by floor area	IF-RE-130a.4	0	0	0.28	0	0	0
ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Contents					
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	n/a	IF-RE-130a.5	On January 31, 2020, we joined RE100 and committed to switching to 100% renewable energy for the electricity we use by 2050. Based on this goal, we are going to consider how we can use renewable energy in many aspects of our business from diverse points of view. Also, we have a policy of working hard to obtain green building certifications such as DBJ Green Building and CASBEE certifications.					

<Water Management>

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Retail, High Street	Retail, Shopping Centers	Office	Health Care	Parking (Indoors)	Other
Water withdrawal data coverage as a percentage of total floor area	Percentage (%) by floor area	IF-RE-140a.1	100	100	100	100	100	100
Water withdrawal data coverage as a percentage offloor area in regions with High or Extremely High Baseline Water Stress	Percentage (%) by floor area	IF-RE-140a.1	Not disclosed					
Total water withdrawn by portfolio area with data coverage	Tousand m ³	IF-RE-140a.2	57	533	2,552	16	7	4
percentage in regions with High or Extremely High Baseline Water Stress	%	IF-RE-140a.2	Not disclosed					
Like-for-like percentage change in water withdrawn for portfolio area with data coverage	%	IF-RE-140a.3	5.25	- 0.20	- 5.47	- 0.69	- 7.06	- 7.89

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Contents
Description of water management risks and discussion of strategies and practices to mitigate those risks	n/a	IF-RE-140a.4	We purify rainwater and wastewater in a recycling system; after that the treated recycled water* is used to flush toilets inside the building. In order to drive the use of recycled water, we have set a KPI for taking the recycled water usage rate to 100%, and this goal will continue until 2030. *Water reclaimed from used tap water and treated for recycling. It is used for flushing toilets, watering greenery, air conditioning systems and other such facility water needs, as well as for cleaning, before being discharged into the sewage system.

<Management of Tenant Sustainability Impacts>

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Retail, High Street	Retail, Shopping Centers	Office	Health Care	Parking (Indoors)	Other
Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements	Percentage (%) by floor area	IF-RE-410a.1						Not disclosed
associated leased floor area, by property subsector	m ²	IF-RE-410a.1						Not disclosed
Percentage of tenants that are separately metered or submetered for grid electricity consumption	Percentage (%) by floor area	IF-RE-410a.2	0	0	0	0	0	0
Percentage of tenants that are separately metered or submetered for water withdrawals	Percentage (%) by floor area	IF-RE-410a.2						Not disclosed
ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Contents					
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	n/a	IF-RE-410a.3	To drive energy-saving actions with our tenants, we created a guidebook which introduces examples of energy-saving methods to them, and we introduced green leases into the template of our contracts. Also, we hold yearly Global Warming Prevention Council meetings collaborating with the tenants in each of our ISO14001-certified buildings in the Tokyo Metropolitan area to explain GHG emission reduction, energy-saving actions, and to provide updates on the progress in these efforts, and so on.					

<Climate Change Adaptation>

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Retail, High Street	Retail, Shopping Centers	Office	Health Care	Parking (Indoors)	Other
Area of properties located in 100-year flood zones, by property subsector	m ²	IF-RE-450a.1						Not disclosed
ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Contents					
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	n/a	IF-RE-450a.2	Please refer to "(2) Strategy" in our " Information Disclosure Based on TCFD Recommendations " on our website. (URL: https://www.mec.co.jp/e/sustainability/management/external-initiative/pdf/TCFD_Recommendations.pdf)					

■Activity Metrics

ACCOUNTING METRIC	UNIT OF MEASURE	CODE	Retail, High Street	Retail, Shopping Centers	Office	Health Care	Parking (Indoors)	Other
Number of assets, by property subsector	Number	IF-RE-000.A	3	8	49	2	1	1
Leasable floor area, by property subsector	m ²	IF-RE-000.B	52,378	607,603	4,717,870	11,657	21,430	3,387
Percentage of indirectly managed assets, by property subsector	Percentage (%) by floor area	IF-RE-000.C	0	0	0	100	0	0
Average occupancy rate, by property subsector	%	IF-RE-000.D	98.14	98.14	98.34	100	-	100