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# Third-party Assurance



## LRQA Independent Assurance Statement

Relating to Tokyo Tatemono Group's Environmental and Social Data for the Fiscal Year 2025

This Assurance Statement has been prepared for Tokyo Tatemono Co., Ltd. in accordance with our contract.

**Terms of Engagement**  
LRQA Limited (LRQA) was commissioned by Tokyo Tatemono Co., Ltd. ("the Company") to provide independent assurance on its environmental and social data ("the report") within its Sustainability Report, its Integrated Report and its corporate website for the fiscal year 2025, that is from 1 January 2025 to 31 December 2025, within its corporate website against the assurance criteria below to a limited level of assurance and at the materiality of the professional judgement of the verifier using ISAE 3000(Revised) and ISO 14064-3:2019 for greenhouse gas ("GHG") emissions.


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

- Verifying conformance with the Company's reporting methodologies
- Evaluating the accuracy and reliability of data for the selected indicators of the fiscal year 2025 listed below:

<p><b>Environmental indicators</b><sup>1</sup></p> <p>[Property subject to reporting obligations under the Act on the Rational Use of Energy]<sup>2</sup></p> <ul style="list-style-type: none"> <li>Energy consumption (in kilo-liter of crude oil equivalent)</li> </ul> <p>[The Company (non-consolidated) Office Building Business]</p> <ul style="list-style-type: none"> <li>Usage amount of renewable energy (kWh)</li> <li>The ratio of renewable energy (%)</li> <li>The amount of renewable energy generated (kWh)</li> </ul> <p>[Long-term owned buildings and commercial facilities where the Company has energy management authority]</p> <ul style="list-style-type: none"> <li>Potable water and groundwater use (m<sup>3</sup>)</li> <li>Recycled water use (m<sup>3</sup>)</li> <li>Waste emissions (tonnes)</li> <li>Recycled waste amount (tonnes)<sup>3</sup></li> <li>Ratio of recycled waste (%)</li> </ul> <p>[The Company and its subsidiaries' operations and activities]</p> <ul style="list-style-type: none"> <li>Scope 1 GHG emissions (tCO<sub>2</sub>)<sup>4</sup></li> <li>Scope 2 GHG emissions (Market-based) (tCO<sub>2</sub>e)</li> <li>Scope 3 GHG emissions (Category 1-15) (tCO<sub>2</sub>e)</li> <li>Energy consumption (in kilolitres of crude oil equivalent)</li> <li>Usage amount of renewable energy (kWh)</li> </ul>	<p><b>Social indicators</b><sup>5</sup></p> <ul style="list-style-type: none"> <li>Number of lost time injuries</li> <li>Lost time injury frequency rate</li> <li>Average number of annual paid leave utilization days</li> <li>Average annual paid leave utilization rate</li> <li>Health checkup rate</li> <li>Employment rate of persons with disabilities<sup>6</sup></li> <li>Total days lost due to absenteeism</li> <li>Ratio of absenteeism</li> <li>Turnover rate (full-time employee turnover) (of which, voluntary resignation)<sup>7</sup></li> </ul>
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<sup>1</sup> GHG quantification is subject to inherent uncertainty.  
<sup>2</sup> The scope covers the real estate owned by the Company and subject to reporting obligations under the Act on the Rational Use of Energy.  
<sup>3</sup> The recycled waste amount is calculated based on the assumptions set by the Company.  
<sup>4</sup> The scope is limited to energy-related CO<sub>2</sub> emissions, excluding emissions resulting from fluorocarbon leakage and other greenhouse gases.  
<sup>5</sup> The reporting period for social indicators, unless otherwise stated, is from 1 April 2025 to 31 March 2026. The scope covers limited to the Company.  
<sup>6</sup> Employment rate of persons with disabilities is as of 1 June 2025.  
<sup>7</sup> The reporting period for turnover rate is from 1 January 2025 to 31 December 2025.

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- The ratio of renewable energy (%)
- The amount of renewable energy generated (kWh)

LRQA's responsibility is only to the Company. LRQA 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.

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

- Met the requirements of the Company's criteria
- Disclosed accurate and reliable environmental and social data

The opinion expressed is formed on the basis of a limited level of assurance<sup>8</sup> and at the materiality of the professional judgement of the verifier.

**LRQA's Approach**  
LRQA's assurance engagements are carried out in accordance with ISAE3000 (Revised) and ISO 14064-3:2019 for GHG emissions. The following tasks though were undertaken as part of the evidence gathering process for this assurance engagement:

- 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;
- Interviewing with key people responsible for compiling the data and drafting the report;
- Sampling datasets and tracing activity data back to aggregated levels;
- Verifying the historical Environmental / Social data and records for the fiscal year 2025;
- Verifying the Company's head office, Shijo Karasuma FT Square, and Nagoya Prime Central Tower to assess whether the data management systems have been effectively implemented.

The Report includes a deduction from the Company's emissions of 31 tonnes CO<sub>2</sub> relating to offsets. We have verified that these offsets were acquired and that their inclusion in the Report is reasonable. We have not performed any procedures regarding the providers of these offsets and express no opinion on whether they have, or will, result in a reduction of GHG.

**Observations**  
It is expected that the Company continues to maintain and perform ongoing review, monitoring, and reporting of the assumptions and underlying premises used in the calculations.

**LRQA's Standards, Competence and Independence**  
LRQA 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 - Part1: 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.

<sup>8</sup> 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 lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

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LRQA 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 LRQA for the Company and as such does not compromise our independence or impartiality. Dated: 8 June 2026

Signed



Shotaro Kawabata  
LRQA Lead Verifier  
On behalf of LRQA Limited  
10th Floor, Queen's Tower A, 2-3-1 Minatomirai, Nishi-ku, Yokohama, JAPAN



Kazuyori Yukinaka  
LRQA Technical Reviewer

LRQA reference: YKA0000035

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