

Mitsui Fudosan Logistics Park Inc. Environmental Performance 2024

2025/6/26

Energy consumption

| Item | 2021(Base year) | 2024 |
|--|-----------------|--------|
| Energy consumption(thousand kWh) : ①+②+③ | 54,560 | 76,884 |
| Fuel consumption(thousand kWh) : ① | 345 | 398 |
| Purchased electricity consumption(thousand kWh) : ② | 54,215 | 71,867 |
| (Ref.)Non-fossil certificate purchases(thousand kWh) | — | 2,284 |
| Renewable energy self-consumption(thousand kWh) : ③ | — | 4,620 |
| Energy consumption intensity(thousand kWh/m ²) | 0.0362 | 0.0390 |

CO₂ emissions

| Item | 2021(Base year) | 2024 |
|--|-----------------|--------|
| CO ₂ emissions (t-CO ₂) : A+B+C | 23,720 | 27,581 |
| CO ₂ emissions intensity (t-CO ₂ /m ²) | 0.016 | 0.014 |
| Owner-managed portion | | |
| Scope 1 emissions (t-CO ₂) : A | 16 | 11 |
| Scope 2 emissions (t-CO ₂) before deduction of non-fossil certificate | 3,799 | 1,491 |
| Scope 2 Non-fossil certificate (t-CO ₂) | — | 966 |
| Scope 2 emissions (t-CO ₂) after deduction of non-fossil certificate : B | 3,799 | 525 |
| Scopes 1 and 2 emissions intensity (t-CO ₂ /m ²) | 0.048 | 0.006 |
| Tenant-managed portion | | |
| Scope 3 category 13 emissions (t-CO ₂) : C | 19,905 | 27,045 |
| Scope 3 category 13 emissions intensity (t-CO ₂ /m ²) | 0.014 | 0.014 |

Water consumption

| Item | 2021(Base year) | 2024 |
|---|-----------------|---------|
| Water consumption (m ³) | 98,384 | 130,880 |
| Water consumption intensity (m ³ /m ²) | 0.07 | 0.066 |

Waste emissions

| Item | 2021(Base year) | 2024 |
|--------------------------------|-----------------|--------|
| Waste emissions (t) | 14,187 | 18,789 |
| Owner-managed portion | | |
| General waste emissions (t) | 83 | 144 |
| Industrial waste emissions (t) | 16 | 18 |
| Tenant-managed portion | | |
| General waste emissions (t) | 12,755 | 14,100 |
| Industrial waste emissions (t) | 1,333 | 4,527 |
| Recycling rate | 70.1% | 65.9% |

☑ The mark indicates that the date in 2024 has received the independent practitioner's assurance by Deloitte Tohmatsu Sustainability Co., Ltd. in the Japanese version of this report.

【Foot notes on performance】

1. Scope of data calculation

- All logistics properties owned by Mitsui Fudosan Logistics Park Inc.(MFLP) are covered.
- MFLP merged with Advance Logistics Investment Corporation (ADL) on November 1, 2024, increasing the number of properties.
- Industrial real estate (data centers) is excluded from the scope due to the confidentiality agreements.
- The data is for owner-managed portion and tenant-managed portion, and do not take into consideration the ownership interest.
- Owner-managed portion refers to the common area of the properties for which a building management company is engaged.
- Tenant-managed portion refers to the all properties in the scope excluding owner-managed portion.
- The data for 2021(the base year) is aggregated from the 19 properties of MFLP.

2. Calculation period

- For 2024, January 1st to December 31st
- For 2021(the base year), from January 1st to December 31st 2021

3. Calculation method

① Energy consumption

Energy consumption = Σ (consumption by energy type \times Calorific value conversion factor \times conversion rate for electricity)

Calculated by using the conversion factor based on the “Act on Rationalization of Energy Use and Shift to Non-fossil Energy”

Energy type: Electricity, LPG, City gas, LNG, Gasoline, Kerosene, Diesel oil, A heavy oil, DHC

Renewable energy self-consumption refers to the amount of electricity generated by the company's own renewable energy facilities (e.g., solar power panels) that is consumed in-house.

Non-fossil certificate purchases are the amount of CO₂ equivalent to non-fossil fuel certificates purchased from other organizations, which do not include non-fossil fuel certificates with CO₂-free electricity.

② CO₂ emissions

Scope of CO₂ emissions :Energy origin CO₂

Energy origin CO₂ emissions = Σ (energy consumption \times CO₂ emission factor)

The CO₂ emission factors for fuel and heat are based on the "Greenhouse Gas Emission

Calculation and Reporting Manual” published by Ministry of the Environment and Ministry of

Economy, Trade and Industry.

Emission factors for electricity consumption are adjusted emission factors for each electric utility announced by the Ministry of the Environment and the Ministry of Economy, Trade and Industry.

The CO₂ emissions are calculated by Market-based method.

Scope 1 emissions: CO₂ emissions discharged directly through fuel burning under owner-managed portion.

Scope 2 emissions: CO₂ emissions associated with the use of electricity, supplied by other companies under owner-managed portion.

Scope 3 category 13 emissions: CO₂ emissions discharged as a result of energy use within tenant-managed portion.

③ Water consumption

Water consumption consists of tap water, groundwater, greywater, sewage, rainwater, fog and condensate water.

④ Waste emissions

Waste emissions = Σ (General waste emissions + Industrial waste emissions)

Waste emissions are based on the “Waste Management and Public Cleansing Act”.

⑤ Intensity figures

Each intensity figure = Amounts of each/Floor space

Figures are calculated by adjusting the number of months (for data less than 12 months, corrected for 12 months).

4. Because calculations such as rounding have been performed, some variances come.

Independent Practitioner's Assurance Report

June 26, 2025

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Mitsui Fudosan Logistics Park Inc.

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We have undertaken a limited assurance engagement of the environmental performance information indicated with ☒ for the year ended December 31, 2024 (the "Quantitative Environmental Information") included in the "Mitsui Fudosan Logistics Park Inc. Environmental Performance 2024" (the "Report") of Mitsui Fudosan Logistics Park Inc. (the "Company").

The Company's Responsibility

The Company is responsible for the preparation of the Quantitative Environmental Information in accordance with the calculation and reporting criteria adopted by the Company (indicated with the Quantitative Environmental Information included in the Report). CO₂ quantification is subject to inherent uncertainty for reasons such as incomplete scientific knowledge used to determine emissions factors and numerical data.

Our Independence and Quality Management

We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior. We apply International Standard on Quality Management 1, *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, and accordingly maintain a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Our Responsibility

Our responsibility is to express a limited assurance conclusion on the Quantitative Environmental Information based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with the International Standard on Assurance Engagements ("ISAE") 3000, *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*, issued by the International Auditing and Assurance Standards Board ("IAASB"), ISAE 3410, *Assurance Engagements on Greenhouse Gas Statements*, issued by the IAASB and the *Practical Guideline for the Assurance of Sustainability Information*, issued by the Japanese Association of Assurance Organizations for Sustainability Information.

The procedures we performed were based on our professional judgment and included inquiries, observation of processes performed, inspection of documents, analytical procedures, evaluating the appropriateness of quantification methods and reporting policies, and agreeing or reconciling with underlying records. These procedures also included the following:

- Evaluating whether the Company's methods for estimates are appropriate and had been consistently applied. However, our procedures did not include testing the data on which the estimates are based or reperforming the estimates.
- Undertaking site visits to assess the completeness of the data, data collection methods, source data and relevant assumptions applicable to the sites.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

Limited Assurance Conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Quantitative Environmental Information is not prepared, in all material respects, in accordance with the calculation and reporting criteria adopted by the Company.

The above represents a translation, for convenience only, of the original Independent Practitioner's Assurance report issued in the Japanese language.