Basis for Calculating Environmental Performance Data

■greenhouse gas (GHG) emissions、Energy Consumption、Water Use

Item	Content
Scope of reporting	Properties (or portions of properties) over which NMF holds management authority. In addition, the properties held during each calculation period and held throughout the year are covered.
Calculation period and the timing of updating	From March to February, in principle, environmental performance data will be updated annually.
Other bases for calculation	・The volume of consumption/emissions associated with common spaces or properties subject to joint ownership is calculated based on the size of NMF's ownership share. (1) Greenhouse Gas (GHG) Emissions / Energy Consumption ・Energy consumption and emission intensity is calculated based on the following formula. (Overall energy consumption or the total volume of GHG emissions) / ((total floor space possessed by NMF ownership) x (annual average occupancy rate)) Note: Notwithstanding the above, residential spaces for exclusive use are not included in calculation. In principle, energy consumption by or GHG emissions from residential facilities include only figures associated with common spaces, and the total floor spaces of such facilities are based on common spaces. In addition, figures associated with such facilities are not adjusted using the occupancy rate. ・ Energy consumption equivalent to crude oil consumption includes the volume of electricity and fuel used and the volume of heat consumption via district cooling and heating and other means. ・ The standard calorific values of fuels and GHG emission coefficients by energy source are determined in accordance with "Standard Calorific Value and Carbon Emission Factor for Fossil Fuel Energy Sources in Japan" and the "List of Calculation Methods and Emission Coefficients under the Mandatory Greenhouse Gas Accounting and Reporting System" published by the Ministry of Environment and the Ministry of Economy, Trade and Industry."

	(2) Water Use
	・ Water Use intensity is calculated based on the following formula.
	(Overall water use) / ((total floor space possessed by NMF ownership) x (annual average occupancy rate))
	Note: Notwithstanding the above, residential spaces for exclusive use are not included in calculation. In principle, water use by residential facilities includes only figures associated with common spaces, and the total floor spaces of such facilities are based on common spaces. In addition, figures associated with such facilities are not adjusted using the occupancy rate. However, as an exception, for such facilities which water use is monitored and managed for the entire building, figures of overall water use for the entire building and total floor space are used in calculation, and adjusted using the occupancy rate.
Definitions of Scopes	(1) Scope 1 Municipal gas, LPG, kerosene, and heavy oil used in common spaces (fuel used as-is on the property) (2) Scope 2 Electricity, hot water, cold water, and steam used in common spaces (fuel that is converted do a different form of energy and supplied to the property) (3) Scope 3 Municipal gas, LPG, kerosene, heavy oil, electricity, hot water, cold water, and steam used in spaces for exclusive use (Emissions from areas under tenant management))

■ Waste Amount

Item	Content
Scope of reporting	Properties or portions of properties over which NMF holds management authority excluding residences. For logistics facilities, only common spaces (cafeterias, etc.) are covered. In addition, the properties held during each calculation period and held throughout the year are covered.
Calculation period and the timing of updating	From April to March*; in principle, environmental performance data will be updated annually. *Reuse plan calculation period pursuant to regulations.

Other bases for calculation	・The volume of consumption/emissions associated with common spaces or properties subject to joint ownership is calculated based on the size of NMF's ownership share. ・ In principle, the intensity conversion formula is as follows: (Overall waste volume) ÷ ((Total floor space owned by NMF) × (Annual average occupancy rate))