

## Basis for Calculating Environmental Performance Data

Item	Content
Scope of reporting	<p>Properties (or portions of properties) over which NMF holds management authority</p> <p>In addition, the properties held during each calculation period and held throughout the year are covered.</p>
Calculation period and the timing of updating	<p>From March to February, in principle, environmental performance data will be updated annually.</p>
Other bases for calculation	<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>① Greenhouse Gas (GHG) Emissions</p> <ul style="list-style-type: none"> <li>• 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))</li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The volume of GHG emissions represents the sum of Scope 1 and 2 emissions and does not include Scope 3 emissions.</li> <li>• 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</li> </ul>

Ministry of Economy, Trade and Industry.”

② Water Use

(Overall water use) / ((total floor space possessed by NMF ownership) x (annual average occupancy rate))

※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.