Environmental Data As of March 31, 2025

Energy usage (Data calculated based on GHG protocol)

Scopes 1 and 2 as well as the portions of Scope 3 Category 13 managed by OJR and tenants

Item	Unit	FY2020	FY2021	FY2022	FY2023	FY2024
Electric Power Consumption	MWh	154,935	★ 152,985	★ 160,456	★ 163,736	★ 161,907
(Conversion)	MJ	557,766	550,746	577,642	589,451	★ 582,864
Fuel Use	MWh	35,027	★ 36,758	★ 47,042	★ 45,993	★ 40,645
(Conversion)	MJ	126,097	132,329	169,353	165,576	★ 146,323
District Heating & Cooling Use	MWh	32,081	32,096	34,474	36,418	★ 33,945
(Conversion)	MJ	115,492	115,546	124,105	131,105	★ 122,202
Total Energy Consumption	MWh	222,043	★ 221,839	★ 241,972	★ 246,148	★ 236,497
(Conversion)	MJ	799,355	798,620	871,100	886,132	★ 851,390
Energy Consumption Intensity	kl/㎡	—	0.01744	0.01881	0.01899	★ 0.01810
Floor area as a basis of intensity calculation	㎡	—	1,181,646	1,194,691	1,203,812	★ 1,215,605

*[1] OJR was not able to receive data from some retail facilities, and some tenants' areas in residential properties.

*[2] ★indicates data are verified by JQA in FY2021, FY2022, and FY2023.

Energy usage (Data calculated based on Energy Conservation Act)

(Scopes 1 and 2 as well as the portions of Scope 3 Category 13 managed by OJR without residential properties' data. For more details, please check Energy Conservation Act.)

Item	Unit	FY2020	FY2021	FY2022	FY2023	FY2024	Average (FY2019～2024)
Total Energy Consumption(Crude Oil Equivalent) Energy Conservation Act	kl	26,253	26,544	27,247	27,471	—	—
Revised Energy Conservation Act	kl	—	—	—	24,067	★ 23,591	—
Energy Consumption Intensity Energy Conservation Act	kl/㎡	0.03845	0.04032	0.04121	0.04104	—	—
Revised Energy Conservation Act	kl/㎡	—	—	—	0.03596	★ 0.03517	—
Floor area as a basis of intensity calculation	㎡	682,830	658,300	661,200	669,300	★ 670,800	—
Year on Year	%	93.2%	104.9%	102.2%	99.6%	97.8%	101.1%

*Energy consumption is calculated in accordance with the Energy Conservation Act, covering the portion of the properties for which are under OJR's operational control of energy management.

GHG Emissions in Detail

(t-CO_2e)

				Baseline year FY2021	FY2022	FY2023	FY2024	Note
Scope 1	Fuel-derived		a	★ 746	★ 747	★ 789	★ 754	
	Fluorocarbon leak portion		b	1,001	1,250	★ 787	★ 1,029	
	Scope 1 Subtotal		c	1,747	1,997	★ 1,576	★ 1,783	
Scope 2 (market-based method)			d	★ 20,399	★ 20,580	★ 18,570	★ 17,581	
	Reduction non-fossil fuel certificates		–	—	—	★ 92	★ 0	
Scope 2 (location-based method)			e	21,569	22,027	★ 22,405	★ 20,736	
Scope 3	Category 1	Purchased goods and services	f	4,338	4,392	★ 6,905	★ 7,112	Calculations for Categories 1, 2, 3, and 5 of Scope 3 are based on the Ministry of the Environment's Emissions Unit Database ver. 3.3.
	Category 2	Capital goods	g	8,988	9,819	★ 8,660	★ 17,138	
	Category 3	Fuel and energy-relate activities not included in Scopes 1 and 2	h	6,829	7,412	★ 6,310	★ 6,066	
	Category 5	Business waste	i	1,394	1,156	★ 1,229	★ 1,013	
	Category 13	Areas managed by OJR	j	★ 28,815	★ 27,571	★ 24,317	★ 18,647	
		Areas managed by tenants	k	★ 32,962	★ 34,570	★ 33,282	★ 32,379	
		Category 13 Subtotal	l	★ 61,777	★ 62,141	★ 57,598	★ 51,027	
	Category 15	Investee	m	—	—	★ 140	★ 155	
	Scope3 Subtotal		n	83,326	84,920	★ 80,842	★ 82,512	
Total (c+d+n)			o	105,472	107,497	100,988	101,876	

(t-CO_2e)

			Baseline year FY2021	FY2022	FY2023	FY2024	Target FY2030	Target FY2050
Indicators, targets, and results	2050 target	o	105,472	107,497	100,988	101,876	—	10,547
	OJR 2030 Reduction Target	c+d+j	50,961	50,148	44,463	38,011	29,557	
	Reduction rate compared to baseline year		—	1.6%	12.8%	25.4%	42.0%	
	Sustainability Linked Loan・SPT	p=a+d+j	49,960	48,898	43,676	36,982	28,977	
	Reduction rate compared to baseline year		—	2.1%	12.6%	26.0%	42.0%	
	Floor area as a basis of intensity calculation (Only areas under OJR's operational control) /㎡	q	763,177	771,908	797,860	800,804		
	Energy intensity	p/q	0.06546	0.06335	0.05474	0.04618	—	
	SBT SME Near-Term Target	c+d	22,146	22,577	20,146	19,355	12,845	
	Reduction rate compared to baseline year		—	-1.9%	9.0%	12.6%	42.0%	

*GHG emissions from energy sources(Scope 1 (fuel-derived), 2, 3 Category 13 managed by OJR and tenants) are calculated from the energy consumption shown on the previous page.

* ★ indicates data are verified by JQA.

CO_2 emission by property type ad category

($t\text{-}CO_2$)

		FY2022	FY2023	FY2024
Office	Scope 1	672	682	640
	Scope 2 (market-based method)	16,241	14,265	13,261
	Scope 3 (Category13)	29,113	25,683	21,713
	Office total	46,026	40,630	35,614
Retail Facilities	Scope 1	74	107	114
	Scope 2 (market-based method)	1,850	1,632	1,501
	Scope 3 (Category13)	12,670	11,062	9,725
	Retail Facilities total	14,594	12,801	11,340
Residential Properties	Scope 1	1	0	0
	Scope 2 (market-based method)	1,990	2,024	2,175
	Scope 3 (Category13)	1,192	3,262	3,334
	Retail Facilities total	3,183	5,287	5,509
Logistic Facilities	Scope 1	0	0	0
	Scope 2 (market-based method)	0	0	97
	Scope 3 (Category13)	4,805	4,100	3,817
	Logistics Facilities total	4,805	4,100	3,914
Hotel and Others	Scope 1	0	0	0
	Scope 2 (market-based method)	499	649	547
	Scope 3 (Category13)	14,360	13,490	1,249
	Hotel and Others total	14,859	14,139	12,986

Total	Scope 1	747	789	754
	Scope 2 (market-based method)	20,580	18,570	17,581
	Scope 3 (Category13)	62,140	57,598	51,027
	Total	83,467	76,957	69,362

Renewable Energy in Detail

(kWh)

Items		FY2020	FY2021	FY2022	FY2023	FY2024
Renewable energy power Generation	a	188,986	218,591	237,306	177,061	★ 185,105
Electricity Derived from Real Renewable Energy	b	0	3,101,276	13,818,268	18,962,930	35,158,515
Utilization of electricity derived from real renewable energy	c=a+b	188,986	3,319,867	14,055,574	19,139,991	35,343,620
Utilization of electricity that OJR has managerial rights	d	120,027,925	117,101,298	159,329,534	157,595,014	155,429,833
Introduction rate of renewable energy	c/d	0.16%	2.84%	8.82%	12.15%	22.74%
Number of properties using renewable energy		0	7	8	9	16

*The total amount of renewable energy power generation in FY2023 decreased because of temporary control of power generation during a tenant replacement and demand response.

All of the power generation within the area is used within the facilities.

Waste Disposal

	Unit	FY2020	FY2021	FY2022	FY2023	FY2024
Hazardous waste	t	0	0	8	0.4	0.3
Harmless waste	t	7,827	8,915	8,158	8,415	7,508
Total Waste	t	7,827	★ 8,915	★ 8,165	★ 8,415	★ 7,508
Landfill disposal	%	1.44	1.29	0.88	0.94	0.58
Incineration	%	–	24.8	32.6	1.6	0.6
Conversion process to energy	%	–	18.7	14.6	42.6	45.7
Recycling	%	–	55.3	51.9	54.8	53.1

*★indicates data are verified by JQA.

Water Usage (common areas)

Items	Unit	FY2020	FY2021	FY2022	FY2023	FY2024
Water Usage	$1,000m^3$	178	★ 228	★ 251	★ 280	★ 278

*★indicates data are verified by JQA

As of March 31, 2025

Green Building Certifications

Item	(Unit)	FY2020	FY2021	FY2022	FY2023	FY2024
DBJ	Number of properties	14	15	15	15	20
	GFA coverage ratio	26%	26%	28%	26%	34%
CASBEE	Number of properties	36	46	46	46	46
	GFA coverage ratio	53%	60%	55%	60%	58%
BELS	Number of properties	26	35	36	35	35
	GFA coverage ratio	36%	42%	38%	42%	41%
Total of the Energy-saving certification	GFA coverage ratio	76%	83%	84%	82%	82%

*[1] GFA coverage ratio is calculated based on the registered gross floor space excluding land rights. In the case where the certification was acquired for a specific section of a multi-usage facility, we will use the entire gross floor space of this property for the purpose of calculating the coverage ratio.
*[2] Two types of certification had been acquired for some properties, but the area of these properties was not double counted.

Operating revenues from green building certified properties and their percentages

Operating revenues from green building certified properties and their percentages in OJR's portfolio are as below.

Unit：million yen

	Operating revenues from green building certified properties	Ratio	Total of operating revenues
Fiscal Period of 39-40 2021.3.1-2022.2.28	29,957	63%	47,377
Fiscal Period of 41-42 2022.3.1-2023.2.28	36,975	71%	51,792
Fiscal Period of 43-44 2023.3.1-2024.2.29	38,797	71%	54,502
Fiscal Period of 45-46 2024.3.1-2025.2.28	39,975	77%	51,852

List of Green Building Certified Properties

Type	Property	CASBEE® for Real Estate	BELS	DBJ Green Building Certification	ResReal (Flood)	CASBEE® for Wellness Office	ZEB
Offices	Aoyama Suncrest Building	★★★★★	★	★			
	Round-Cross Ichi-bancho	★★★★					
	Shiba 2-chome Daiko Building	★★★★	★★★				
	Round-Cross Shinjuku	★★★★					
	ORIX Akasaka 2-chome Building	★★★★★	★★				
	Round-Cross Shinjuku 5-chome		★★				
	ORIX Shinagawa Building	★★★★	★★				
	ORIX Real Estate Nishi Shinjuku Building		★★★				
	Round-Cross Tamachi		★				
	MG Ichigaya Building		★★★				
	ARK Hills South Tower			★★★★			
	Round-Cross Akihabara		★★				
	Gaien Nishi-dori Building	★★★					
	Round-Cross Otemachi Kita	★★★★					
	ORIX Ikebukuro Building	★★★★★	★★				
	ORIX Meguro Building	★★★★★	★				
	Offices Akihabara Business Center		★★				
	Round-Cross Kawasaki	★★★★					
	Omiya Miyacho Building	★★★★★		★★★			
	Omiya Shimocho 1-chome Building	★★★★★					
	ORE Omiya Building	★★★★★	★★	★★★			
	SHINYOKOHAMA SQUARE BUILDING	★★★★★				★★★★	
	Nagoya Itochu Building	★★★★	★★	★★★			
	ORIX Koraibashi Building	★★★★	★★	★★★			
	Lunar Sendai		★★★★★				ZEB Oriented
	ORIX Nagoya Nishiki Building	★★★★★	★★★				
	ORE Sapporo Building	★★★★					
	ORIX Kobe Sannomiya Building	★★★★	★				
	ORE Nishiki 2-chome Bldg.	★★★★	★★★				
	DOJIMA PLAZA BLDG.	★★★★	★★				
	PRIME SQUARE HIROSE-DORI	★★★★	★★				
	Hamamatsu Act Tower (Office and Retail areas)	★★★★★		★★★			
	ORIX Yodoyabashi Bldg	★★★★					
	SAPPORO BRICK CUBE	★★★★					
	Naha Shin-Toshin Center Building	★★★★★					
	PACIFIC SQUARE NAGOYA NISHIKI	★★★★★	★★				
	Sapporo 22 square		★★★★				
	Sun Marion Tower			★★★			

Retail Facilities	Nihon Jisho Minami Aoyama Building	★★★★★					
	CUBE Daikanyama	★★★★					
	JouLe SHIBUYA	★★★★★	★★				
	aune Ikebukuro	★★★★	★				
	aune Kohoku	★★★★	★★				
	aune Makuhari	★★★★	★★				
	CROSS GARDEN KAWASAKI	★★★★★	★★★★★				
	aune Yurakucho			★★			
	Morioka Minami Shopping Center Sansa	★★★★					
	intervillage OH! MAGARI	★★★★★	★★★★				
	aune Tenjin	★★★★	★★				
	Sendai Minamimachidori Building	★★★★					
	anue Kyoto Sanjo(retail area)	★★★★★					
Residential Properties	Shibaura Island Air Tower	★★★★		★★★★★			
	Central Crib Roppongi			★★★			
	Cross Residence Kamata			★★★			
	Belle Face Hongo Yumicho			★★★			
	West Park Tower IKEBUKURO			★★★			
	Cross Residence Higashijujo			★★			
	Cross Residence Kamata II			★★			
	R-Styles Musashi-Kosugi			★★★			
	Cross Residence Osaka Shinmachi			★★★			
	Belle Face Amagasaki		★★	★★★★			
Logistics Facilities	Toda Logistics Center	★★★★	★★★★				
	Ichikawa Logistics Center	★★★★					
	Iwatsuki Logistics Center	★★★★	★★★★				
	Sakai Logistics Center North Building		★★★★	★★★★★			
	Komaki Logistics Center	★★★★★	★★★★				
Hotels and Others	Cross Gate (retail area)	★★★★★					
	Hotel Universal Port		★★		★★★		
	Tokyo Bay Maihama Hotel First Resort				★★★		