

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	FY2021	FY2022	FY2023	FY2024	FY2025
Electric Power Consumption	MWh	★ 152,985	★ 160,456	★ 163,736	★ 161,907	168,699
(Conversion)	MJ	550,746	577,642	589,451	582,864	607,316
Fuel Use	MWh	★ 36,758	★ 47,042	★ 45,993	★ 40,645	47,456
(Conversion)	MJ	132,329	169,353	165,576	146,323	170,842
District Heating & Cooling Use	MWh	32,096	34,474	36,418	33,945	31,767
(Conversion)	MJ	115,546	124,105	131,105	122,202	114,361
Total Energy Consumption	MWh	★ 221,839	★ 241,972	★ 246,148	★ 236,497	247,922
(Conversion)	MJ	798,620	871,100	886,132	851,390	892,519
Energy Consumption Intensity	kl/㎡	0.01744	0.01881	0.01899	0.01810	0.20483
Floor area as a basis of intensity calculation	㎡	1,181,646	1,194,691	1,203,812	1,215,605	1,210,351

*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, FY2023 and FY2024.

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	FY2021	FY2022	FY2023	FY2024	FY2025	Average (FY2021～2025)
Total Energy Consumption(Crude Oil Equivalent) Energy Conservation Act	kl	26,544	27,247	27,471	—	—	—
Revised Energy Conservation Act	kl	—	—	24,067	23,591	24,185	—
Energy Consumption Intensity Energy Conservation Act	kl/㎡	0.04032	0.04121	0.04104	—	—	—
Revised Energy Conservation Act	kl/㎡	—	—	0.03596	0.03517	0.03415	—
Floor area as a basis of intensiv calculation	㎡	658,300	661,200	669,300	670,800	708,300	—
Year on Year	%	—	102.2%	99.6%	97.8%	97.1%	99.2%

*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-CO₂e)

			Baseline year						
			FY2021	FY2022	FY2023	FY2024	FY2025	Note	
Scope 1	Fuel-derived	a	★ 746	★ 747	★ 789	★ 754	679		
	Fluorocarbon leak portion	b	1,001	1,250	★ 787	★ 1,029	1,128		
	Scope 1 Subtotal	c	1,747	1,997	★ 1,576	★ 1,783	1,807		
Scope 2 (market-based method)		d	★ 20,399	★ 20,580	★ 18,570	★ 17,581	16,848		
	Reduction non-fossil fuel certificates	-	—	—	★ 92	★ 0	0		
Scope 2 (location-based method)		e	21,569	22,027	★ 22,405	★ 20,736	20,345		
Scope 3	Category 1	Purchased goods and services	f	4,338	4,392	★ 6,905	★ 7,112	7,267	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	12,420	
	Category 3	Fuel and energy-relate activities not included in Scopes 1 and 2	h	6,829	7,412	★ 6,310	★ 6,066	5,797	
	Category 5	Business waste	i	1,394	1,156	★ 1,229	★ 1,013	1,319	
	Category 13	Areas managed by OJR	j	★ 28,815	★ 27,571	★ 24,317	★ 18,647	20,073	
		Areas managed by tenants	k	★ 32,962	★ 34,570	★ 33,282	★ 32,379	35,226	
		Category 13 Subtotal	l	★ 61,777	★ 62,141	★ 57,598	★ 51,027	55,299	
	Category 15	Investee	m	—	—	★ 140	★ 155	—	
	Scope3 Subtotal		n	83,326	84,920	★ 80,842	★ 82,512	82,102	
Total (c+d+n)		o	105,472	107,497	100,988	101,876	100,757		

(t-CO₂e)

			Baseline year					Target	Target
			FY2021	FY2022	FY2023	FY2024	FY2025	FY2030	FY2050
Indicators, targets, and results	2050 target	o	105,472	107,497	100,988	101,876	100,757	—	10,547
	OJR 2030 Reduction Target	c+d+j	50,961	50,148	44,463	38,011	38,728	29,557	
	Reduction rate compared to baseline year		—	1.6%	12.8%	25.4%	24.0%	42.0%	
	Sustainability Linked Loan•SPT	p=a+d+j	49,960	48,898	43,676	36,982	37,600	28,977	
	Reduction rate compared to baseline year		—	2.1%	12.6%	26.0%	24.7%	42.0%	
	Floor area as a basis of intensity calculation (Only areas under OJR' s operational control) / m ²	q	763,177	771,908	797,860	800,804	784,079		
	Energy intensity	p/q	0.06546	0.06335	0.05474	0.04618	0.04795	—	
	SBT SME Near-Term Target	c+d	22,146	22,577	20,146	19,355	18,655	12,845	
	Reduction rate compared to baseline year		—	-1.9%	9.0%	12.6%	15.8%	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.

CO₂ emission by property type ad category

(t-CO₂)

		FY2022	FY2023	FY2024	FY2025
Office	Scope 1	672	682	640	538
	Scope 2 (market-based method)	16,241	14,265	13,261	12,541
	Scope 3 (Category13)	29,113	25,683	21,713	22,635
	Office total	46,026	40,630	35,614	35,715
Retail Facilities	Scope 1	74	107	114	141
	Scope 2 (market-based method)	1,850	1,632	1,501	1,624
	Scope 3 (Category13)	12,670	11,062	9,725	9,271
	Retail Facilities total	14,594	12,801	11,340	11,036
Residential Properties	Scope 1	1	0	0	0
	Scope 2 (market-based method)	1,990	2,024	2,175	2,138
	Scope 3 (Category13)	1,192	3,262	3,334	3,346
	Retail Facilities total	3,183	5,287	5,509	5,484
Logistic Facilities	Scope 1	0	0	0	0
	Scope 2 (market-based method)	0	0	97	0
	Scope 3 (Category13)	4,805	4,100	3,817	3,902
	Logistics Facilities total	4,805	4,100	3,914	3,902
Hotel and Others	Scope 1	0	0	0	0
	Scope 2 (market-based method)	499	649	547	545
	Scope 3 (Category13)	14,360	13,490	1,249	16,145
	Hotel and Others total	14,859	14,139	12,986	16,690

Renewable Energy in Detail

(kWh)

Items		FY2021	FY2022	FY2023	FY2024	FY2025
Renewable energy power Generation	a	218,591	237,306	177,061	185,105	299,845
Electricity Derived from Real Renewable Energy	b	3,101,276	13,818,268	18,962,930	35,158,515	40,454,975
Utilization of electricity derived from real renewable energy	c=a+b	3,319,867	14,055,574	19,139,991	35,343,620	40,754,820
Utilization of electricity that OJR has managerial rights	d	152,984,910	160,456,225	163,736,493	161,906,710	168,699,019
Introduction rate of renewable energy	c/d	2.17%	8.76%	11.69%	21.83%	24.16%
Number of properties using renewable energy		7	8	9	16	24

*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	FY2021	FY2022	FY2023	FY2024	FY2025
Hazardous waste	t	0	8	0.4	0.3	0.2
Harmless waste	t	8,915	8,158	8,415	7,508	7,860
Total Waste	t	★ 8,915	★ 8,165	★ 8,415	★ 7,508	7,861
Landfill disposal	%	1.29	0.88	0.94	0.58	1.40
Incineration	%	24.8	32.6	1.6	0.6	0.7
Conversion process to energy	%	18.7	14.6	42.6	45.7	44.9
Recycling	%	55.3	51.9	54.8	53.1	53.0

*★indicates data are verified by JQA.

Water Usage (common areas)

Items	Unit	FY2021	FY2022	FY2023	FY2024	FY2025
Water Usage	1,000m ³	★ 228	★ 251	★ 280	★ 278	304

*★indicates data are verified by JQA

Green Building Certifications

As of March 31, 2026

Item	(Unit)	FY2021	FY2022	FY2023	FY2024	FY2025
DBJ	Number of properties	15	15	15	20	13
	GFA coverage ratio	26%	28%	26%	34%	18%
CASBEE	Number of properties	46	46	46	46	49
	GFA coverage ratio	60%	55%	60%	58%	59%
BELS	Number of properties	35	36	35	35	35
	GFA coverage ratio	42%	38%	42%	41%	42%
Total of the Energy-saving certification	GFA coverage ratio	83%	84%	82%	82%	79%

*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		Total of operating revenues
		Ratio	
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
Fiscal Period of 47-48 2025.3.1-2026.2.28	40,697	68%	59,604

List of Green Building Certified Properties

Type	Property	CASBEE® for Real Estate	BELS	DBJ Green Building Certification	ResReal (Flood)	CASBEE® for Wellness Office	ZEB
Office	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	★★★★★★				★★★★★	
	PRIME SHINYOKOHAMA	★★★★★					
	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			★★★			

Type	Property	CASBEE® for Real Estate	BELS	DBJ Green Building Certification	ResReal (Flood)	CASBEE® for Wellness Office	ZEB
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	★★★★					
	Shibaura Island Air Tower	★★★★		★★★★★			
Residential Properties	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		★★				
	Toda Logistics Center	★★★★	★★★★				
	Ichikawa Logistics Center	★★★★					
	Iwatsuki Logistics Center	★★★★	★★★★				
Logistics Facilities	Sakai Logistics Center North Building		★★★★	★★★★★			
	Komaki Logistics Center	★★★★★	★★★★				
Hotels and Others	Cross Gate (retail area)	★★★★★					
	Hotel Universal Port		★★		★★★		
	Tokyo Bay Maihama Hotel First Resort				★★★		