

Verification Opinion



30 November 2023
Opinion No : SGS23/056

Mr. Atsuhiko Kida
Executive Director
Sekisui House Reit, Inc.
4-15-1 Akasaka, Minato-ku, Tokyo

Objective

SGS Japan Inc. (hereinafter referred to as "SGS") was commissioned by Sekisui House Reit, Inc. (hereinafter referred to as "the Organization") to conduct independent verification based on Criteria of Verification (ISO14064-3: 2019 and the SGS verification protocol) regarding the data prepared by the Organization on the scope of verification (hereinafter referred to as "the Statement"). The objective of this verification is to confirm that the Statement in the Organization's applicable scope has been correctly calculated and reported in the Statement in conformance with the criteria, and to express our views as a third party. The Organization is responsible for the preparation and fair presentation of the Statement.

Scope

The scope of verification is Scope1 and 2 emissions, energy consumption, Scope3 emissions, amount of water use, and amount of waste emission.

The periods subject to report are from 1 January 2022 to 31 December 2022 (amount of water usage only) and from 1 April 2022 to 31 March 2023 (excluding amount of water usage).

Refer to the attached file for the detailed scope of verification.

Procedure of Verification

The Statement was verified in accordance with Criteria of Verification, and the following processes were implemented at a limited level of assurance:

- Verification of the calculation system: Interviews on the measurement, tabulation, calculation, and reporting methods employed by the Organization as well as review of related documents and records
- Verification of the Statement: On-site verification and voucher review conducted at Hirokoji Garden Avenue and HK Yodoyabashi Garden Avenue, and analytical procedures and interviews for the other sites in the scope of verification carried out at the data aggregation site Jones Lang LaSalle K.K. Tokyo Headquarters

The criteria for this review are based on the GHG Emissions Calculation and Reporting Manual Ver. 4.9 and the protocol specified by the Organization.

Conclusion

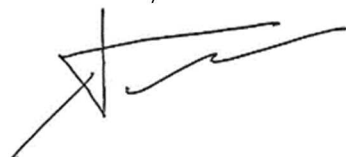
Within the scope of the verification activities employing the methodologies mentioned above, nothing has come to our attention that caused us to believe that the Organization's Statement was not calculated and reported in conformance with the criteria.

SGS Japan Inc. affirms our independence from the Organization, being free from bias and conflicts of interest with the Organization.

For and on behalf of SGS Japan Inc.

Yokohama business Park North Square I
134, Godo-cho, Hodogaya-ku, Yokohama
Knowledge
Management Committee Member
Head of Certification/Accreditation

Yuji Takeuchi



Attached file

30 November 2023
Opinion No : SGS23/056

The details of the scope of verification

The Scope	The Boundary	The Statement
1 The performance data Scope 1 and 2 include energy related CO ₂ from electricity and city gas use. Energy consumption	5 offices (Percentage ownership range), 107 residences	Scope1 : 795 t-CO ₂ Scope2 : 1,734 t-CO ₂ (Market Based)
2 Scope3 category13	5 offices (Percentage ownership range), 1 hotel/office complex, 19 residences *The verification scope details are provided in Appendix 1	6,410 t-CO ₂
3 Amount of water use	5 offices (Percentage ownership range), 1 hotel/office complex, 111 residences *For the 78 residences, including the amount of water usage in the residential units	866,107 m ³
4 Amount of waste emission	5 offices (Percentage ownership range), 1 hotel/office complex *Excluding the amount of industrial waste from tenants who have direct contracts with waste disposal contractors	884 t

Appendix 1: Scope 3 Category 13 Verification Scope Details

Asset Type	Property No.	Property Name	Verification Scope		
			Electricity (in tenants)	Electricity (in residential units)	City-gas (in tenants)
Office	O-001	Garden City Shinagawa Gotenyama	○		○
Office	O-003	Hommachi Minami Garden City	○		○
Hotel / Office Complex	O-004 H-001	Hommachi Garden City	○		○*1
Office	O-005	HK Yodoyabashi Garden Avenue	○		○*1
Office	O-006	Hirokoji Garden Avenue	○		○
Office	O-007	Akasaka Garden City	○		○
Residence	R-001	Esty Maison Ginza		○	
Residence	R-003	Esty Maison Ebisu II		○*2	
Residence	R-012	Esty Maison Sugamo		○*2	
Residence	R-047	Prime Maison Ginza East		○	
Residence	R-054	Esty Maison Togoshi		○*2	
Residence	R-070	Prime Maison Hatchobori		○*2	
Residence	R-076	Esty Maison Kinshicho II	○		
Residence	R-077	Esty Maison Ojima	○		
Residence	R-079	Esty Maison Tsurumai	○		
Residence	R-081	Prime Maison Shinagawa	○		
Residence	R-082	Prime Maison Odorikoen	○		
Residence	R-083	Prime Maison Minami 2-jo	○		
Residence	R-087	Prime Maison Ebisu	○		
Residence	R-092	Prime Maison Yokohama Nihon-odori	○		
Residence	R-102	Prime Maison Otsuka	○		
Residence	R-106	Esty Maison Toyosu Residence	○		
Residence	R-121	Prime Maison Nakameguro	○		
Residence	R-122	Prime Maison Itabashi	○		
Residence	R-123	Prime Maison EGOTANOMORI	○		

*1 Excluding city gas usage contracted directly by tenants.

*2 Limited to electricity usage for March 2023.