



Progress of the Mitsui Fudosan Decarbonization Action Plan

~Initiatives Involving the Entire Supply Chain~

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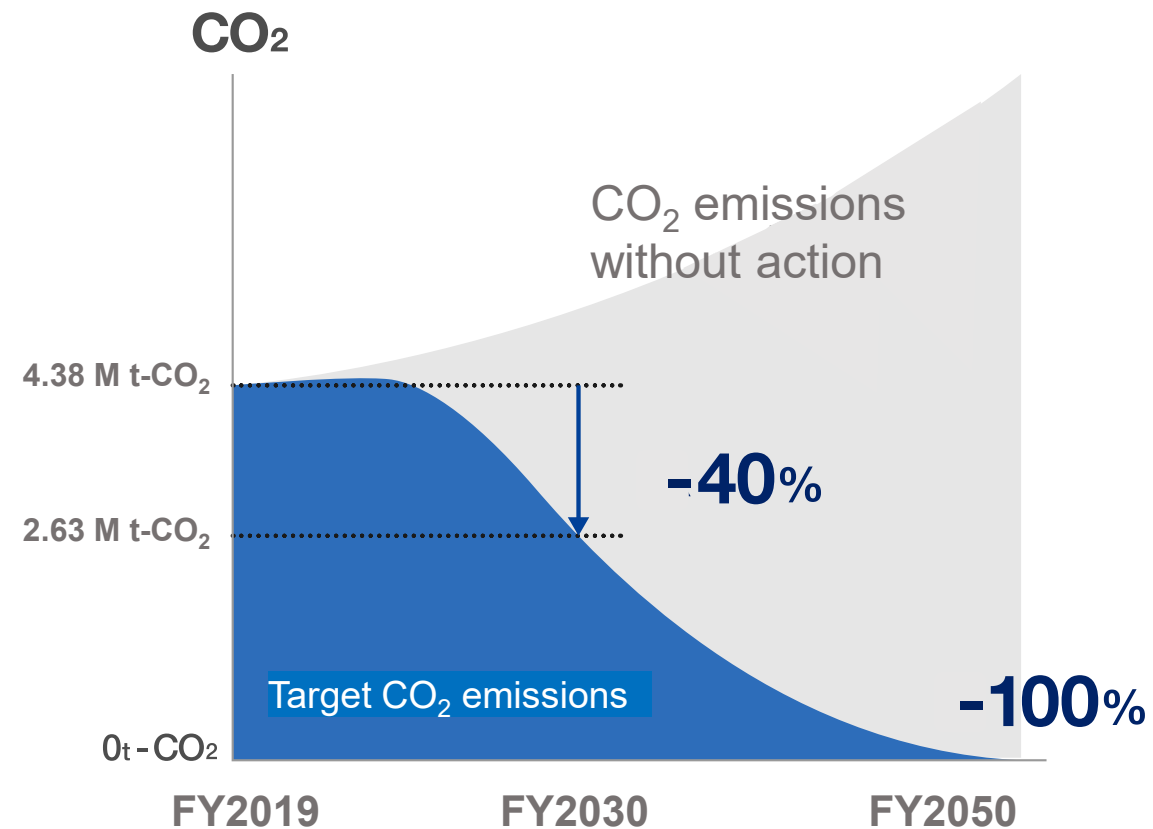
▶ Group Action Plan to Realize a Decarbonized Society

Reduce Group-wide Greenhouse Gas (GHG) emissions

By 40% By 2030
(vs. FY2019))



Achieve net-zero emissions By 2050



Five Priority Initiatives Under Decarbonization Action Plan

1 Improve **environmental performance** of new and existing properties

2 **Greening of electricity** in common areas of properties and spaces used by the Group

3 Provide **Green Menu** to tenants and buyers

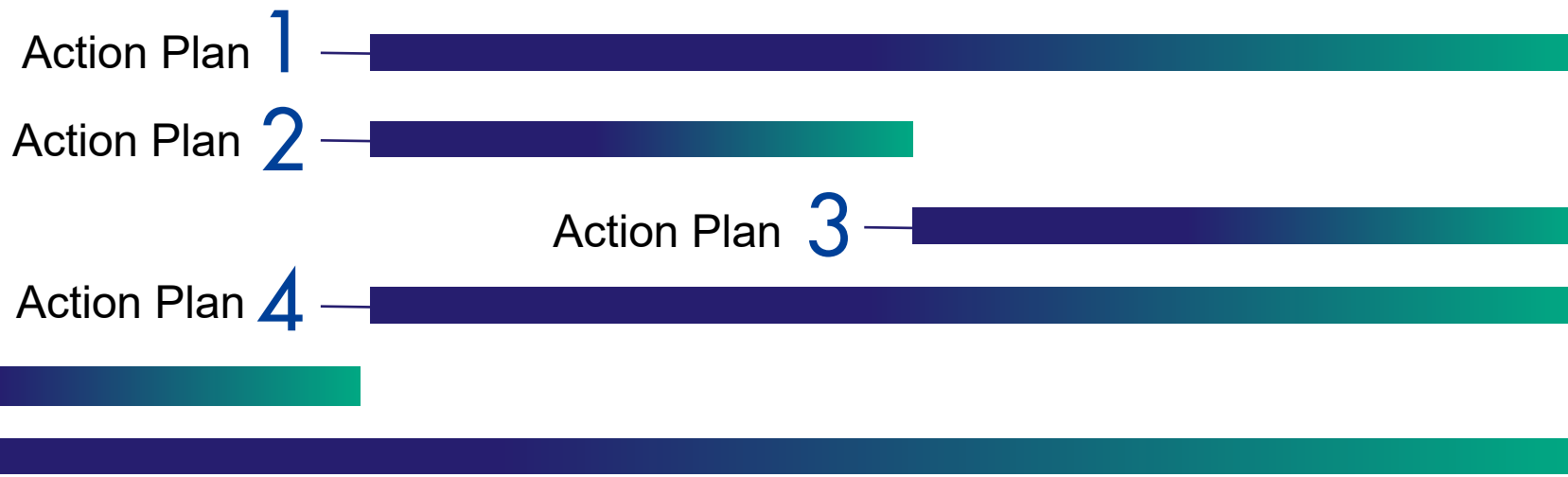
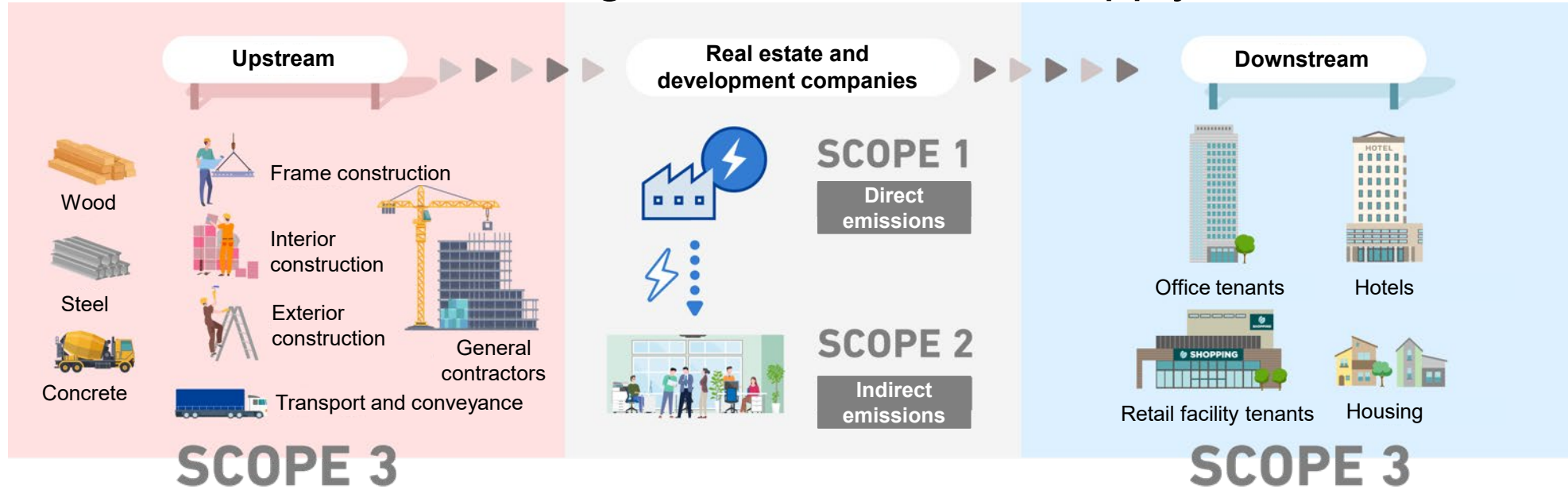
4 Secure stable **renewable energy** sources

5 Initiatives to **reduce CO₂ emissions during construction**

Other major initiatives

- Forest utilization
- Acquisition of external certificates
- Open innovation
- Initiatives in neighborhood creation
- Establishment of internal systems

GHG emissions on the neighborhood creation supply chain



1 Improve environmental performance of new and existing properties

- New Properties ▶ Realize ZEB/ZEH-level environmental performance at all properties
- Existing Properties ▶ Renovate to raise energy efficiency performance at properties and create renewable energy onsite

In principle, all new buildings constructed after Decarbonization Action Plan in 2021 achieved ZEB/ZEH-level environmental performance.

Steadily renovate to raise energy efficiency performance at existing properties.

ZEB



Mitsui Garden Hotel Jingu-Gaien Tokyo Premier

Tokyo Midtown Yaesu

Mitsui Shopping Park LaLaport SAKAI

Mitsui Fudosan Logistics Park Ebina I

ZEH



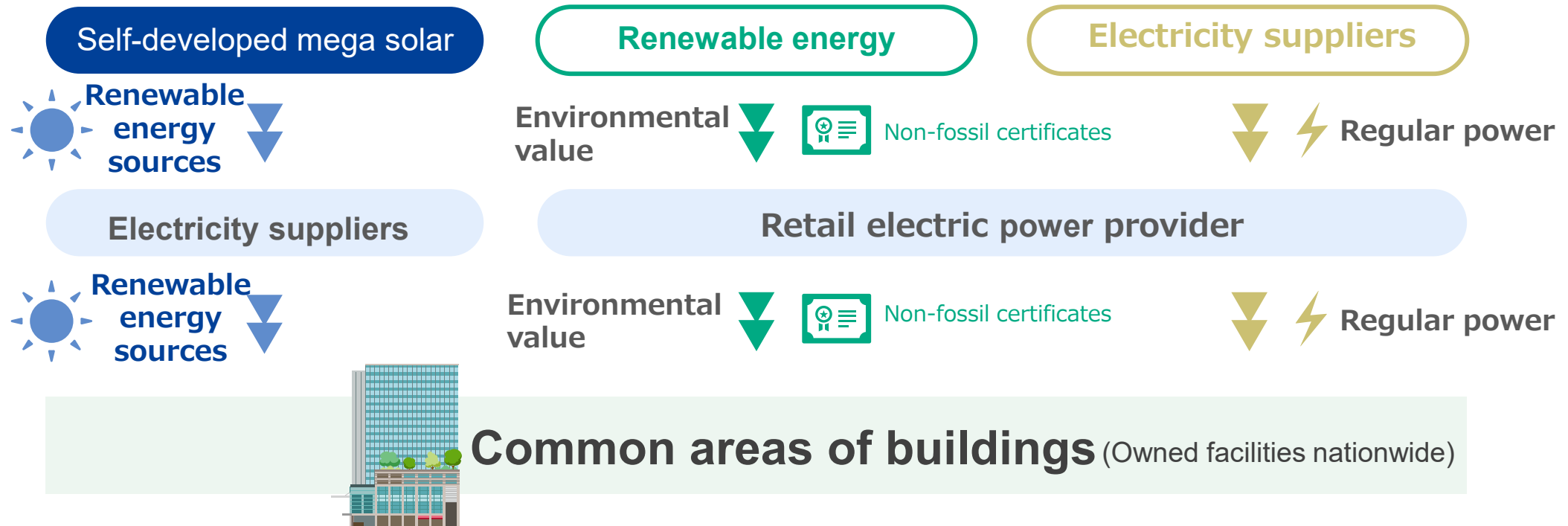
Mita Garden Hills

*The ZEB Oriented scope of certification at LaLaport SAKAI covers “merchandise sales, etc.,” which excludes the floor area occupied by its eating and drinking establishments from the total floor area of the commercial building.

*The scope of certification of ZEB Ready at Yaesu Central Tower is the portion used for offices.

2 Greening of electricity in common areas of properties and spaces used by the Group

- By FY2030, achieve greening of electricity consumption in common areas of properties and spaces used by the Group at all facilities owned nationwide



Expanding green electricity to **approx. 180 facilities** in the three major metro areas, Tokyo, Kansai, and Chubu

Completed deployment of green electricity at **25 buildings in the Tokyo metro area** by FY2022

3 Provide Green Menu to tenants and buyers

- Support tenant companies and buyers in their efforts to decarbonize by proposing Green Menu
- Provide a green menu to tenants (20% or more) and buyers (10% or more)

Service proposals to provide green electricity to tenant companies



For home buyers, provide a mechanism that combines high-voltage collective power reception with sustainable energy and offer greening through deployment of Ene-Farm



Deployment of green energy
at tenant companies by FY2022

▶ Total **62** projects

Over 100 projects planned for this fiscal year

4 Secure stable renewable energy sources

- Develop mega-solar with a total output of approx. 175,000 kW by FY2030 and promote the energy creation business at a rate of total power generation of 380 M kWh/year

Existing mega-solar business
5 sites nationwide (93.9ha)

+

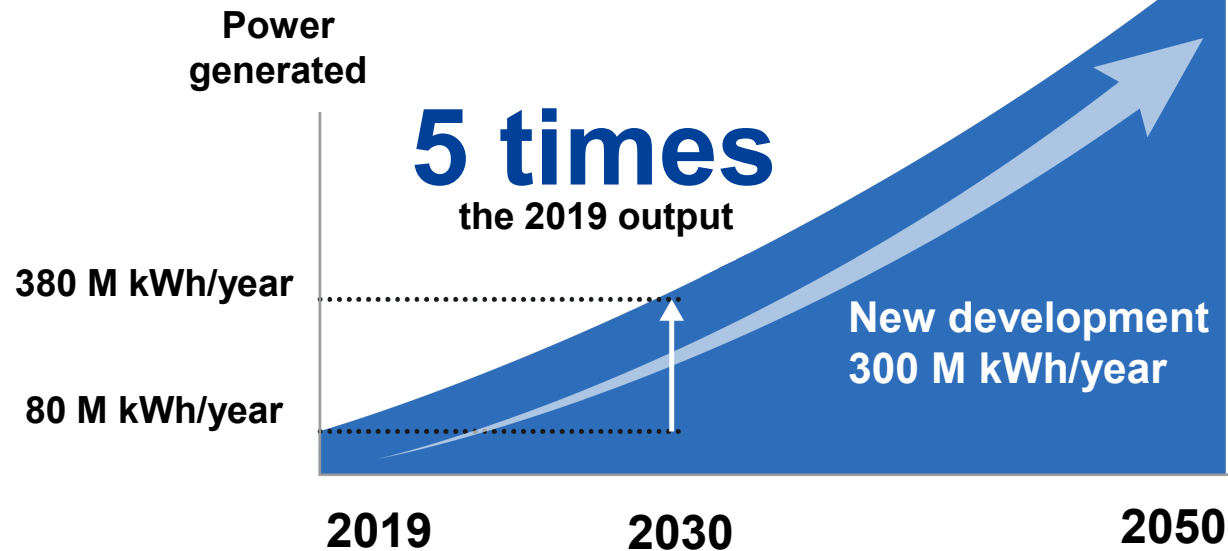
2022

Secure land for mega-solar
 development
7 sites (approx. 23 M kWh/year)

➤

Reduce CO₂ by **10,000 t** annually

Supply electricity to sites we own such Tokyo Midtown Hibiya and sites in the Hokkaido and Chugoku regions



Tomakomai Solar Power Plant



Hachinohe Solar Power Plant

Saving energy through high energy efficiency

1 Improve environmental performance of new and existing properties

Upstream

Downstream

MITSUI FUDOSAN



2 Greening of electricity in common areas of properties and spaces used by the Group

Supply green energy

3 Provide Green Menu to tenants and buyers

Create green energy

4 Secure stable renewable energy sources

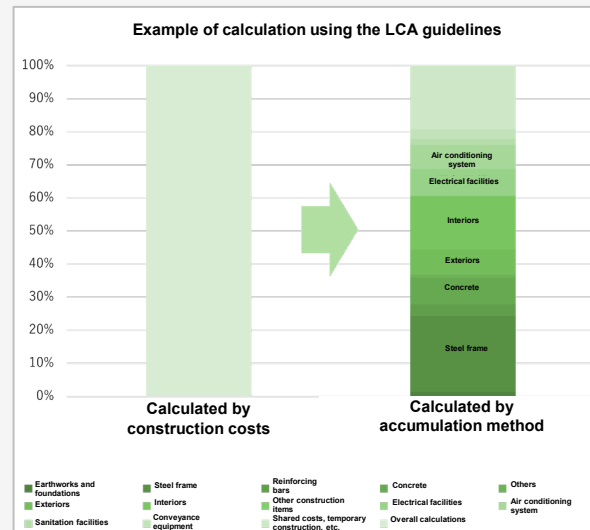
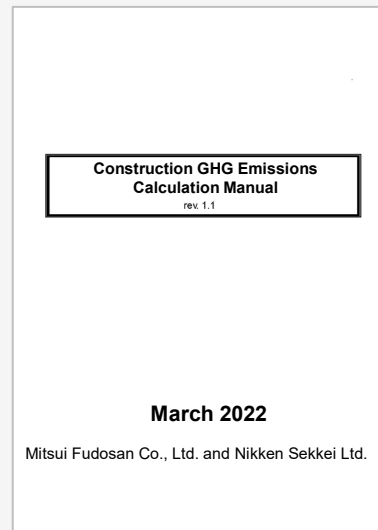


5 Initiatives to reduce CO₂ emissions during construction

- Develop tools to accurately grasp CO₂ emissions during construction
- Require submission of a reduction plan by construction companies, etc.

Formulated and published

“Construction GHG Emissions Calculation Manual”



Creating of appropriate indicators for decarbonization

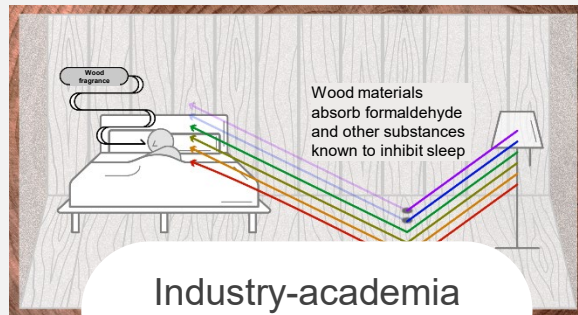
Develop and promote the widespread use of rules for visualizing GHG emissions

Differing from the conventional methods (emissions = total construction costs times emissions per unit (kg/yen)), this makes it possible visualize emissions by type of work and material

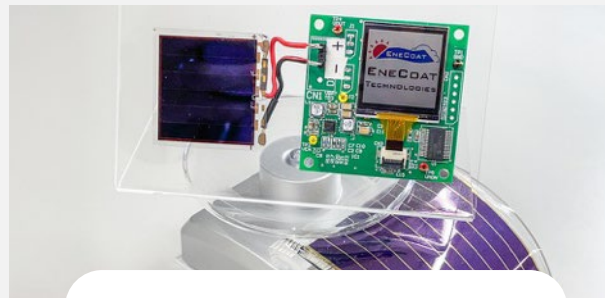
Other Major Initiatives

Forest utilization / open innovation / urban development initiatives, etc.

Promote open innovation



Industry-academia
partnerships

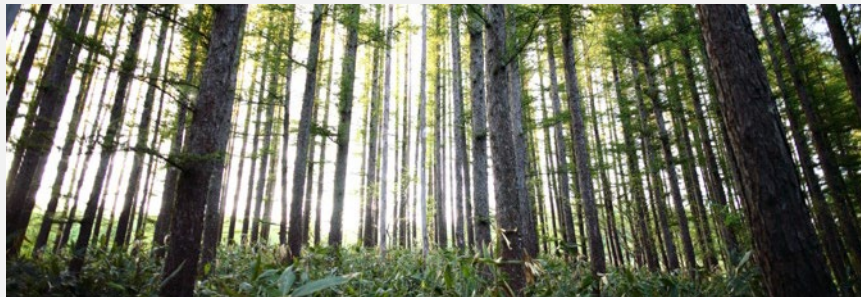


Perovskite solar cell



Venture capital
investment

Forest utilization



Support for next-generation renewable energy development



Other Major Initiatives

Forest utilization / open innovation / urban development initiatives, etc.

Acquisition of external certifications

- External certifications that commend the Company **GRESB** (existing properties in operation)



G R E S B
★★★★★ 2023

Acquired a
5-Star rating
(October 2023)



G R E S B
REAL ESTATE
sector leader 2023

Selected as a
global sector leader
(October 2023)

- External certification commending **individual properties** Acquired for 84 properties as of the end of FY2022

Main certified properties



Tokyo Midtown Yaesu

- DBJ Green Building 5 Stars
- CASBEE Smart Wellness Office S Rank



Nihonbashi Muromachi Mitsui Tower

- DBJ Green Building 5 Stars



As a platformer, Mitsui Fudosan intends to bring about **decarbonization impacts**

not only for the supply chain **but for society as a whole**

1

Improve environmental performance of new and existing properties

2

Greening of electricity in common areas of properties and spaces used by the Group

3

Provide **Green Menu** to tenants and buyers

4

Secure stable **renewable energy sources**

5

Initiatives to **reduce CO₂ emissions during construction**

