

Nippon Building Fund Inc.

2025 Environmental Performance

Energy consumption

Item	Unit	2025	Assurance
Total energy consumption	(thousand kWh)	342,430	☑
Fuel consumption	(thousand kWh)	53,647	☑
Electricity consumption	(thousand kWh)	221,010	☑
Other heat consumption	(thousand kWh)	67,738	☑
Renewable energy self-consumption	(thousand kWh)	36	☑
Energy consumption intensity	(kWh/m ²)	180.6	
Non-fossil fuel certificate utilization	(thousand kWh)	54,597	

Greenhouse gas emissions

Item	Unit	2025	Assurance
CO ₂ emissions: before deduction of Non-fossil fuel certificate	A = ①+②a +③a (t-CO ₂)	122,062	☑
Scope1 emissions	① (t-CO ₂)	3,724	☑
Scope2 emissions: before deduction of Non-fossil fuel certificate	②a (t-CO ₂)	16,701	☑
Scope2 Non-fossil fuel certificate utilization	②b (t-CO ₂)	13,415	☑
Scope2 emissions: after deduction of Non-fossil fuel certificate	②c (t-CO ₂)	3,286	☑
Scope3 (category13) emissions: before deduction of Non-fossil fuel certificate	③a (t-CO ₂)	101,636	☑
Scope3 Non-fossil fuel certificate utilization	③b (t-CO ₂)	11,953	☑
Scope3 (category13) emissions: after deduction of Non-fossil fuel certificate	③c (t-CO ₂)	89,683	☑
Total Scope2,3 Non-fossil fuel certificate utilization	B = ②b+③b (t-CO ₂)	25,368	☑
CO ₂ emissions: after deduction of Non-fossil fuel certificate	C = A-B (t-CO ₂)	96,694	☑
CO ₂ emissions intensity	(kg-CO ₂ /m ²)	51.0	

Water consumption

Item	Unit	2025	Assurance
Total water consumption	(thousand m ³)	1,301	☑
Purchased water consumption	(thousand m ³)	1,164	☑
Other water consumption	(thousand m ³)	137	☑
Water consumption intensity	(m ³ /m ²)	0.61	

Waste emissions

Item	Unit	2025	Assurance
Total waste emissions	(t)	6,060	
General waste emissions	(t)	4,618 ※	
Industrial waste emissions	(t)	1,441	☑
Ratio by method of waste disposal			
Landfilling	(%)	4.6	
Incineration	(%)	33.9	
Recycling	(%)	60.3	

※Of the general waste emissions, 2,590 t☑ are assured. The scope covered by the assurance is as described in “[Notes on the performance] 3. Calculation method ④”.

The ☑ mark indicates that the data for 2025 has received the independent practitioner’s assurance by Deloitte Tohmatsu Sustainability Co., Ltd. in the Japanese version of this report.

Issue date: 2026/6/25

[Notes on the performance]

1. Scope of data calculation

- In principle, all properties owned by Nippon Building Fund Inc. (the "NBF") during the period from January 1 to December 31, 2025, are covered.
- Calculations are made taking into account NBF's share in each property held.
- Regarding gas consumption, some data such as amount of city gas consumption, contracted directly by tenants, which is difficult to calculate, is excluded.
- Waste data for properties where building management is performed by tenants (NBF Osaki Building and NBF Ginza Street Building), are excluded.
- Portions that are difficult to aggregate, such as residential areas, are excluded from the data aggregation.

2. Calculation period

Calculation period: January 1st through December 31st 2025

3. Calculation method

① Energy consumption

Total energy consumption = Σ (consumption by energy type \times heating value conversion factor \times conversion rate for electricity)

Calculated by using the conversion factor based on the "Act on Rationalization of Energy Use and Shift to Non-fossil Energy"

Energy type: city gas, bunker A, diesel oil, electricity, cool water, warm water, steam, other hot water

② Greenhouse gas emissions

Scope of greenhouse gas: Energy origin CO₂

Energy origin CO₂ emissions = Σ (energy consumption \times CO₂ emission factor)

The CO₂ emission factors for fuel and other heat are based on the "Greenhouse Gas Emission Calculation and Reporting Manual" published by Ministry of the Environment and Ministry of Economy, Trade and Industry.

i) The definitions of Scope 1, 2, and 3

Scope 1: CO₂ emissions associated with the use of fuel (city gas, bunker A, diesel oil) in properties excluding tenant-managed properties ("owner-managed properties").

Scope 2: CO₂ emissions from the use of purchased electricity and heat (electricity, cool water, warm water, steam, other hot water) in owner-managed properties. Emissions calculated based on tenants' energy consumption using the total floor area and tenants' exclusive area ("tenants' energy-derived CO₂ emissions") are excluded from the calculation.

Scope 3: CO₂ emissions from tenant energy consumption. For owner-managed properties, the total floor area and exclusive area for tenants are used to calculate tenant energy-derived CO₂ emissions.

ii) Non-fossil fuel certificate

NBF has been sourcing its real CO₂-free electricity together with a Non-fossil fuel certificate.

③ Water consumption

Total water consumption = Σ (Purchased water consumption^{*1} + Other water consumption^{*2})

*1 Purchased water consists of purchased clean water and industrial water among other things.

*2 Other water consists of water recycled inside the property, grand water, rainwater among other things.

④ Waste emissions

Total waste emissions = Σ (General waste emissions^{*1} + Industrial waste emissions)

Based on the "Waste Management and Public Cleansing Act"

*1 Out of the 71 properties subject to the calculation of general waste emissions, the scope covered by the assurance includes 45 properties calculated using one of the following measurement methods: ① Measurement by meters within individual properties, ② Measurement by waste collection contractors, ③ Measurement by garbage bags (weight conversion based on documented agreements).

⑤ Intensity figures

Each intensity figure = Total consumption of each / Floor space

Floor space is based on area under the Building Standards Act.

Intensity figures are corrected by annual average occupancy rate.

Corrected intensity figures = Non-Corrected Intensity Figures / Average vacancy rate [%]

Calculations of energy consumption intensity and CO₂ emission intensity are based on the energy consumption and CO₂ emissions that reflect the Non-fossil fuel certificate utilization.

4. Some variance come from rounding off.

(TRANSLATION)

INDEPENDENT PRACTITIONER'S ASSURANCE REPORT

June 25, 2026

Mr. Kenji Iino
Executive Director
Nippon Building Fund Inc.

Tomohiro Goto
Representative Director
Deloitte Tohmatsu Sustainability Co., Ltd.
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We have undertaken a limited assurance engagement of the environmental performance information indicated with for the year ended December 31, 2025 (the "Quantitative Environmental Information") included in the "Nippon Building Fund Inc. 2025 Environmental Performance" (the "Report") of Nippon Building Fund Inc. (the "Company").

The Company's Responsibility

The Company is responsible for the preparation of the Quantitative Environmental Information in accordance with the calculation and reporting criteria adopted by the Company (indicated with the Quantitative Environmental Information included in the Report). This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the Quantitative Environmental Information that is free from material misstatement, whether due to fraud or error. CO₂ quantification is subject to inherent uncertainty because of incomplete scientific knowledge used to determine emissions factors and numerical data.

Our Independence and Quality Management

We have complied with the independence and other ethical requirements of the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior. We apply International Standard on Quality Management 1, *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Our Responsibility

Our responsibility is to express a limited assurance conclusion on the Quantitative Environmental Information based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with the International Standard on Assurance Engagements ("ISAE") 3000, *Assurance Engagements Other than Audits or Reviews of Historical Financial Information*, issued by the International Auditing and Assurance Standards Board ("IAASB"), and ISAE 3410, *Assurance Engagements on Greenhouse Gas Statements*, issued by the IAASB.

The procedures we performed were based on our professional judgment and included inquiries, observation, inspection of documents, analytical procedures, evaluating the appropriateness of quantification methods and reporting policies, and agreeing or reconciling with underlying records. These procedures also included the following:

- Evaluating the suitability and availability of the criteria applied for the calculation and reporting of the Quantitative Environmental Information.
- Identifying and assessing the risks of material misstatement in Quantitative Environmental Information due to fraud or error.
- Obtaining an understanding of the Company's internal control system.
- Evaluating whether the Company's methods for estimates are appropriate and have been applied consistently.
- Performing site visits.
- Evaluating the appropriateness of the presentation of the Quantitative Environmental Information.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement.

Limited Assurance Conclusion

Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Quantitative Environmental Information is not prepared, in all material respects, in accordance with the calculation and reporting criteria adopted by the Company.

Notes to the Readers of Independent Practitioner's Assurance Report

The above represents a translation, for convenience only, of the original Independent Practitioner's Assurance Report issued in Japanese language.