



LRQA Independent Assurance Statement

Relating to Mori Building Co., Ltd.'s Greenhouse Gas Emissions Data for the fiscal year 2021

This Assurance Statement has been prepared for Mori Building Co., Ltd. in accordance with our contract.

Terms of Engagement

LRQA was commissioned by Mori Building Co., Ltd. ("the Company") to provide independent assurance on its greenhouse emissions data ("the report") for the fiscal year 2021, that is, from 1 April 2021 to 31 March 2022, against the assurance criteria below to a "level of assurance and materiality" using ISO 14064 – 3:2019 for greenhouse gas data.

Our assurance engagement covered the Company's and its consolidated subsidiaries' operations and activities in Japan and overseas, and specifically the following requirements:

- Verifying conformance with the Company's reporting methodologies for the selected datasets:
- Evaluating the accuracy and reliability of data for only the selected indicators listed below:

Environmental¹

- Scope 1 GHG emissions [tCO₂e]
- Scope 2 GHG emissions (Market-based, Location-based) [tCO₂e]
- Scope 3 GHG emissions (Category 1-7, 11) [tCO₂e]

Our assurance engagement excluded the data and information of the Company's suppliers, contractors and any third-parties mentioned in the report.

LRQA's responsibility is only to the Company. LRQA disclaims any liability or responsibility to others as explained in the end footnote. the Company's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the Report and for maintaining effective internal controls over the systems from which the Report is derived. Ultimately, the Report has been approved by, and remains the responsibility of the Company.

LRQA's Opinion

Based on LRQA's approach nothing has come to our attention that would cause us to believe that the Company has not, in all material respects:

- Met the requirements of the criteria listed above; and
- Disclosed accurate and reliable GHG emissions data as summarized in Table 1 below.

The opinion expressed is formed on the basis of a limited level of assurance² and at the materiality of the professional judgement of the verifier.

LRQA's Approach

LRQA's assurance engagements are carried out in accordance with ISO 14064-3:2019. The following tasks were undertaken as part of the evidence gathering process for this assurance engagement:

- Auditing the Company's data management systems to confirm that there were no significant errors, omissions or misstatements in the report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal verification.

¹ GHG quantification is subject to inherent uncertainty.

² The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



- Interviewing with those key people responsible for compiling the data and drafting the report.
- Sampling datasets and traced activity data back to aggregated levels;
- Verifying the historical GHG emissions data and records for the fiscal year 2021; and
- Visiting Roppongi Hills Mori Tower, Roppongi Energy Service, Grand Hyatt Tokyo and Roppongi Hills Residences A,B,C to confirm the data collection processes and record management practices.

Observations

Further observations and findings, made during the assurance engagement, are:

- It is expected that the level of understanding of the aggregation rules at each site and the accuracy of data management will be improved, resulting in more accurate and comprehensive reporting.

LRQA's Standards, Competence and Independence

LRQA implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition and ISO/IEC 17021-1 Conformity assessment – Requirements for bodies providing audit and certification of management systems – Part1: Requirements that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants.

LRQA ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

This is the only work undertaken by LRQA for the Company and as such does not compromise our independence or impartiality.

Signed

Dated: 15 July 2022

A handwritten signature in black ink, appearing to read 'Kazuyori Yukinaka', is written over a light grey rectangular background.

Kazuyori Yukinaka

LRQA Lead Verifier

On behalf of LRQA Limited

10th Floor, Queen's Tower A, 2-3-1 Minatomirai, Nishi-ku, Yokohama, JAPAN

LRQA reference: YKA00001089

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Table 1. Summary of Mori Buildings Group’s GHG emissions Data for FY 2021:

Scope	tCO₂e
Scope 1 GHG emissions	94,248
Scope 2 GHG emissions (Market-based)	121,437
Scope 2 GHG emissions (Location-based)	119,235
Scope 3 GHG emissions	484,620
Category 1	81,613
Category 2	231,801
Category 3	42,070
Category 4	464
Category 5	6,351
Category 6	506
Category 7	904
Category 11	120,911