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For Immediate Release

Investment Corporation

Japan Real Estate Investment Corporation

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Announcement of Setting New Targets for CO₂ Emissions Reduction

Japan Real Estate Investment Corporation (“JRE”) hereby announces that it has newly revised its targets for CO₂ emissions reduction as we expect to achieve the previous targets announced in 2020 ahead of schedule.

1. New Targets for CO₂ Emissions Reduction

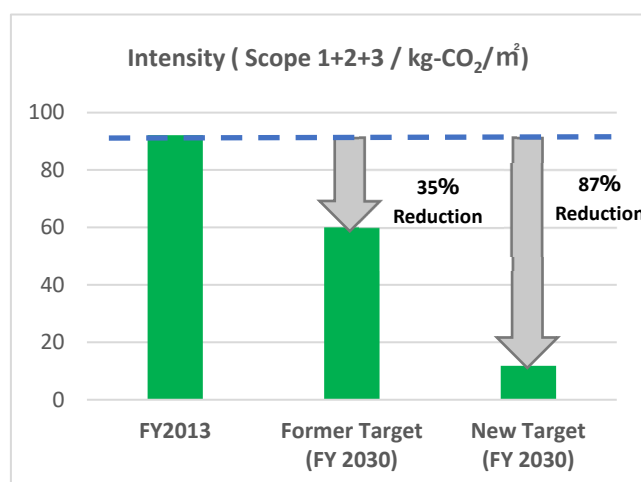
Absolute CO₂ emissions

80% reduction by FY2030 (Base year: FY2019)

Net zero by FY2050

<Reference> Comparison with the previous targets (Base year: FY2013/intensity basis)

If the 80% reduction in the new target is converted to the former target criteria announced in 2020 (base year: 2013/intensity basis), the 35% reduction rate then would be raised to 87%.



2. SBTi Approval and RE100 Membership

We have determined the new targets that we considered feasible and ambitious based on the external expert verification, as well as internal verification for reduction methods such as introducing renewable electricity.

We have submitted the new reduction targets to the “Science Based Target Initiative (“SBTi”)”^{(*)1} and expect to obtain the approval. Furthermore, we have also applied for the membership of the global initiative “RE100”^{(*)2} and aim to make 90% of electricity used at our buildings renewable electricity by 2030 and 100% by 2050.

3. Changes in the New Targets in Line with the SBTi Criteria

(1) Change from intensity targets to absolute targets

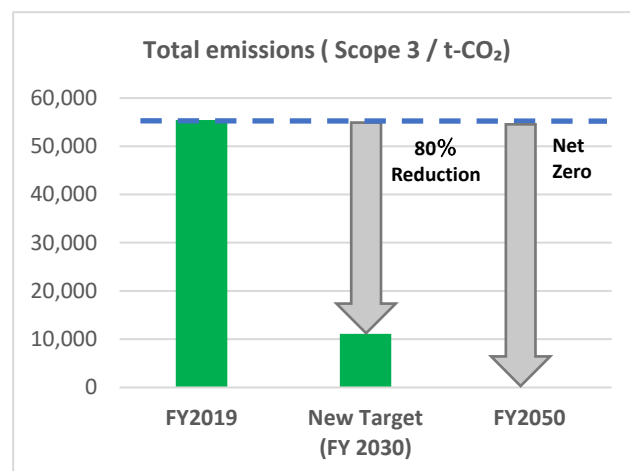
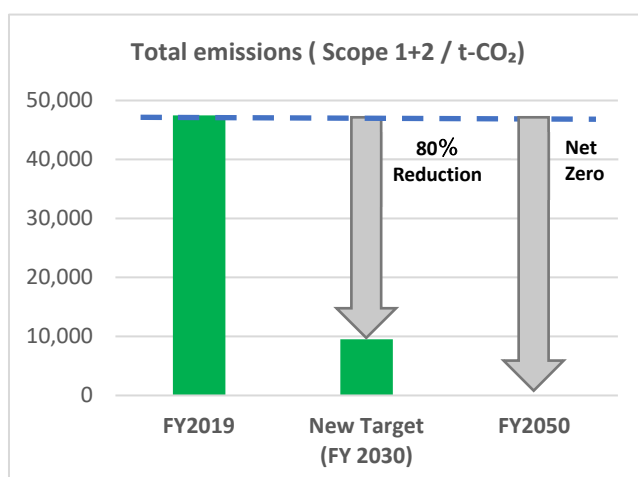
Since the SBTi recommends setting of absolute reduction target, we have changed intensity targets to absolute target.

(2) Change of the base year

The SBTi recommends using the most recent year for which data is available. However, since 2020 was greatly impacted by the COVID-19 pandemic, we have set 2019 as the new base year.

(3) Management of reduction targets by scope^{(*)3}

Since the SBTi requires small and medium-sized enterprises (SMEs) to commit and reduce their “scope 1 and 2” emissions and annually disclose the progress, we will track CO₂ emissions separately for “scope 1 and 2” and “scope 3” going forward. As to scope 3, we will press ahead with reduction through cooperation with tenants and other efforts.



JRE will further promote initiatives to realize a decarbonized society by proactively introducing renewable electricity in addition to renovating its buildings and making efforts to own more ZEBs (Zero Energy Building).

For JRE’s initiatives on ESG, please refer to the following website.

Website for JRE’s ESG initiatives: <https://jre-esg.com/en/>

(*)1 The SBTi is a global joint initiative by CDP, the United Nations Global Compact, the World Resources Institute (WRI) and the World Wide Fund for Nature (WWF), established in 2015. It promotes the validation and certification of science-based GHG emissions reduction targets set by private companies to achieve the goal upheld at the Paris Treaty (limiting global warming due to climate change to below 2°C compared with pre-industrial levels).

(*)2 RE100 is the global corporate renewable energy initiative bringing together hundreds of large and ambitious businesses committed to 100% renewable electricity.

(*)3 Explanation of each scope:

Scope 1: Direct combustion of fossil fuels (gas, heavy oil)

Scope 2: Indirect combustion for electricity use and district heating and cooling

Scope 3: Indirect combustion for fossil fuel/electricity use at sections leased to tenants, etc.

This is the English translation of the announcement in Japanese dated March 18, 2022.

No assurance or warranties are given for the completeness or accuracy of this English translation.