



Independent Assurance Report

Mr. Takamasa Kato
Representative Director, President
Sotetsu Holdings, Inc.

We, SOCOTEC Certification Japan (hereafter "SOCOTEC"), have performed a limited assurance engagement, in response to the entrustment from Sotetsu Holdings, Inc. (hereafter the "Company"), in order to provide an opinion as to whether the subject matter information ("FY2024 Sotetsu Group GHG Emissions, Energy Consumption Calculation Report" (period: 1 April 2024 to 31 March 2025)) of the Company meets the criteria in all material respects.

1 Subject Matter Information and Criteria

The subject matter information for our assurance is a "report on Energy-derived CO2 and environmental performance data (shown in the Appendix)" covering the operations and activities at the Company and its consolidated companies in Japan and overseas (24 domestic subsidiaries and four overseas subsidiaries) described in the "FY2024 Sotetsu Group GHG Emissions, Energy Consumption Calculation Report" (period: 1 April 2024 to 31 March 2025).

The criteria for preparing subject matter information is the "Sotetsu Group GHG Emissions, Energy Consumption Calculation Procedures(Ver1.0)".

In addition, the "Sotetsu Holdings, Inc. Sustainability Linked Finance Framework February 2025" (hereinafter referred to as the "Sotetsu Holdings, Inc. SLL Framework"), which was formulated by the Company in accordance with the "Sustainability-Linked Bond Principles (2024)" established by the International Capital Market Association (ICMA), the "Sustainability Linked Loan Principles (2023)" established by the Loan Market Association (LMA), the Asia Pacific Loan Market Association (APLMA) and the Loan Syndication & Trading Association (LSTA), and the "2024 Sustainability Linked Bond Guidelines" and the "2024 Sustainability Linked Loan Guidelines" established by the Ministry of the Environment, for the purpose of financing companies through sustainability linked loans, stipulates that annual reporting on the progress of the SPT and verification by a third-party organisation are required. Therefore, in addition to the above subject matter information, this verification also included KPI: Percentage reduction in CO2 emissions (Scope 1 + 2) in Sotetsu Group, and SPT: Progress towards 42% reduction in CO2 emissions in Sotetsu Group by FY2030 (compared to the base year FY2020), which is a target KPI value, and the criteria for creating the subject matter information as the "Sotetsu Holdings, Inc. SLL Framework".

2 Management Responsibility

The "FY2024 Sotetsu Group GHG Emissions, Energy Consumption Calculation Report" (period: 1 April 2024 to 31 March 2025) was prepared by the management of the Company, who is responsible for the integrity of the assertions, statements and claims made therein (including the assertions over which we have been engaged to provide limited assurance), the collection, quantification and presentation of all data and information in the report, and applied criteria, analysis and publication.

The management of the Company is responsible for maintaining adequate records and internal controls that are designed to support the reporting process and ensure that the "FY2024 Sotetsu Group GHG Emissions, Energy Consumption Calculation Report" (period: 1 April 2024 to 31 March 2025) is free from material misstatement whether intentional or negligent.

3 Assurance Practitioner's Responsibility

The responsibility of SOCOTEC is to express a limited assurance conclusion as to whether the subject matter information has been prepared in compliance with the criteria in all material respects.

We have performed limited assurance engagement in accordance with the verification procedures stipulated by SOCOTEC and "Sustainable Finance Evaluation Manual" and "JIS Q 14064-3:2023 (ISO 14064-3:2019) Specification with guidance for the verification and validation of greenhouse gas statements".

The procedures performed in the limited assurance engagement are limited in their type, timing and scope as compared to the procedures performed in the reasonable assurance engagement. As a result, our limited assurance engagement does not provide as high assurance as reasonable assurance engagement.

Our procedures performed depend on the assurance professional practitioner's judgement, including an assessment of the risk of material misstatement, whether due to fraud or error. Our conclusion was not designed to provide assurance on internal controls.

We believe that we have obtained the evidence to provide a basis for our limited assurance conclusions.



4 Assurance Procedures

The procedures that SOCOTEC has conducted are based on professional judgement and include, but are not limited to:

- Evaluation of policies and procedures created by the Company in relation to subject matter information
- Inquiries to the Company personnel to understand the above policies and procedures
- Verification that the target project meets eligibility requirements
- Matching with the basis data by trial calculation and recalculation
- Obtaining and collating material for important assumptions and other data
- Sites visited to confirm the calculation structure and procedures, data collection and implementation status of record control:

Head Office / Electric power depot and Kamihoshikawa substation of SAGAMI RAILWAY Co., Ltd. /
Yokohama depot of Sotetsu Bus Co., Ltd.

5 Statement of Our Independence, Quality Management and Competence

SOCOTEC has introduced and maintained a comprehensive management system that conforms to the accreditation requirements of "ISO 17021 Conformity assessment - Requirements for bodies providing audit and certification of management systems". In addition, we have also established a management system according to "ISO 14065:2020 General principles and requirements for bodies validating and verifying environmental information". These meet the requirements of International Standard on Quality Management 1 by the International Auditing and Assurance Standards Board and Code of Ethics for Professional Accountants by International Ethics Standards Board for Accountants. We maintain a comprehensive quality management system that includes ethical rules, professional standards and documented policies and procedures for compliance with applicable laws and regulations.

The SOCOTEC Group is a comprehensive third-party organisation in testing, inspection and certification operations, and provides management system certification and training services related to quality, environment, labour and information security in countries around the world. Engaged in performance data and sustainability report assurance of environmental and social information, SOCOTEC affirms that it is independent of the organisation that has ordered the assurance engagement, its affiliated companies and stakeholders, and that there is no possibility of impairing impartiality or conflict of interest.

We assure that the team engaged in the assurance is selected based on knowledge and experience in the relevant industry, as well as the competence requirements for this assurance engagement.

6 Use of Report

Our responsibility in performing our limited assurance activities is to the management of the Company only in accordance with the terms for this engagement as agreed with the Company. We do not therefore assume any responsibility for any other purpose or to any other person or organisation.

7 Our Conclusion

On the basis of our procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the subject matter information is not, in all material respects, prepared and reported in accordance with the stated criteria.

SOCOTEC Certification Japan

Seigo Futaba

Managing Director

12 September 2025



SOCOTEC

Appendix to Independent Assurance Report

Energy-derived CO₂ and Environmental Performance Data

Table 1 Energy-derived CO₂ Data

Item			Quantity	Unit
Scope 1			31,111	t-CO ₂ e
Scope 2: Location-based			127,649	t-CO ₂ e
Scope 2: Market-based			122,434	t-CO ₂ e
Scope 3 ^{*1} (Breakdown)	Category 1	Purchased goods and services	486,192	t-CO ₂ e
	Category 2	Capital goods	154,082	t-CO ₂ e
	Category 5	Waste generated in operations	9,849	t-CO ₂ e
	Category 11	Use of sold products	11,831	t-CO ₂ e
	Category 12	End-of-life treatment of sold products	887	t-CO ₂ e
	Category 13	Leased assets (downstream)	35,485	t-CO ₂ e
	Total		698,327	t-CO ₂ e

^{*1} The Scope 3 total is the aggregate result for each category, including decimals, and does not directly match the aggregate result that is rounded off for each category.

Table 2 Environmental Performance Data
Energy Consumption

Item	Quantity	Unit
Electricity	289,912	MWh
Heat supply	77,511	GJ
City Gas	9,976	1000m3
LP Gas	59	t
A type heavy oil	13	kl
Kerosene	0	kl
Diesel fuel	3,846	kl
Gasoline	161	kl

Sustainability Linked Loan (SLL) Related Data

Item	Quantity	Unit
Scope 1	29,770	t-CO2e
Scope 2 location-based	120,564	t-CO2e
Scope 2 market-based	115,063	t-CO2e
Scope 1+2(location-based)	150,334	t-CO2e
Scope 1+2(market-based) **	144,834	t-CO2e
Percentage reduction in CO2 emissions in Sotetsu Group	2.2	%
Progress towards 42% reduction in CO2 emissions in Sotetsu Group by FY2030 (compared to the base year FY2020)	5.3	%

KPI: Percentage reduction in CO2 emissions (Scope1+2) in Sotetsu Group **

SPT*: 42% reduction in Co2 emissions in Sotetsu Group by 2030 (compared to the year FY2020), Which is a target KPI value

*1 Sotetsu Holdings, Inc. and domestic consolidated subsidiaries

*2 SPT (Sustainability Performance Target)

*3 The Scope 1 + 2 total is the aggregate result for each Scope, including decimals, and does not directly match the aggregate result that is rounded off for each Scope.