



## Independent Assurance Report

**Mr. Masaki Yamagishi**  
**Chief Executive Officer**  
**mitsubishi estate・simon Co., Ltd.**

We, SOCOTEC Certification Japan (hereafter "SOCOTEC"), have performed a limited assurance engagement, in response to the entrustment from MITSUBISHI ESTATE・SIMON Co., Ltd. (hereafter "the Company"), in order to provide an opinion as to whether the subject matter information ("FY2024 GHG Emissions 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 greenhouse gas emissions (Scope 2 (location-based and market-based)), Power usage, Green (Renewable energy) power usage and Green (Renewable energy) power usage ratio" covering the operations and activities of Tokyo Head office and Premium outlets (Gotemba, Rinku, Sano, Tosu, Toki, Kobe-Sanda, Sendai-Izumi, Ami, Shisui and Fukaya-Hanazono) (Excluding tenant part) of the Company described in "FY2024 GHG Emissions Calculation Report" (period: 1 April 2024 to 31 March 2025).

The criteria for preparing subject matter information is "mitsubishi estate・simon Co., Ltd. Calculation Rules (Ver2.0)". In accordance with the "Sustainability Linked Loan Principles" (May 2021 version) established by Loan Market Association (LMA), Asia Pacific Loan Market Association (APLMA) and Loan Syndication & Trading Association (LSTA), and the "Green Loan and Sustainability Linked Loan Guidelines" (2022 version) established by the Ministry of the Environment, for the Sustainability Linked Loan for the purpose of financing companies it is stipulated that borrowers are required to provide annual reporting related to the progress of SPTs and obtain verification by a third-party organization.

Subject matter information period: 1 April 2024 to 31 March 2025	
<u>Energy-derived GHG emissions</u>	<u>Power usage</u>
Scope 2: location-based 6,322 t-CO <sub>2</sub>	14,433,410 kWh
market-based 0 t-CO <sub>2</sub>	<u>Includes: Green (Renewable energy) power usage</u>
	14,433,410 kWh
	<u>Green (Renewable energy) power usage ratio</u>
	100 %
	The above "Green (Renewable energy) power" complies with the requirements of "RE100 TECHNICAL CRITERIA (Date of publication: 12 December 2022)".
	KPI : Ratio of power usage derived from renewable energy sources
	SPT*: Maintain a 100% ratio of power usage derived from renewable energy sources for the Company's power usage from 2023 until the end of the loan period in 2032
	*SPT (Sustainability Performance Target)

### 2 Management Responsibility

"FY2024 GHG Emissions 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 "FY2024 GHG Emissions 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.

SOCOTEC performed limited assurance engagement in accordance with the verification procedures and "Sustainable Finance Evaluation Procedures" stipulated by SOCOTEC, and "JIS Q 14064-3:2023 (ISO14064-3:2019) Specification with guidance for the verification and validation of greenhouse gas statements".

The procedures implemented in the limited assurance engagement are limited in their type, timing and scope as compared to the procedures implemented 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 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 the conclusion for limited assurance.





#### 4 Assurance Procedures

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

- Evaluation of policies and procedures created by the Company in relation to subject matter information
- Questions 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:

Tokyo Head office / Sendai-Izumi Premium outlets

#### 5 Statement of Our Independence, Quality Control and Competence

SOCOTEC has introduced and maintained a comprehensive management system that conforms to the accreditation requirements of "ISO17021 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 Control 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 control 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 inspection, testing and certification operations, and conducts management system certification services 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, experience in the relevant industry, and 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 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

30 September 2025