

Greenhouse Gas Emissions Independent Verification Report (Limited Assurance)

To: Daiwa House REIT Investment Corporation
Daiwa House Asset Management Co., Ltd.

August 10, 2023

Japan Audit and Certification Organization
for Environment and Quality (JACO)
2-2-19 Akasaka Minato-ku Tokyo Japan


President Hiroyuki Onodera

Japan Audit and Certification Organization for Environment and Quality (JACO) has been engaged by Daiwa House Asset Management Co., Ltd. (hereinafter “the Organization”) to conduct independent verification of its greenhouse gas (GHG) emissions information.

1. Purpose and scope of verification

With regard to GHG emissions information for the fiscal year 2021 (from April 1, 2021 to March 31, 2022) and the fiscal year 2022 (from April 1, 2022 to March 31, 2023) at Daiwa House REIT Investment Corporation reported by the Organization, the verification was conducted.

- 1) Scope 1 and Scope 2 Greenhouse gas emissions:
CO₂ emissions by energy consumption at assets (FY2021: 211 assets, FY2022: 215 assets)
- 2) Scope 3 Greenhouse gas emissions as defined by the organization

The Organization revised a part of its GHG emissions information that was used for the verification based on the verification results.

2. Responsibility

The responsibility for preparing a calculation report and reporting GHG emissions is in the Organization and our responsibility is to express an opinion on GHG emissions stated in the calculation report by independent standpoint. GHG quantification is subject to inherent uncertainty because of incomplete scientific knowledge used to determine emissions factors and the values.

3. Independence and Quality Control

We have complied with the Code of Ethics for Professional Accountants issued by the International Ethics Standards Board for Accountants, which includes independence and other requirements founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behavior. In accordance with International Standard on Quality Control 1, JACO maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable regulatory requirements.

4. Verification procedure

JACO conducted verification based on JACO’s verification standard in accordance with International Standard on Assurance Engagements (ISAE) 3410, “Assurance Engagements on Greenhouse Gas Statements”. We conducted the following activities as part of limited assurance:

- Hearing to the Organization’s officials who are responsible for identifying and calculating greenhouse gas emissions;
- Evaluation of the information (data) used to determine the greenhouse gas emissions, the method of applying the calculation criteria, the method of measuring the data and the assumptions adopted by the company, and examination of description of the GHG report; and
- Verification by sampling in order to confirm accuracy of GHG emissions.

A limited assurance engagement is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks.

5. 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 Organization’s GHG statement is not prepared, in all material respects, in accordance with the Organization’s accounting criteria.

Verified greenhouse gas emissions

FY2021	Scope 1: 198 tCO ₂ e, Scope 2: 6,648 tCO ₂ e(Location-based) , 26 tCO ₂ e (Market-based), Scope 3: 98,951 tCO ₂ e
FY2022	Scope 1: 195 tCO ₂ e, Scope 2: 6,586 tCO ₂ e(Location-based) , 20tCO ₂ e (Market-based), Scope 3: 104,290 tCO ₂ e

The organization and JACO verification team did not have any specific conflicts of interest and carried out the verification on an independent basis.