

Greenhouse gas emissions/Waste emissions Verification Statement

9 July 2025

Open House Group Co., Ltd.

Japan Management Association
Sustainability Center
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1. Objective and Scope of Verification

Japan Management Association Sustainability Center (JMASusC) was commissioned by Open House Group Co., Ltd. (hereinafter, referred to as “the Organization”) to conduct independent verification on a limited level of assurance. The scope of verification is the following greenhouse gas (GHG) emissions and waste emissions (environmental information) (hereinafter, referred to as “the Monitoring data”) within the organizational boundary*¹ in its fiscal year 2024 Monitoring Report (hereinafter, referred to as “the Report”) from 1 October 2023 to 30 September 2024.

- 1) SCOPE 1 GHG emissions;
Direct CO₂ emissions within the organizational boundary by using city gas and gasoline
- 2) SCOPE 2 GHG emissions;
Indirect CO₂ emissions within the organizational boundary by using electricity, heating and cooling
- 3) SCOPE 3 GHG emissions;
CO₂ emissions within the category 1, 2, 3, 4, 5, 6, 7, 11 and 12 of SCOPE 3*²
- 4) Waste emissions;
Industrial waste emissions from the construction business of the Organization

The objective of this verification is to confirm that the Monitoring data in the Organization’s applicable scope have been correctly calculated and reported in line with the criteria of the monitoring procedure*³, and to express our views as a third party. The Organization’s responsibility is to prepare the Report and report the Monitoring data, and JMASusC’s responsibility is to express our views on the Monitoring data of the Report as a third party. There is no specific conflict of interest between the Organization and JMASusC.

2. Procedure of Verification

GHG emissions information in the Report was verified by JMASusC in accordance with the requirements of ISO14064-3:2019, and environmental information in the Report was verified in accordance with the requirement of ISAE3000, and following processes were implemented at limited level of assurance. The limited level of assurance is a different type of procedure than the reasonable level of assurance, has a less process of verification implemented and does not provide as high level of assurance as the reasonable level of assurance.

- Assessment including visiting Organization’s office, regarding the information to decide the Monitoring data in the Report, monitoring procedure, monitoring system, and related documents
- Interviews with persons in charge of preparing the Report
- Verifying the evidence for confirmation of the accuracy of the Monitoring data by sampling

3. Conclusion of Verification

Within the scope of the verification activities employing the methodologies mentioned above, nothing has come to our attention that caused us to believe that Organization's Monitoring data in the Report of fiscal year 2024 were not calculated and reported in conformance with the criteria in all material respects.

Verified GHG emissions (t-CO ₂ e)			
SCOPE 1 ^{*4}		3,842	
SCOPE 2 ^{*4}		15,229	
SCOPE 3 ^{*5}		2,838,284	
Breakdown of SCOPE 3 ^{*2}			
Category 1	638,797	Category 6	727
Category 2	1,442	Category 7	1,390
Category 3	3,171	Category 11	2,135,396
Category 5	44,548	Category 12	12,812

Verified Waste emissions (ton) ^{*6}	
Industrial Waste	146,631

NOTE:

*1: Organizational boundary and monitoring period : 21 companies in the Organization

Note: Due to accounting periods and company mergers, monitoring periods differ for some organizations.

- Monitoring period is from 1 October 2023 to 30 September 2024 for the companies below.

Open House Group Co., Ltd., Open House Co., Ltd., Open House Architect Co., Ltd., Open House Development Co., Ltd., Open House Property Management Co., Ltd., Open House Real Estate Co., Ltd., HAWK ONE CORPORATION, Pressance Corporation Co., Ltd., Pressance Guarantee Co., Ltd., Pressance Community Co., Ltd., Pressance Home Design Co., Ltd., Pressance Realta Co., Ltd., Pressance Jyuhan Co., Ltd., Sanritsu Precon Co., Ltd., TRYST Co., Ltd.

- Monitoring period is from 1 September 2023 to 31 August 2024 for the companies below.

MELDIA CO., LTD., Meldia Home Inspection Service Co., Ltd., Meldia Asset Investment Co., Ltd., Meldia Realty Co., Ltd.

- Monitoring period is from 1 July 2023 to 30 June 2024 for the companies below.

Machome Co., Ltd., MELDIA Development & Construction CO., LTD.

*2: Overview of categories of SCOPE 3

○ Category 1 (Purchased goods and services): Purchased goods, services (including buildings for sales purposes).

Note: Emissions include category 4 (Transportation and distribution)

○ Category 2 (Capital goods): Increased fixed assets not for sale

○ Category 3 (Fuel and energy related activities not included in Scope 1 or Scope 2) : Fuel, electricity, heating and cooling used

○ Category 5 (Waste generated in operations): Disposal of industrial waste generated during construction

○ Category 6 (Business travel): Equivalent amount calculated based on number of employees

○ Category 7 (Employee commuting): Equivalent amount calculated based on number of employees and working days

○ Category 11 (Use of sold products): Use of sold houses and other buildings (Estimated value based on set depreciable life)

○ Category 12 (End-of-life treatment of sold products): Disposal of waste from sold houses and other buildings (not including demolition)

*3: Monitoring procedure of SCOPE 1, 2 and 3: Basic Guidelines on Accounting for Greenhouse Gas Emissions Throughout the Supply Chain (ver.2.7), emission factors registered in the CO₂ emission calculation system C-Turtle® and the "Calculation Procedure Manual" prepared by the Organization

*4: Calculation method for fuel and electricity consumption: Calculated by multiplying the economic value of energy purchased in the fiscal year by a certain coefficient (based on the "Calculation Procedure Manual"), or, if the amount of fuel and electricity consumption is confirmed, calculated based on the amount used.

*5: The amount of SCOPE 3 (t-CO₂e) is totaled including figures after the decimal point of each category.

*6: Waste emissions do not include the emissions from Pressance Corporation Co., Ltd., Pressance Jyuhan Co., Ltd., MELDIA Development & Construction CO., LTD., Sanritsu Precon Co., Ltd. and TRYST Co., Ltd.

4. JMASusC's Independence and Quality Control

JMASusC implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065: 2020. It is at least as demanding as the requirements of the International Standard on Quality Management 1 and complies 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.