JMASusC
Japan Management Association Sustainability Center

Greenhouse gas emissions/Environmental/Social information
Verification Statement

13 July 2026

Open House Group Co., Ltd.

Japan Management Association
Sustainability Center
Masahiko Maeda, Senior Executive

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) from 1 October 2024 to 30 September 2025, and social information (implementation rate of periodic medical examinations) from 1 April 2025 to 31 March 2026 (hereinafter, referred to as "the Monitoring data") within the organizational boundary[*1] in its fiscal year 2025 Monitoring Report (hereinafter, referred to as "the Report").

1) SCOPE 1 GHG emissions
   Direct CO_2 emissions within the organizational boundary by using city gas and gasoline
2) SCOPE 2 GHG emissions
   Indirect CO_2 emissions within the organizational boundary by using electricity, heating and cooling
3) SCOPE 3 GHG emissions
   CO_2 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
5) Implementation rate of periodic medical examinations
   The rate calculated for full-time employees of the Organization within the organizational boundary for social information[*3], specifically workers employed as of April 16, 2025, excluding those who separated from the Organization before undergoing the medical examination

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[*4], 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 in accordance with the requirements of ISO14064-3:2019, and environmental information and social information in the Report were verified in accordance with the requirements of ISAE3000, and the following processes were implemented at limited level of assurance. The procedures performed in a limited assurance engagement vary in nature from, and are less in extent than, those performed in a reasonable assurance engagement. The level of assurance provided is thus not as high as that provided by a reasonable assurance engagement.

- Assessment including visiting the Organization's head 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 the Organization's Monitoring data in the Report of fiscal year 2025 were not calculated and reported in conformance with the criteria in all material respects.

Verified GHG emissions (t-CO_2e)			
SCOPE 1[*5]		3,947	
SCOPE 2[*5] (Market-based method)		15,141	
SCOPE 3[*6]		2,773,339	
Breakdown of SCOPE 3[*2]			
Category 1	643,222	Category 6	789
Category 2	2,542	Category 7	1,531
Category 3	3,189	Category 11	2,074,686
Category 5	35,333	Category 12	12,048

Verified Waste emissions (t)[*7]	
Industrial	137,852

Verified social information (%)	
Implementation rate of periodic medical examinations	100

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 2024 to 30 September 2025 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., Reve Career Agency Co.,Ltd.
- Monitoring period is from 1 September 2024 to 30 September 2025 for the companies below.
  MELDIA CO., LTD., Meldia Asset Investment Co., Ltd., Meldia Realty Co., Ltd.
- Monitoring period for Machome Co., Ltd. is from 1 July 2024 to 31 August 2024 (Due to acquisition in accounting period).
- Monitoring period for MELDIA Development & Construction CO., LTD. is from 1 July 2024 to 30 September 2025.

*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: Organizational boundary for social information: Open House Group Co., Ltd., Open House Co., Ltd. and Open House Development Co., Ltd.

*4: Monitoring procedure of SCOPE 1, 2 and 3

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition), emission factors integrated into the CO_2 emission calculation system, C-Turtle® and the "Calculation Procedure Manual" prepared by the Organization

*5: 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.
Emission factor for Electricity: Basic emission factors for each electricity supplier and menu under Japan's Mandatory GHG Accounting and Reporting System

*6: The amount of SCOPE 3 (t-CO_2e) is totaled including figures after the decimal point of each category.

*7: 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.