

Corporate Philosophy, Corporate Data,  
Financial Highlights, Editorial Policy

Message from the President and CEO

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# Disclosure Based on TCFD Recommendations

## Governance

To consistently pursue sustainability measures, including responses to climate change, across the entire Group, Tokyo Tatemono established the Sustainability Committee, chaired by our president. The Sustainability Promotion Committee, comprising various corporate departments and business divisions, was also established under the Sustainability Committee.

The Sustainability Committee, like the Executive Committee, Risk Management Committee and Internal Control Committee, is under the direct control of the president. It meets, in principle, at least twice a year to deliberate and report matters related to the formulation of policies for sustainability initiatives promoted by the Group, the development of organizational structure, the setting of indicators and targets, the monitoring of progress, and the disclosure of information. With regard to climate change, the Group's Sustainability Committee deliberates and reports important matters, such as the identification of related risks and opportunities, the setting of targets related to the promotion of a decarbonized society, including the reduction of greenhouse gas (GHG) emissions, and specific measures for reaching such goals.

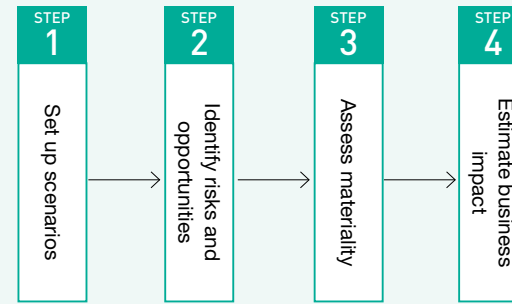
The Sustainability Promotion Committee facilitates the sharing of matters deliberated and reported by the Sustainability Committee, conducts preliminary discussions, and reports on the progress of sustainability initiatives promoted by the Group.

Important matters deliberated and reported by the Sustainability Committee are submitted to or reported to the Board of Directors. The Board supervises the promotion of these initiatives by making decisions on important matters related to sustainability initiatives promoted by the Group and monitoring the status of response measures.

## Strategy (scenario analysis)

Tokyo Tatemono uses scenario analysis to identify climate change risks and opportunities and to evaluate their importance and impact on the Group's financial interests.

### Risk Analysis Review Process



### STEP 1 Setting Up Scenarios

For our scenario analysis, we set up future worlds (scenarios).

Drawing from scenarios published by the Intergovernmental Panel on Climate Change (IPCC\*<sup>1</sup>) and the International Energy Agency (IEA\*<sup>2</sup>), we based our analysis on the following scenarios: a 4°C scenario as the current trajectory, in which the average temperature rises by 4°C or more above pre-industrial levels by 2100; a 2°C scenario as a transition scenario, which limits the increase to below 2°C; and a 1.5°C scenario, which further limits the temperature rise to 1.5°C.

\*1 IPCC (Intergovernmental Panel on Climate Change) The IPCC is an institution that provides clear scientific opinions of the status of climate change and its socioeconomic impact.

\*2 IEA (International Energy Agency) The IEA is an independent body within the OECD that facilitates policy cooperation on energy and energy security.

### The Scenarios Used in the Analysis

Scenarios	Scenario analysis	Reference scenario
4°C scenario	A scenario in which the average temperature rises by about 4°C compared to pre-industrial levels as a result of failure to introduce stricter government policies and strengthen regulations, such as regulations to curb GHG emissions, and of failure by businesses and other entities to take effective action in response to climate change. Acute effects include more frequent extreme weather events and more intense heavy rainfall, while chronic effects include rising sea levels.	IPCC SSP5-8.5 (RCP 8.5) IEA STEPS
1.5°C/2°C scenario	A scenario in which the average temperature rise compared to pre-industrial levels is kept below 1.5°C or 2°C by improving low-carbon technologies, expanding renewable energy, and promoting energy conservation. In this scenario, companies and other entities are strongly required to respond to climate change by introducing carbon taxes and strengthening policies to regulate emissions in order to curb GHG emissions.	IPCC SSP1-1.9 (RCP 2.6) IEA NZE IEA SDS

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## Disclosure Based on TCFD Recommendations

STEP 2

STEP 3

### Identifying Risks and Opportunities / Assessing Materiality

Focusing on the Group's core businesses, the Commercial Properties Business and Residential Business, we identified the main climate change risks and opportunities and assessed their materiality in terms of their expected degree of impact on the Group's finances and likelihood of occurrence. The period of impact was categorized into short-term (1-5 years), medium-term (5-10 years), and long-term (>10 years).

### Materiality of Identified Risks and Opportunities Concerning Climate Change

Category	Items	Impact on Group business	Period of impact	Materiality		
				4°C scenario	1.5°C/2°C scenario	
Transition risks	Policies	Adoption of carbon pricing	Imposition of carbon tax on own emissions (Scope 1 and 2)	Medium-term	—	Medium
			Price hikes for construction materials, construction costs, etc.	Medium-term	—	Medium
	Regulations	Stricter standards for GHG emissions and energy saving	Higher costs of converting new buildings to ZEB/ZEH	Medium-term	Low	Low
			Higher costs of introducing decarbonized building materials	Medium-term	Medium	Medium
			Increase in cost of energy-saving renovation of existing buildings	Medium-term	Low	Low
	Technology and markets	Higher unit cost of grid electricity	Higher utility costs due to change in energy mix	Short- to medium-term	—	Low
			Higher utility costs due to higher demand for fossil fuels	Short- to medium-term	Low	—
		Burden from renewable energy procurement	Higher renewable energy procurement costs	Short- to medium-term	Low	Low
	Reputation	Ensuring disaster preparedness and resilience	Higher costs of ensuring disaster preparedness and resilience	Short-term	Low	Low
	Physical risks	Acute	Frequent and intense extreme weather events caused by extratropical and tropical cyclones, etc.	Higher costs due to construction delays caused by supply chain paralysis or disruption	Short-term	—
Countermeasures for decreased work efficiency at construction sites due to frequent heat waves and high temperatures, and increased costs from construction delays.				Short-term	—	—
Loss of rental income in the event of flooding caused by heavy rainfall and river flooding				Short-term	Low	Low
Higher restoration costs arising from storm and flood damage affecting buildings				Short-term	Low	Low
		Rising average temperatures	Higher insurance premiums	Short-term	Low	Low
Chronic	Rising average temperatures	Higher utility costs	Short-term	Low	Low	
Opportunities	Technology	Efficiency improvements with ZEB and ZEH development	Reduction of utility costs	Short-term	Low	Low
		Procurement of renewable energy through self-consignment	Reduction in utility costs and renewable energy procurement costs	Short-term	Low	Low
	Consumer behavior	Improved earnings from high environmental performance properties	Higher sales due to higher evaluation of ZEB / ZEH	Short- to medium-term	—	Medium
		Improvement of energy-saving effects	Addition of energy-saving effects to rental income	Short- to medium-term	—	Low
Markets	Expansion of Sustainability Finance	Reduction in financing costs	Short-term	—	Low	

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STEP 4 Estimating Business Impact

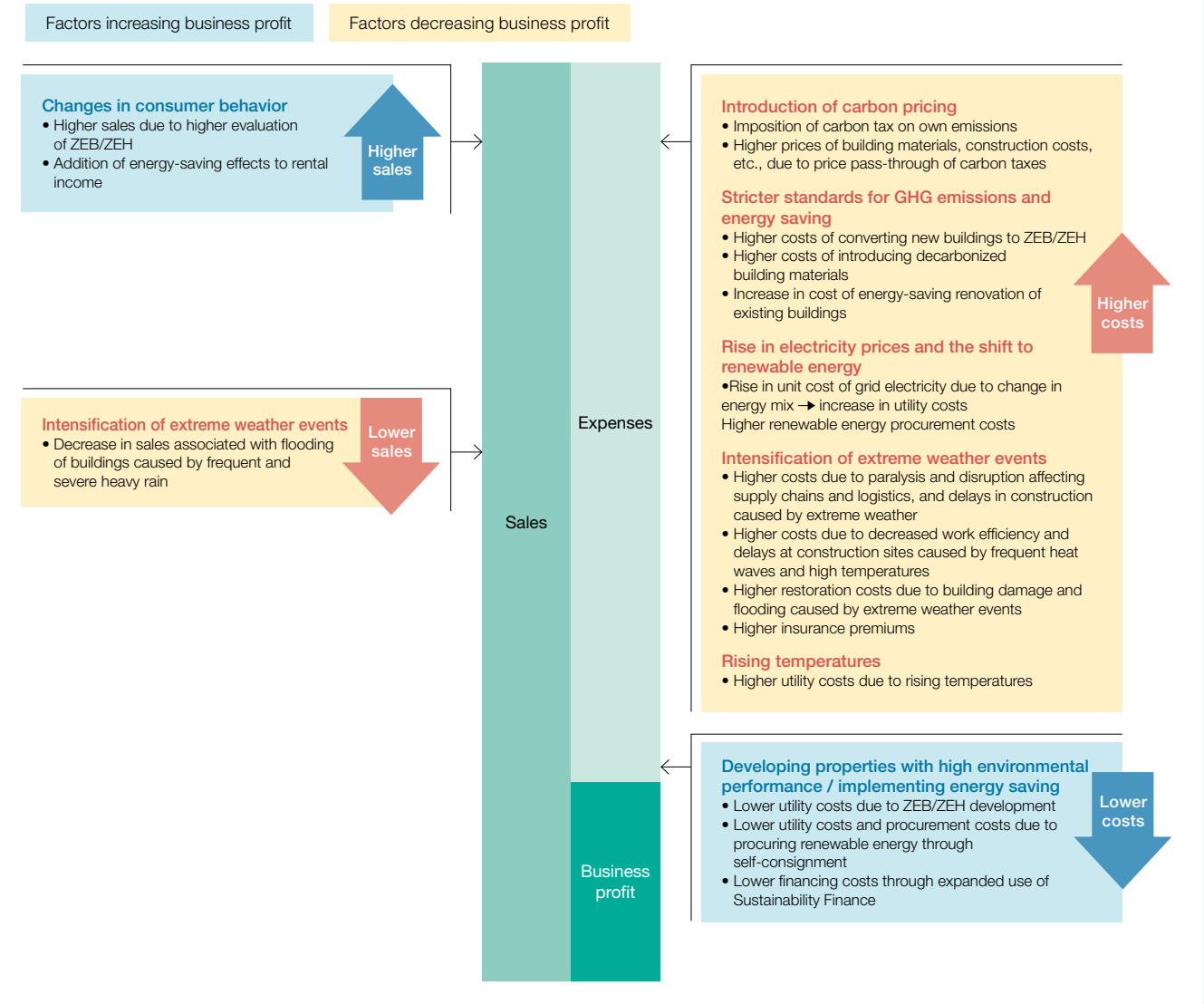
We quantitatively assess the financial impacts of identified climate change risks and opportunities on the Group in fiscal 2030. When quantitative prediction and analysis are not feasible for certain risks and opportunities, we conduct a qualitative analysis.

Countermeasures

Tokyo Tatemono has identified “Promoting a Decarbonized Society” as one of the Group’s material issues and is working to address this challenge through its business activities by setting medium- to long-term targets related to the reduction of GHG emissions, including reducing Scope 1 and 2 CO<sub>2</sub> emissions by 46.2%\*1 from fiscal 2019 levels by fiscal 2030, and reducing Scope 3\*2 emissions by 40% over the same period. The Group also aims to achieve net-zero CO<sub>2</sub> emissions for Scope 1, 2, and 3 by fiscal 2050. In addition, to help achieve these targets, we have established and are actively pursuing process goals, including the promotion of development of ZEB and ZEH, the shift to renewable energy, and the acquisition of green building certification. For more information, see Initiatives to Achieve [Initiatives to Achieve GHG Emission Reductions \(p. 32\)](#). At the same time, we are also focusing efforts on the development of resilient real estate and communities designed to withstand natural disasters such as wind and flood damage, which are occurring more frequently due to climate change. Specific countermeasures are described under [Developing Real Estate that is Resilient to Natural Disasters \(p. 38\)](#) and [Preparedness for Natural Disasters \(p. 40\)](#).

\*1 The level required to limit the rise in global average temperature to 1.5°C compared to pre-industrial levels.  
\*2 Applies to Categories 11 and 13.

Impact on the Tokyo Tatemono Group’s Business Profit



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### Risk Management

To centrally manage risk throughout the Group, Tokyo Tatemono established its Risk Management Committee chaired by the President. At the Risk Management Committee, we formulate annual risk management plans, evaluate and analyze material management risks (priority risks), formulate preventive measures and countermeasures, and periodically monitor the status of countermeasures. In addition, we have established a unified risk management structure consisting of the general managers of each department as the Risk Management Officer responsible for managing risk (department management risks) within their respective departments, and the President as the Chief Risk Management Officer, who centrally oversees company-wide risk.

Furthermore, by adopting the principles of the Three Lines Model, we aim to maintain and enhance the effectiveness of our risk management efforts. Details of the risk management framework are provided in [Risk Management \(p. 95\)](#).

Sustainability-related risks are managed by the Sustainability Committee in coordination with relevant departments, and important matters regarding implementation status are reported to the Risk Management Committee. Important matters deliberated by the Risk Management Committee, such as the risk management structure, policies, and annual plans, among other matters, as well as the status of risk management efforts, are submitted to or reported to the Board of Directors. The Board supervises the effectiveness of the Group's overall risk management, including sustainability-related risks.

### Indicators and Targets

Tokyo Tatemono Group has established KPIs and targets related to Promoting a Decarbonized Society, one of its identified material issues, and is working on various initiatives while quantitatively monitoring progress each fiscal year.

Category	Scope of coverage	KPIs and targets	
		Scope 1, 2, 3	Net zero CO <sub>2</sub> emissions by FY2050
Reduction in greenhouse gas emissions	All businesses*1	Scope 1, 2	46.2% reduction in CO <sub>2</sub> emissions compared to FY2019 levels by FY2030
		Scope 3*2	40% reduction in CO <sub>2</sub> emissions compared to FY2019 levels by FY2030
Promotion of Development of ZEB and ZEH*3	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties	
	Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent*5	
Shift to renewable energy	All businesses*1	Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050	
	Commercial Properties Business	Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030	
		Procure at least 50% of electricity consumed at owned properties from renewable energy sources by FY2024	
Acquisition of Green Building Certification*6	Commercial Properties Business, Residential Business	Acquire Green Building Certification for, in principle, all new office buildings, logistics properties, and condominiums*7 for rent	

\*1 Applies to the Tokyo Tatemono Group.  
 \*2 Applies to Scope 3 categories 11 and 13.  
 \*3 In addition to "ZEB""ZEH(-M)", includes Nearly ZEB, ZEB Ready, ZEB Oriented, Nearly ZEH(-M), ZEH(-M) Ready, and ZEH(-M) Oriented.  
 \*4 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.  
 \*5 Applies to new buildings for which design work began in June 2021 or later. Excludes certain properties such as joint venture properties or properties with special uses.  
 \*6 Mainly refers to, but is not limited to, DBJ Green Building Certification, CASBEE Certification for Buildings, and BELS (Building Energy Saving Performance Labeling System) Certification.  
 \*7 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.

### Transition Risk Analysis with CRREM

Tokyo Tatemono conducted a transition risk analysis with CRREM (Carbon Risk Real Estate Monitor), a scenario analysis tool for the real estate sector, targeting buildings held by the company on a long-term basis as of the end of December 2022. Going forward, we will use the results of the CRREM analysis alongside the TCFD scenario analysis to optimize operations for reducing GHG emissions.

[Transition Risk Analysis with CRREM](#)



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# Disclosure Based on TNFD Recommendations

Ensuring the sustainability of our planet requires securing stable social capital and the human capital it supports, both of which are underpinned by a foundation built on natural capital. In other words, natural capital is the basis for human survival, but that very basis is currently being shaken by two looming dangers: the loss of biodiversity and the climate crisis.

Countermeasures and initiatives, such as the Kunming-Montreal Global Biodiversity Framework adopted in December 2022 at the 15th Conference of the Parties to the Convention on Biological Diversity (COP15) and The National Biodiversity Strategy and Action Plan of Japan 2023-2030 adopted by Cabinet decision in March 2023, have established “a world of living in harmony with nature” as the biodiversity vision for the year 2050. And “Nature Positive by 2030” has been set as the goal for getting nature back on track by halting and reversing biodiversity loss. Responding to the challenges threatening natural capital and biodiversity is a matter of critical importance for the world.

Tokyo Tatemono Group has also made commitments in its Group Environmental Policy, including creating a pleasant city and life with greenery, working toward a vision of climate change prevention that leads the community, and engaging in resource-saving activities that are kind to the Earth. Additionally, we have recognized coexistence with the Earth and the environment as one of our shared values with society that we seek to realize through our business activities, identifying the promotion of a decarbonized society and a recycling-oriented society as Material Issues. In accordance with the aforementioned ideals and initiatives, we will continue to promote efforts to confront the challenges facing natural capital and biodiversity, and in April 2025, we endorsed the recommendations of the Taskforce on Nature-related Financial Disclosures (TNFD) and registered as an official TNFD Adopter. Our efforts to preserve natural capital and biodiversity will remain a key focus going forward.

## Governance

To consistently pursue sustainability measures, including responses nature-related issues, across the entire Group, Tokyo Tatemono established the Sustainability Committee, chaired by our president. The Sustainability Promotion Committee, comprising various corporate departments and business divisions, was also established under the Sustainability Committee.

The Sustainability Committee, like the Executive Committee, Risk Management Committee and Internal Control Committee, is under the direct control of the president. It meets, in principle, at least twice a year to deliberate and report matters related to the formulation of policies for sustainability initiatives promoted by the Group, the development of organizational structure, the setting of indicators and targets, the monitoring of progress, and the disclosure of information. With regard to nature-related matters, the Committee deliberates and reports on key issues including the assessment of dependencies and impacts on nature, the identification of nature-related risks and opportunities, the establishment of monitoring indicators, targets, and corresponding action policies, as well as the status of related initiatives. The Committee also deliberates and reports important matters related to supply chain management\*, including the response policy and implementation status, based on the Group’s Sustainable Procurement Standards established commonly across the Group. The Sustainability Promotion Committee facilitates the sharing of matters deliberated and reported by the Sustainability Committee, conducts preliminary discussions, and reports on the progress of sustainability initiatives promoted by the Group. Important matters deliberated and reported by the Sustainability Committee are submitted to or reported to the Board of Directors. The Board supervises the promotion of these initiatives by making decisions on important matters related to sustainability initiatives promoted by the Group and monitoring the status of response measures.

\* Details of the Group’s Supply Chain Management initiatives are available in [Supply Chain Management \(p. 59\)](#)

## Strategy

Tokyo Tatemono has structured the Group’s nature-related strategy in accordance with the LEAP Approach recommended by TNFD.

This structuring takes into consideration the extent of the Group’s dependencies and impacts on nature, as well as the scale of nature-related risks and opportunities associated with its operations. It is based on the assumption that these operations are conducted through facilities located both domestically and internationally by the Group’s Commercial Properties Business, Residential Business, Parking Lot Business, Leisure Business, Overseas Business, and New Business segments. In fiscal 2025, the sales of the business segments within this scope are expected to account for over 90% of the Group’s total revenue.

### Overview of the LEAP Approach

Locate interfaces with nature	The interfaces with nature is determined by having a clear understanding of the location information for all properties owned, managed, and sold through the Group’s in-scope business activities, and assessing the state of nature in the surrounding areas.
Evaluate dependencies and impacts	The major dependencies and impacts on nature within in-scope businesses are identified and evaluated for their scale.
Assess risks and opportunities	The nature-related risks and opportunities of in-scope businesses are identified and evaluated.
Prepare to respond and report	Countermeasures for the identified risks and opportunities are prepared and disclosed.

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● **Locate interfaces with nature**

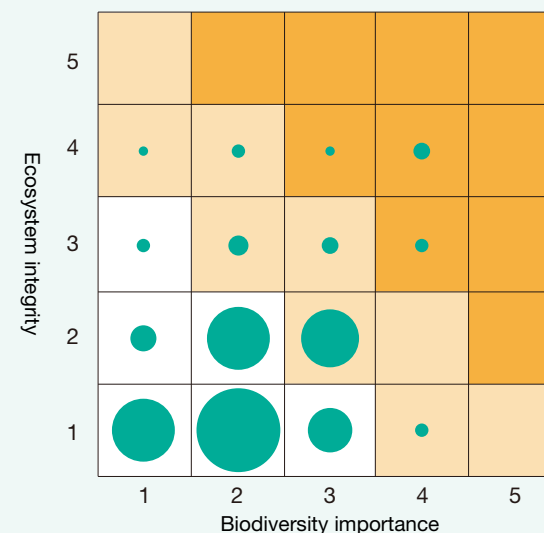
To better its ability to address dependencies and impacts on nature, as well as nature-related risks and opportunities, Tokyo Tatemono maintains a clear understanding of the locations of facilities involved in its in-scope businesses and has evaluated the condition of the surrounding natural environment to determine its interfaces with nature. Each facility is assessed based on the following five criteria defined by the TNFD using data generated with external tools and other methods.

Five TNFD Criteria and External Tools / Data

<b>Biodiversity importance</b>	Assessed with IBAT (Integrated Biodiversity Assessment Tool) to screen locations for proximity to areas of high biodiversity importance (Protected Areas and Key Biodiversity Areas) and STAR (Species Threat Abatement and Restoration Metric) values are used for further evaluation.
<b>Ecosystem integrity</b>	Assessed with the Biodiversity Intactness Index provided by the Natural History Museum.
<b>Rapid decline in ecosystem integrity</b>	Assessed by reviewing Pressures on Biodiversity, an indicator of magnitude of impact on nature provided by the WWF Biodiversity Risk Filter.
<b>Water physical risk</b>	Assessed using Aqueduct (Water Risk Atlas) to identify baseline water stress and flood risk (rivers and coasts).
<b>Ecosystem service delivery importance</b>	Assessed by using Global Forest Watch to screen for proximity to areas managed by IPLCs (Indigenous Peoples and Local Communities).

Through evaluations carried out on facilities of in-scope businesses, it was established that some Leisure Business facilities (resorts, hotels, golf courses, etc.) are situated in areas of high biodiversity importance and ecosystem integrity. It was also found that all facilities fall within areas classified as having low to moderate levels of rapid decline in ecosystem integrity, water physical risk, and ecosystem services delivery importance.

Biodiversity Importance and Ecosystem Integrity Evaluation Results

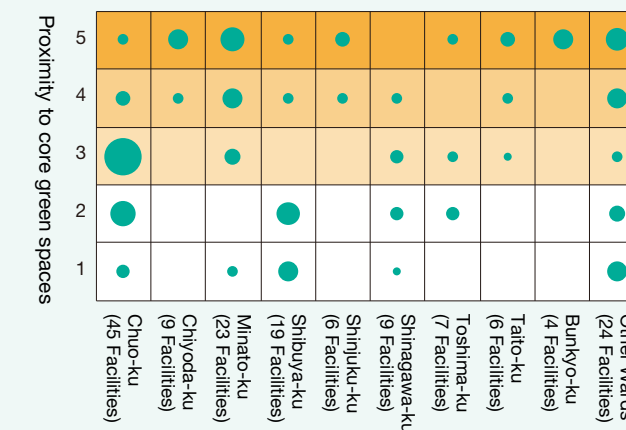


Many of the facilities operated by in-scope businesses are located in Tokyo, and forming ecological networks\* in such urban areas is important for preserving local biodiversity. To assess facilities located within Tokyo's 23 wards, Tokyo Tatemono referenced the Green Master Plans established by each municipality to calculate proximity to the core greenery areas of each district. This was conducted as an additional evaluation to determine the Group's potential contribution to the ecological network.

Among the facilities of in-scope businesses assessed, particularly those in Chuo, Chiyoda, and Minato-ku, it was found that many were located in close proximity to core green spaces, and that the creation of new greenery could significantly contribute to the city's ecological network.

\*An ecological network refers to a concept in which core areas, designated as key biodiversity zones due to their favorable natural conditions, are interconnected by corridors to enable the movement and dispersal of wildlife between them. It is also believed that the establishment of buffer zones as necessary to reduce external influence on core areas and corridors is another important element for the success of ecological networks.

Evaluation Results for the Proximity of Facilities in Tokyo's Wards to Core Green Spaces







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● Assess Nature-related Risks and Opportunities

Tokyo Tatemono has identified nature-related risks and opportunities within in-scope businesses. This identification process was also carried out separately for upstream and direct operations/downstream categories within the supply chains of in-scope businesses.

Nature-related Risks of In-scope Businesses

Category		Items	Impact on Group business
Direct operation / Downstream	Transition risks	Policies / Regulations	Introduction and strengthening of regulations related to protected areas and urban development
		Technology	Burden of green space management
		Markets / Reputation	Changes in consumers and society
	Physical risks	Acute	Frequent and intense extreme weather events
		Chronic	Rise in average temperature
			Decline of surrounding ecosystems
Upstream	Transition risks	Policies / Regulations	Growing pressure to adopt sustainable procurement measures
			Increased costs associated with implementing sustainability measures and traceability for construction materials (steel, wood, etc.)
			Increased costs associated with implementing sustainability measures and traceability for agricultural and marine products
	Physical risks		Tightening of regulations aimed at reducing impacts on nature
		Acute	Frequent and intense extreme weather events
		Chronic	Rise in average temperatures and ecosystem decline

Nature-related Opportunities for In-scope Businesses

Category		Items	Impact on Group business
Direct operation / Downstream	Technology	Resilience improvement	Damage reduction by developing real estate resistant to severe rainfall and other natural disasters
		Preservation of water resources	Reduction of water use and promotion of recycled water use
		Reduction of waste emissions and promotion of waste reuse	Reduction of waste disposal costs by cutting waste emissions and promoting waste reuse
	Products / Services		Increase in earnings from environmentally friendly properties
			Creation of urban green spaces and nature-based urban development
			Development of pedestrian-centric spaces
Financing		Provision of spaces for innovation	
		Expansion of Sustainability Finance	
Upstream	Products / Services		Reduction in financing costs
			Promoting sustainable procurement

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● Prepare to respond and report

Tokyo Tatemono has designated the conservation of natural capital and biodiversity as the primary response strategy for facilities found to be located in areas of high conservation importance and ecosystem integrity during the evaluation for interfaces with nature. These facilities consist of a set of Leisure Business sites (resort hotels, golf courses, etc.) outside of urban areas.

Facilities similarly found to be located in areas with high potential to contribute to the ecological network, such as those in the Chuo-ku, Chiyoda-ku, and Minato-ku of Tokyo, have designated not only the conservation but also the creation of natural capital and biodiversity as their primary response strategy.

Response Strategies for Natural Capital and Biodiversity

Interfaces with nature	Primary response strategy	Specific initiatives
Properties located in areas of high conservation importance and ecosystem integrity	Conservation of natural capital and biodiversity	Promoting a decarbonized society (CO <sub>2</sub> emissions reduction), implementation of environmental impact assessments, appropriate use of water resources, and promoting a recycling-oriented society (waste and hazardous substance reduction, effective use of natural resources, and proper use of pesticides and other chemicals)
Properties located in areas with high potential to contribute to the ecological network	Conservation and creation of natural capital and biodiversity	Conservation: same as above Creation: Green Space and Waterscape Creation

Specific Initiatives for the Conservation of Natural Capital and Biodiversity

Environmental Impact Assessment (Environmental Assessment)

When executing new development projects in Japan and overseas, we conduct the necessary environmental impact assessments (environmental assessments) in accordance with laws and regulations. We formulate plans that leverage our expertise to

consider how each project affects the environment. Environmental impact assessments cover a wide range of subjects, including greenhouse gases (GHG), water cycles, water pollution, air and soil pollution, waste, and biological and ecological systems. Evaluation items are selected based on the characteristics of the region and the project. If a negative environmental impact is found, we work to avoid or mitigate it.

Appropriate Use of Water Resources and Promoting a Recycling-oriented Society

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the Earth. The Group has also identified the promotion of a recycling-oriented society as one of its Material Issues and has established KPIs and targets related to water resources and waste in order to address the issue through its business activities.

Water resource initiatives are being advanced by setting targets for reducing water use and promoting the use of recycled water, while issues are being addressed by setting targets for reducing waste generation and promoting recycling. Details of these initiatives are available in [Water Resources \(p. 44\)](#) and [Promoting a Recycling-oriented Society \(p. 46\)](#).

Specific Initiatives for the Creation of Natural Capital and Biodiversity  
Creation of Green Spaces and Waterscapes in Urban Areas

Even in urban areas with limited greenery, Tokyo Tatemono creates green spaces of meaningful size to help mitigate the heat island effect and ensure that the created green spaces connect with surrounding greenery. This, in turn, contributes to the creation of a greater ecological network. Details of these initiatives are available in [Biodiversity \(p. 42\)](#).

Specific Examples of Urban Initiatives

Project name	Location	Green space and waterscape creation details	Nature-related certifications acquired
The Otemachi Tower	Chiyoda-ku, Tokyo	Developed Otemachi Forest, a green space covering about one-third of the site (approx. 3,600m <sup>2</sup> )	ABINC Certification, SEGES, Nationally Certified Sustainably Managed Natural Sites, TSUNAG
Tokyo Square Garden	Chuo-ku, Tokyo	Developed Kyobashi no Oka, a three-dimensional green space spanning from B1 to the 5th floor (approx. 3,000m <sup>2</sup> )	ABINC Certification, SEGES
Nonoayama Building	Minato-ku, Tokyo	Developed a large green space and biotope of approximately 3,500m <sup>2</sup> leveraging the natural terrain and water veins of Aoyama	—
Meiji Park	Shinjuku-ku, Tokyo	Developed the Forest of Pride, an approximately 7,500m <sup>2</sup> wooded area within the 16,000m <sup>2</sup> park	—
Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE	Tama-shi, Tokyo	Developed an approximately 5,000m <sup>2</sup> public green space integrated with the natural environment of the Tama River	ABINC Certification



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## Disclosure Based on TNFD Recommendations

### Risk and Impact Management

To centrally manage risk throughout the Group, Tokyo Tatemono established its Risk Management Committee chaired by the President. At the Risk Management Committee, we formulate annual risk management plans, evaluate and analyze material management risks (priority risks), formulate preventive measures and countermeasures, and periodically monitor the status of countermeasures. In addition, we have established a unified risk management structure consisting of the general managers of each department as the Risk Management Officer responsible for managing risk (department management risks) within their respective departments, and the President as the Chief Risk Management Officer, who centrally oversees company-wide risk.

Furthermore, by adopting the principles of the Three Lines Model, we aim to maintain and enhance the effectiveness of our risk management efforts. Details of the risk management framework are provided in [Risk Management \(p. 95\)](#).

Sustainability-related risks, including nature-related risks, are managed by the Sustainability Committee in coordination with relevant departments, and key matters regarding implementation status are reported to the Risk Management Committee. Important matters deliberated by the Risk Management Committee, such as the risk management structure, policies, and annual plans, as well as the status of risk management efforts, are submitted to or reported to the Board of Directors. The Board supervises the effectiveness of the Group's overall risk management, including sustainability-related risks, such as those related to nature.

### Indicators and Targets

Tokyo Tatemono Group has established indicators for the conservation of natural capital and biodiversity, which are used for monitoring and target setting. Many of these indicators are aligned with TNFD disclosure indicators.

#### Indicators Related to the Conservation of Natural Capital and Biodiversity

	Items		Tokyo Tatemono Group indicators	Relation to TNFD disclosure indicators
	Monitoring	Targets		
Promoting a decarbonized society	●	●	CO <sub>2</sub> emissions (Scope 1, 2, 3)	—
Environmental Management	●	—	Environmental Incidents and Violations of Environmental Laws or Regulations	Core global disclosure metric C7.2
Water resources	●	●	Water use and water use intensity	Additional global disclosure metric A3.0
	●	—	Water withdrawal and water withdrawal intensity (by water source, by water risk area)	Core global disclosure metric C3.0
	●	—	Wastewater discharge (by destination)	Additional global disclosure metric C2.1
	●	●	Percentage of properties with gray water facilities	—
Promoting a recycling-oriented society	●	●	Waste emissions and waste emissions intensity	Core global disclosure metric C2.2
	●	●	Recycling amount and recycling rate	Core global disclosure metric C2.2
	●	—	Hazardous Substance Emissions	Core global disclosure metric C2.4
	●	—	Raw material usage (steel and wood)	Core global disclosure metric C3.1

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# Environmental Management

## Policy and Concept

Under the Tokyo Tatemono Group Environmental Policy, we contribute to the development of a sustainable society through environmentally conscious business activities. We have identified promoting both a decarbonized society and a recycling-oriented society as environmental material issues and, by working to resolve these issues through our business, aim to realize coexistence with the earth and the environment, a value we share with society.

### Group Environmental Policy

We will help build a sustainable society through environmentally friendly business activities based on the following Group Environmental Policy.

- **Creating a pleasant city and life with greenery**  
We will create a rich and comfortable environment for the Earth and people by utilizing the strength of greenery as much as possible with consideration to biodiversity.
- **Climate change prevention that leads the community**  
We will actively implement environmentally friendly technologies and ideas into our products and services to lead the community in building a low-carbon city.
- **Resource-saving activities that are kind to the Earth**  
We will strive to reduce the use of resources and environmental impact through all available opportunities and contribute to creating a recycling-oriented society.
- **Developing employees with high environmental awareness**  
We will comply with laws related to the environment and educate and raise the awareness of our employees about the environment.

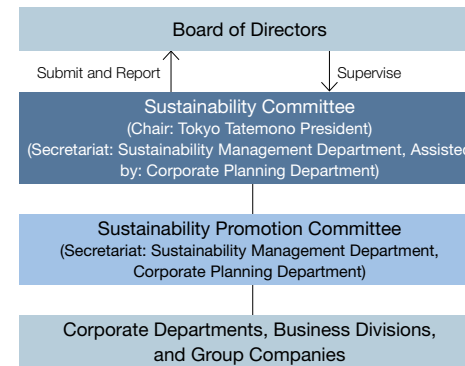
Established January 2011

## Environmental Management Framework

The Tokyo Tatemono Group promotes environmental measures across the entire Group under the Sustainability Committee, chaired by our president, and the Sustainability Promotion Committee, a subordinate organization of the Sustainability Committee.

We have also established environmental management systems aligned with the characteristics of each of our businesses. Our PDCA cycle was built based on these systems, enabling us to formulate environmental measures, share information, support implementation, provide guidance, manage progress, and carry out improvements to initiatives.

### Environmental Management Framework



Sustainability Promotion Framework Chart (P.10)

## Environmental Management in Businesses

Commercial Properties Business	<ul style="list-style-type: none"> <li>Establishment of the Environmental Measures Promotion Group, a specialized department within the business division's Planning Department</li> <li>Holds an Environmental Committee with participation from all departments across the business divisions</li> </ul>
Residential Business	<ul style="list-style-type: none"> <li>Established an Environmental Measures Project Team with involvement across business divisions</li> </ul>
Other Businesses and Group Companies	<ul style="list-style-type: none"> <li>Each business and company advances operations in accordance with environmental guidelines established in line with the Group Environmental Policy</li> <li>Under the Sustainability Committee and the Sustainability Promotion Committee, energy use data for Group companies is managed and sustainability initiatives are implemented</li> </ul>

## Environmental Management in the Commercial Properties Business

In the Commercial Properties Business, we have formulated and implemented an Environmental Action Plan and Guidelines aimed at achieving more robust environmental product planning, attaining goals set by the Group, and establishing a PDCA cycle. We work with customers to address a variety of environmental issues, including decarbonization, energy conservation, resource recycling, the effective use of water resources, and biodiversity.

We have set a quantitative indicator in the form of energy consumption intensity to reduce energy consumption. Here, we target a 1% annual unit reduction averaged over five years, in accordance with the Act on the Rational Use of Energy. We are actively adopting environmental and energy-saving technologies in new buildings. For existing buildings, we promote energy saving by systematically upgrading to energy-saving equipment. From an operating standpoint, we also work with our tenants to conserve energy and reduce environmental impact.

Details of the Environmental Action Plan and Guidelines of Tokyo Tatemono Group's Commercial Properties Business

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### ● Environmental Management in the Residential Business

In the Residential Business, considering the growing environmental awareness in society, Tokyo Tatemono has established standards to be implemented for the Brillia for-sale condominium brand and Brillia ist rental apartment brand we develop. To clearly communicate these standards to our customers and the public, we have formulated the Brillia Environmental Guidelines. The guidelines define a set of environmental performance ratings with four levels of environmental friendliness. Projects are carried out while confirming detailed specifications and other requirements necessary to satisfy each standard.

And we continue to increase the value of the Brillia brand by revising these guidelines periodically in response to social changes and technological advancements.

We also aim to enhance environmental awareness among employees by encouraging those involved in the Residential Business to take the Certification Test for Environmental Specialists and by providing a system that helps them acquire extensive knowledge about environmental issues.

**Brillia Environmental Guidelines Environmental Performance Ratings (as of April 2026)**  
(Ex. Setting energy efficiency standards)

	Level	Level 1*	Level 2	Level 3	Level 4 (High Standard)	
Level	Dwelling unit	Energy conservation criteria	ZEH Oriented	GX ZEH Oriented	GX ZEH Ready or higher	
	Residential building	Energy conservation criteria	ZEH-M Oriented	GX ZEH-M Oriented	GX ZEH-M Ready or higher	
	Renewable energy classification	Excluding renewable energy	Excluding renewable energy	Excluding renewable energy	Excluding renewable energy	Including renewable energy
Private area BEI	Standard value	1.0 or less	0.8 or less	0.65 or less	0.65 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.62 or less	0.62 or less	0.47 or less
Residential building BEI	Standard value	1.0 or less	0.8 or less	0.65 or less	0.65 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.62 or less	0.62 or less	0.47 or less
Housing performance evaluation	5-1. Insulation performance grade	Grade 4	Grade 5	Grade 6	Grade 6	
	5-2. Primary energy consumption grade	Grade 4	Grade 6	Grade 8	Grade 8	

\*No further adoption planned.

### Brillia Environmental Guidelines Overview

#### 1 Creating a lush green living environment

- Create a rich sense of familiarity with nature and seasonal changes, a comfortable living space, and a landscape for the entire region; use greening to reduce the heat inside and around the building (heat island phenomenon).
- Plant trees that match local vegetation to cultivate a rich natural environment that sustains biodiversity.
- Provide environmental education programs, etc. to residents to help foster awareness of environmental considerations in local communities.

#### 2 Creating residences with lower environmental impact

- Aim to achieve low-carbon residential buildings by proactively adopting equipment and services that contribute to global warming prevention and resource conservation.
- Actively develop ZEH-M (Zech Mansion), which reduces energy consumption by making the building itself highly insulated and by using renewable energy.
- Help reduce environmental impact throughout a building's life cycle by using visual displays of energy consumption to raise awareness among tenants.

## Environmental Impact Assessment

When executing new development projects in Japan and overseas, Tokyo Tatemono conducts the necessary environmental impact assessments in accordance with laws and regulations while creating plans that leverage company expertise to consider how each project affects the environment.

Environmental impact assessments cover a wide range of subjects, including GHG, water cycle, water pollution, air and soil pollution, waste, and biological and ecological systems. Evaluation items are selected based on the characteristics of the region and the project. If a negative environmental impact is found, we work to avoid or mitigate it.

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## Environmental Management

### ● Brownfield Redevelopment

When we develop real estate on land that has been significantly underutilized compared to its potential value or remains unused (brownfield) due to the presence of or concerns about soil contamination, we conduct detailed soil surveys as necessary and implement other specialized measures to deal with soil contamination, properly treating the land before proceeding with the project.

### ● Compliance with Environmental Laws and Regulations

At each stage of property development and operation, we comply with all relevant laws and regulations related to the environment.

There were no environmental incidents or violations of environmental laws or regulations in 2025.

[\(Data\) Environmental Incidents and Violations of Environmental Laws or Regulations \(p. 105\)](#)

### ● External Cooperation in Environmental Initiatives

Tokyo Tatemono drives the advancement of environmental initiatives in the real estate industry in various ways, such as by consistently providing the chair position for the Environmental Committee of the Real Estate Companies Association of Japan, and collaborates with industry organizations to promote environmental conservation.

[Participation in Initiatives \(p. 14\)](#)

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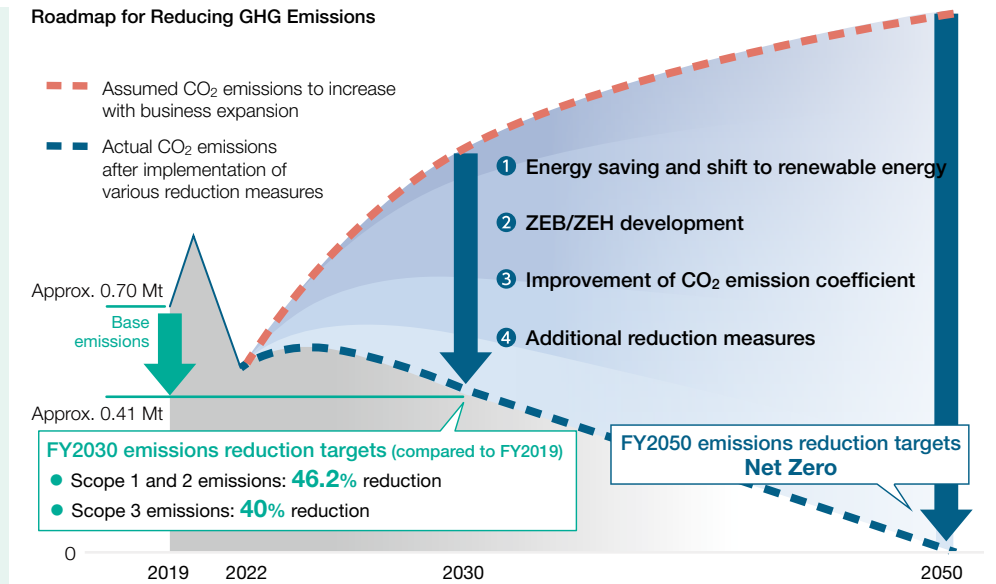
# Promoting a decarbonized society

## Policy and Concept

Promoting a decarbonized society is a social issue that calls for global action. The real estate industry must also strive to reduce greenhouse gas (GHG) emissions derived from real estate holdings and business activities. The Tokyo Tatemono Group further believes that the increasing intensity and frequency of storms, flooding, and other natural disasters owing to GHG emissions could have a significant impact on the assets it owns. From this perspective as well, we recognize the need to prioritize this issue. The Tokyo Tatemono Group Environmental Policy calls for us to lead the community in the prevention of global warming. In addition, we have identified the promotion of a decarbonized society as a material issue. In order to address this issue through our business, we have set KPIs and targets related to the promotion of a decarbonized society and are accelerating initiatives to reduce GHG emissions. Regarding GHG emissions reduction targets, by fiscal 2030, we aim to reduce Scope 1 and 2 CO<sub>2</sub> emissions by 46.2% and Scope 3 emissions by 40%, compared to fiscal 2019 levels, and aim for net zero CO<sub>2</sub> emissions by fiscal 2050. We have obtained SBT (Science Based Targets) certification for our fiscal 2030 target as being aligned with the 1.5°C pathway, which aims to limit the global average temperature rise to 1.5°C above pre-industrial levels. In addition, based on these targets, we put in place a roadmap (action plan) for reducing GHG emissions in the Group toward FY2050.

Item	Scope of coverage	KPI and targets
<b>Reduction in greenhouse gas emissions</b>	All businesses*1	Net zero CO <sub>2</sub> emissions by FY2050
		46.2% reduction in Scope 1 and 2 CO <sub>2</sub> emissions compared to FY2019 levels by FY2030
		40% reduction in Scope 3*2 CO <sub>2</sub> emissions compared to FY2019 levels by FY2030
<b>Promotion of development of ZEB and ZEH*3</b>	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties*4
	Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent*5
<b>Shift to renewable energy</b>	All businesses*1	Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050
	Commercial Properties Business	Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030
<b>Acquisition of Green Building Certification*6</b>	Commercial Properties Business / Residential Business	Acquire Green Building Certification for, in principle, all new office buildings, logistics properties, and condominiums for rent*7
<b>Promotion of the use of wood material</b>	Long-term buildings, condominiums for sale or rent	By FY2030, use domestic timber and certified timber in the interior and furniture of common areas of all new office buildings, for-sale and for-rent condominiums
	Condominiums for sale or rent	By FY2026, develop for-sale and for-rent condominiums that use timber for major structural components
<b>Collaboration and co-creation with customers</b>	Long-term buildings	Communicate with tenants about sustainability at least four times a year
	Condominiums for sale or rent	Communicate with residents and plan and implement sustainability measures

## Roadmap for Reducing GHG Emissions



Material Issue KPIs and Targets (p. 11)

Participation in Initiatives (p. 14)

Disclosure Based on TCFD Recommendations (p. 18)

Environmental Management (p. 28)

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External Evaluation and Certification Related to Environmental Friendliness (p.49)

\*1 Applies to the Tokyo Tatemono Group. \*2 Applies to Scope 3 categories 11 and 13. \*3 In addition to "ZEB" and "ZEH(-M)", includes Nearly ZEB, ZEB Ready, ZEB Oriented, Nearly ZEH(-M), ZEH(-M) Ready, and ZEH(-M) Oriented.

\*4 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.

\*5 Applies to new buildings for which design work began in June 2021 or later. Excludes certain properties such as joint venture properties or properties with special uses.

\*6 Mainly refers to, but is not limited to, DBJ Green Building Certification, CASBEE Certification for Buildings, and BELS (Building Energy Saving Performance Labeling System) Certification.

\*7 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.

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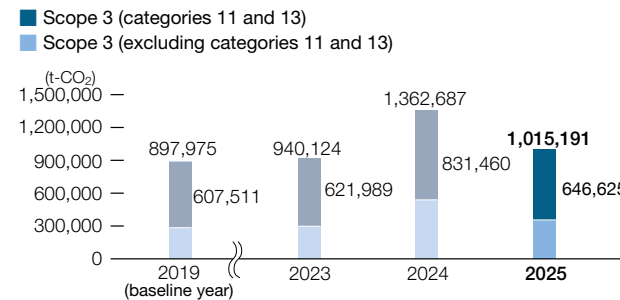
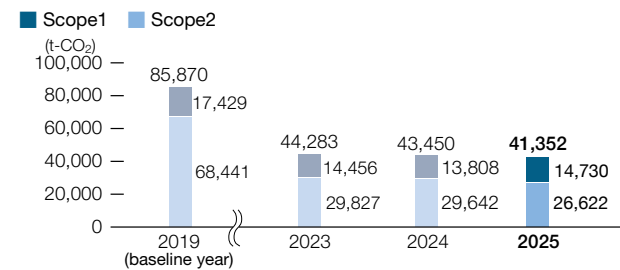
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Promoting a decarbonized society

Initiatives to Achieve GHG Emission Reductions

The Group's CO<sub>2</sub> emissions for FY2025 were 1,056,543t-CO<sub>2</sub> (Scope 1 and 2: 41,352t-CO<sub>2</sub>, Scope 3: 1,015,191t-CO<sub>2</sub>). We will continue to promote efforts to reduce GHG emissions going forward.

CO<sub>2</sub> Emissions Reduction (Tokyo Tatemono Group)

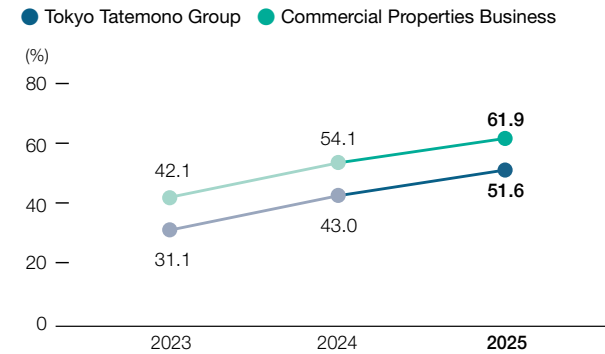


[\(Data\) GHG \(CO<sub>2</sub>\) Emissions \(p.103\)](#)

Shift to Renewable Energy

Tokyo Tatemono has set the adoption of renewable energy as a process goal for achieving its medium- to long-term GHG emissions reduction targets. Across all businesses, we have set KPIs and targets of "Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050," and, in the Commercial Properties Business, "Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030," and progress is proceeding steadily.

Renewable energy (electricity) adoption rate



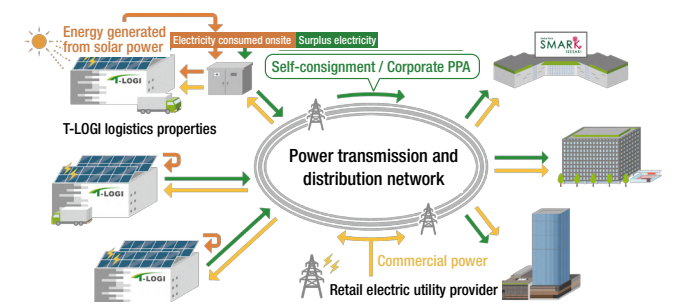
Generation and Use of Renewable Energy through Solar Power

Tokyo Tatemono is advancing various initiatives to generate and utilize renewable energy through solar power.

At some of the logistics properties, office buildings, and for-sale condominiums that we have developed, we generate renewable energy through solar panels installed on their rooftops, which is then used by tenants (onsite consumption). In particular, at the T-LOGI series of logistics properties developed by Tokyo Tatemono, solar panels are installed across the entire rooftop of each facility, intentionally generating renewable energy in excess of onsite consumption. For surplus power, we utilize self-consignment and corporate PPAs to transmit electricity to commercial facilities and office buildings owned by Tokyo Tatemono, and are implementing and planning this initiative across multiple areas.

[T-LOGI logistics facilities website \(Only available in Japanese\)](#)

Overview of Onsite Consumption and Self-Consignment / Corporate PPA



We are also utilizing storage batteries to make better use of the renewable energy we generate. At the Tokyo Tatemono Hakata Building (Fukuoka-shi, Fukuoka Prefecture; completed in June 1985), renewable energy generated by solar panels installed on the rooftop of T-LOGI Fukuoka (Sue-machi, Kasuya-gun, Fukuoka Prefecture; completed in April 2022) is transmitted to the building; however, because electricity demand is lower on Saturdays, Sundays, and holidays, surplus renewable energy tends to occur, and this surplus power is stored in storage batteries installed at the building. Stored renewable energy is used to strengthen tenant BCP measures and reduce electricity consumption during peak usage times.

We are also working with other companies to generate renewable energy even in city centers, where electricity demand is especially high but production space is limited.

In 2024, AGC Inc.'s solar power-generating glass, SUNJOULE<sup>®</sup>, was installed on the canopy and glass panels of the step terrace at the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011). This makes it possible to maintain the utility of architectural glass while leveraging the previously untapped energy generation potential of those vertical surfaces. In 2024, this initiative was the first to be selected under the Ministry of the Environment's program to accelerate the adoption of building-integrated photovoltaics, specifically for integrations into windows, walls, and other architectural elements. In 2025, this building was also the first to be certified as a land-efficient PV-equipped structure under the JSA-S1024 standard,



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## Promoting a decarbonized society

which defines evaluation methods for the effective land use scores for buildings equipped with solar panels.

Tokyo Tatemono received the Encouragement Award in the Project Category of the NIKKEI Decarbonization Awards 2023, hosted by Nikkei Inc., for its “Efforts Toward Practical Decarbonization Solutions in Urban Centers.” Tokyo Tatemono was recognized for several key initiatives: fully utilizing large rooftops at its T-LOGI series of logistics properties to install the maximum possible number of solar panels, allowing the buildings to achieve “ZEB” status by effectively reducing net primary energy consumption to zero; and intentionally generating surplus electricity in excess of consumption to directly supply urban centers where renewable energy production is more difficult.

Going forward, we will continue accelerating the implementation of initiatives for generating and using renewable energy.

### Promoting the Use of Renewable Energy through On-site Corporate PPAs

Tokyo Tatemono has implemented solar power generation at Brillia Shin-Yurigaoka (Kawasaki-shi, Kanagawa Prefecture; completed in April 2025) through the first on-site corporate PPA\*1 model for the Brillia brand, with Tsunagu Network Communications Inc. serving as the PPA provider, supplying electricity to both private and common areas of the building. Power needs exceeding the capacity of solar generation are met using electricity considered to be from renewable sources\*2 supplied through a high-voltage bulk power receiving system. This allows the building to effectively achieve 100% renewable energy usage. These mechanisms allow residents to use electricity without bearing the installation or maintenance costs of solar power systems, while also benefiting from lower base fees and electricity usage charges than standard individual contracts through the high-voltage bulk power receiving system.

\*1 PPA (Power Purchase Agreement): A system in which electricity is generated by a solar power generation system and supplied for a fee. The solar power system is installed by a PPA provider who owns and manages solar power generation facilities on the roofs of buildings and idle land where solar power generation facilities can be installed.

\*2 Electricity that incorporates environmental value and is backed by non-fossil certificates.

### Promoting the Use of Renewable Energy through Off-site Corporate PPAs

Tokyo Tatemono has introduced an off-site corporate PPA\*2 using geothermal power for the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011), Tokyo Tatemono Yaesu Sakura-dori Building (Chuo-ku, Tokyo; completed in November 1974), and Osaki Center Building (Shinagawa-ku, Tokyo; completed in March 2009), the first initiative of its kind in the real estate industry\*1. Renewable energy generated at geothermal power plants owned by Kyuden Mirai Energy is supplied to the three buildings above through Nippon Steel Engineering, a retail electricity provider. This is expected to result in the receipt of approximately 900 MWh of electricity annually and achieve a reduction of approximately 360 tons of CO<sub>2</sub> per year.

\*1 According to Kyuden Mirai Energy (as of May 2025).

\*2 A contractual arrangement in which a renewable energy generator that owns the power source and a purchaser of electricity enter into a power purchase agreement at a pre-agreed price and for a specified period, and renewable energy is supplied via the transmission and distribution grid to a consumer located away from the generation site.

### Switching to Electricity from Renewable Energy Sources

In our commercial properties and facilities as well as for-rent condominiums, we are working to switch to renewable energy. As part of this effort, we use power that has Non-fossil Fuel Certificates with Tracking. Provided by power companies, these certificates verify the environmental value of electricity generated from solar power, biomass, or the like.

In addition, since May 2016, we have been using the framework of Green Power Certificates to switch to 100% renewable energy sources for the electricity used in our Brillia condominium model rooms. In 2025, we utilized Green Power Certificates for approximately 0.72 million kWh of electricity.

### Development of Mega Solar Business

Tokyo Fudosan Kanri, a Tokyo Tatemono Group company, has been involved in the mega solar business since 2012. Through this company, we are developing solar power plants mainly in the northern Kanto region. As of the end of FY2025, we had eight plants with a total power generation capacity of approximately 13 MW.

#### ● Promotion of Development of ZEB and ZEH

Tokyo Tatemono is currently moving forward with the set goal of developing ZEB and ZEH for, in principle, all newly constructed office buildings, logistics properties, for-sale condominiums, and for-rent condominiums.

In the Commercial Properties Business, Tokyo Tatemono has been a registered ZEB Leading Owner with the Sustainable Open Innovation Initiative (SII) since the year in which that initiative was established. As such, we are committed to helping promote ZEB.

In the Residential Business, Tokyo Tatemono is actively involved in developing ZEH-M (ZEH condominiums), having been among the first to join the ZEH Developer Registration System established in May 2018.

In FY2025, we developed 17 ZEB/ZEH properties, including 1 top-level “ZEB” logistics properties, bringing our total number of ZEB/ZEH properties developed to 51.

[□□ Material Issue KPIs and Targets \(p. 11\)](#)

[□□ External Evaluation and Certification Related to Environmental Friendliness \(p. 49\)](#)

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ZEB/ZEH Classifications

ZEB classification	ZEB Oriented	ZEB Ready	Nearly ZEB	"ZEB"
	Energy saving only	Energy saving only	Energy saving + energy creation	Energy saving + energy creation
Buildings meeting energy-saving standards	30% or more 40% or more	50% or more	75% or more	100%
	Hospitals, commercial facilities, etc.			
	Offices, factories, etc.			
ZEH-M classification	ZEH-M Oriented	ZEH-M Ready	Nearly ZEH-M	"ZEH-M"
	Energy saving only	Energy saving + energy creation	Energy saving + energy creation	Energy saving + energy creation
Buildings meeting energy-saving standards	20% or more	50% or more	75% or more	100%

Major Achievements in ZEB/ZEH Development

2018	<ul style="list-style-type: none"> <li>Brillia Tsurumaki (completed in December 2019) became the first building in the Tokyo metropolitan area to be selected by the Ministry of Economy, Trade and Industry for the 2018 High-rise ZEH-M Demonstration Project (for buildings with 6 to 20 floors of residential use), and achieved ZEH-M Oriented status.</li> </ul>
2019	<ul style="list-style-type: none"> <li>The office section of Hareza Tower (completed in May 2020) became the first high-rise mixed-use building to achieve ZEB (ZEB Ready) status.</li> <li>Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (completed in September 2022) was selected by the Ministry of Economy, Trade and Industry for the 2019 Ultra High-rise ZEH-M Demonstration Project (for buildings with 21 floors or more of residential use), and achieved ZEH-M Oriented status.</li> </ul>
2022	<ul style="list-style-type: none"> <li>Brillia Jiyugaoka (completed in May 2024) was selected by the Ministry of the Environment for the 2022 Mid- and High-rise ZEH-M Support Project, and achieved ZEH-M Oriented status.</li> </ul>
2023	<ul style="list-style-type: none"> <li>Brillia Fukasawa Hatchome (completed in December 2024) was selected by the Ministry of Land, Infrastructure, Transport and Tourism for the 2023 Sustainable Building Leadership Project (Leadership in CO<sub>2</sub> Reduction), and became the first large-scale building in Japan to achieve "ZEH-M" status.</li> </ul>
2024	<ul style="list-style-type: none"> <li>Brillia Kobe Old Foreign Settlement has been selected for the Ministry of the Environment's FY2024 High-Rise ZEH-M Support Project, and is being developed as ZEH-M Ready (scheduled for completion in October 2026).</li> </ul>

Demonstration experiment on the comfort of ZEH-renovated dwelling units

Tokyo Tatemono, in collaboration with Keio University and YKK AP Inc., conducted a demonstration experiment at the large-scale rental apartment complex Brillia 1st Shinonome Canal Court (Koto-ku, Tokyo; completed in March 2005) from August 2025 to February 2026 to scientifically verify the impact of renovations to ZEH standards on residents' comfort and health.

In the experiment, a "ZEH-renovated unit," in which environmental performance was improved to ZEH standards\*1 using high-insulation windows and insulation materials, and a standard renovated unit without changes to insulation specifications were set up within the property. In addition to measuring indoor environmental conditions such as room temperature and electricity consumption, vital data such as blood pressure and pulse obtained from participants staying overnight in each unit for a certain period were compared.

Results showed that the ZEH-renovated unit maintained a stable thermal environment throughout the year, with suppressed increases in room temperature in summer and retained warmth in winter, and electricity consumption was reduced by more than 10%\*2 in both summer and winter compared to the standard renovated unit. In addition, sleep efficiency and task performance also improved. Through these scientific verifications, we have demonstrated that ZEH renovations not only provide economic benefits such as reduced electricity costs, but also contribute to improved thermal environments and enhanced resident comfort and health. We will continue to promote the adoption of ZEH standards in existing properties.

\*1 In this demonstration, "ZEH-renovated units" conform to the "ZEH Oriented" standard (meeting enhanced ZEH envelope performance criteria and achieving a reduction of at least 20% in primary energy consumption from the baseline, excluding renewable energy, etc.).  
\*2 Based on measurements from a single air conditioner installed in the living room.



Indoor environment measurement setup

Examples of ZEB/ZEH Development Initiatives ①

Hareza Tower achieved ZEB Ready status (Office Section)

▶▶ Achieved a 50% reduction in primary energy consumption

<Specific Initiatives>

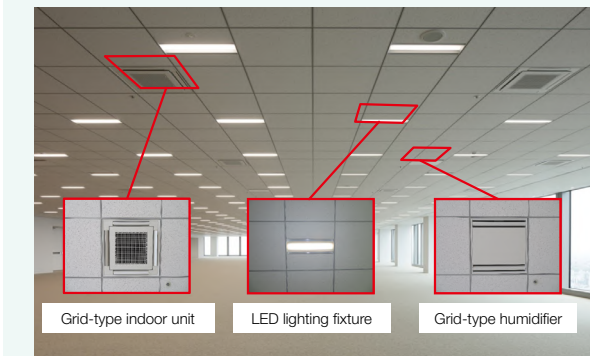
• Energy-saving Lighting

The interior lighting of offices was set at 500 lx, which is lower than usual. However, rather than simply reducing the illumination level, it was designed so that there would not be any negative impact on the brightness of spaces through such means as the use of carpet tiles with high light reflectance and the creation of differences in illumination level and color temperature between common areas and private areas.

Elevator hall	Hallway	Private area
Illuminance: 100-150 lx Color temperature: 3,000 K	Illuminance: 150-200 lx Color temperature: 3,000 K	Illuminance: 500 lx Color temperature: 4,000 K

• Energy-saving Air Conditioning

Grid-type air conditioners and grid-type humidifiers developed with the manufacturer were used, reducing air distribution energy compared to conventional concealed-type air conditioners. In addition, a system was employed using sensor data, including for outdoor air temperature and the difference between the indoor temperature and set temperature, to enable highly efficient and optimal operational control of air conditioners.



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Examples of ZEB/ZEH Development Initiatives ②

Brillia Fukasawa Hatchome achieved “ZEH-M” status

▶▶ Achieved a 101% reduction in primary energy consumption

<Specific Initiatives>

• High-insulation specifications

In addition to high-performance insulation materials, all windows in every unit were fitted with aluminum-resin composite sash frames and Low-E glass filled with argon gas, achieving Thermal Insulation Performance Grade 6, which exceeds the ZEH requirement (Thermal Insulation Performance Grade 5), across all units.\*

\*Some units achieved Grade 7, the highest rating.

• Energy saving and energy creation

Fuel cell “Ene-Farm” systems have been installed in all units, along with high-efficiency energy-saving equipment such as total heat exchangers, LED lighting, and water-saving faucets. 336 solar panels were also installed across the entire rooftop to supply renewable energy to both individual units and common areas. As a result, the building achieved a 101% reduction in primary energy consumption, and was completed as Japan’s first large-scale development in which all units meet both “ZEH” and “ZEH-M” standards.

\*In the category of large-scale buildings (total floor area of 2,000 m<sup>2</sup> or more) under the Building Energy Efficiency Act, this was the earliest to be completed (i.e., construction of the building was finished).



Solar panels installed across the entire rooftop



Brillia Fukasawa Hatchome (exterior)

TOPICS

Brillia Fukasawa Hatchome received the Better Living Chairman’s Award at the 2nd SDGs Housing Awards

Brillia Fukasawa Hatchome (Setagaya-ku, Tokyo; completed in December 2024) received the Better Living Chairman’s Award at the 2nd SDGs Housing Awards, hosted by the Institute for Built Environment and Carbon Neutral for SDGs (IBECs), in 2026. The SDGs Housing Awards recognize leading housing projects that, in addition to offering high residential quality, contribute to the achievement of the SDGs across the entire lifecycle, from planning to eventual disposal, through the collaboration of owners (residents), designers, and builders. This property was recognized for demonstrating that it is possible to address the SDGs without significantly compromising business viability, through measures such as improving energy efficiency and generating renewable energy by combining widely applicable technologies and specifications, as well as achieving a high level of comfort. In addition, the property was also recognized for its multifaceted environmental initiatives, including the introduction of V2H (vehicle to home)\*<sup>1</sup>, the reuse of materials from existing buildings and their use in art, and the collection of used cooking oil, which is attracting attention for its use in SAF\*<sup>2</sup> (aviation fuel), as well as for establishing mechanisms that help raise environmental awareness in residents.

\*<sup>1</sup> V2H (Vehicle to Home) is a system that uses electricity stored in electric vehicle batteries as a household power source. It can also be used as an emergency power source in the event of a disaster.

\*<sup>2</sup> SAF (Sustainable Aviation Fuel) is an aviation fuel produced from materials such as used cooking oil and biomass, and compared with conventional jet fuel made from fossil fuels, it contributes to reducing CO<sub>2</sub> emissions across the entire lifecycle, from production to combustion.

Awards related to ZEB and ZEH development

TOPICS: Winner of the Ministry of the Environment’s FY2025 Climate Change Action Awards (p. 39)

Other Initiatives to Reduce GHG Emissions Adoption and Upgrading of Energy-saving Equipment and Devices

In our long-term office buildings and for-rent condominiums, we are actively adopting and upgrading energy-saving equipment and devices. As of the end of FY2025, the conversion to LED lighting has already been implemented or is in the process of being implemented at all long-term buildings. We have set a short-term target of reducing our energy consumption intensity by 1% each year on a five-year moving average basis, and are working to conserve energy and reduce our environmental impact. We have been certified as an S-class operator—the highest level in the business classification evaluation system of the Act on the Rational Use of Energy—for eleven consecutive years since fiscal 2016.

Energy Management System Implementation

In order to promote efficient energy use in office buildings and for-sale condominiums, we are promoting the installation of energy management systems that enable real-time monitoring of energy use within these buildings.

Energy Management System Implementation

Building type	Type of energy management system	Major properties with installed systems
Office buildings	BEMS	<ul style="list-style-type: none"> <li>Shinjuku Center Building (Shinjuku-ku, Tokyo; completed in October 1979)</li> <li>Tokyo Square Garden (Chuo-ku, Tokyo, completed in March 2013)</li> <li>The Otemachi Tower (Chiyoda-ku, Tokyo, completed in April 2014)</li> <li>Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)</li> </ul>
For-sale condominiums	HEMS	<ul style="list-style-type: none"> <li>Brillia Tsurumaki (Setagaya-ku, Tokyo; completed in December 2019)</li> <li>Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (Tama-shi, Tokyo; completed in September 2022)</li> <li>Brillia Jiyugaoka (Setagaya-ku, Tokyo; completed in May 2024)</li> <li>Brillia Fukasawa Hatchome (Setagaya-ku, Tokyo; completed in December 2024)</li> </ul>



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## Promoting a decarbonized society

### Adoption of Smart Meters, etc.

Smart meters are installed, in principle, at all for-sale condominiums we develop.

We are also moving forward with the installation of electricity meters capable of remote meter reading in the office buildings, etc. we develop.

### Promotion of Use of Wood Materials

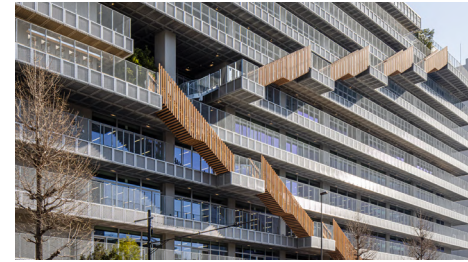
Wood not only absorbs CO<sub>2</sub> and stores (fixes) carbon, it also requires less energy than steel and reinforced concrete during manufacturing, processing, and construction, which helps curb CO<sub>2</sub> emissions. It is also a recyclable resource that can be reused as building materials after buildings are demolished.

Tokyo Tatemono believes it is important to utilize wood appropriately, as it helps to address the Group's material issues of promoting a decarbonized society and promoting a recycling-oriented society.

With promoting the use of wood materials as one of our KPIs and targets, for long-term office buildings and for-sale and for-rent condominiums, we aim to use domestic and certified timber for interiors and furnishings in the common areas of all new office buildings and for-sale and for-rent condominiums by FY2030.

At Ave. Takanawa (Minato-ku, Tokyo, completed in January 2026), domestically sourced timber is used for the handrails and soffit louvers of the symbolic grand staircase connecting each floor through the outdoor space. In addition, this property uses 0.001 m<sup>3</sup> of timber per 1 m<sup>2</sup> of floor area and has received a ★ Certification under the Minato Model Carbon Dioxide Fixation Certification Program.

At Brillia ist Shin-Okachimachi (Taito-ku, Tokyo; completed in February 2025), domestic Japanese cypress is used for louvers in the entrance hall, and solid wood tables made from domestic timber are installed in the shared work lounge, showcasing our active use of domestic wood materials. In addition, the work lounge features a wide range of environmentally conscious materials in its furniture and interior finishes, including desks made from plastic processed into panels from ocean waste and sound-absorbing boards made from recycled felt produced from discarded clothing in Japan, alongside the use of wood materials.



Ave. Takanawa Grand Staircase



Brillia ist Shin-Okachimachi Work Lounge

### Development of wooden condominiums for rent

As another KPI and target for promoting the use of wood materials, we aim to develop condominiums for sale or rent that use wood for major structural components by FY2026.

In March 2026, Brillia ist Senzokuike no Mori (Ota-ku, Tokyo; completed in March 2026), a property covered by this target, was completed. This property is Tokyo Tatemono's first wooden rental apartment building\*<sup>1</sup>, with timber used for the main structural components, and has been selected for the FY2024 Program to Promote the Development of High-Quality Wooden Buildings\*<sup>2</sup>, in recognition of its scale and significant carbon storage effects. In addition, natural wood materials are used for interior finishes in common areas such as the entrance hall and elevator hall, as well as for flooring and fittings in some dwelling units. The total volume of wood used for this property's structural members and interior and

exterior finishing materials is 503.02 m<sup>3</sup> (structural members: 491.96 m<sup>3</sup>; finishing materials: 11.06 m<sup>3</sup>). Compared with a reinforced concrete building of similar scale, this results in a reduction of 309 t-CO<sub>2</sub> in upfront carbon and a carbon storage amount of 538 t-CO<sub>2</sub>.

\*1 Partially reinforced concrete construction.

\*2 A Ministry of Land, Infrastructure, Transport and Tourism program that supports projects incorporating innovative wood-based design and construction technologies, or facilitating the wider adoption of mid- to large-scale wooden buildings with expected carbon storage benefits.



Brillia ist Senzokuike no Mori (exterior)

### Adoption of Internal Carbon Pricing System

Tokyo Tatemono has introduced an internal carbon pricing system, which works by converting CO<sub>2</sub> emissions into monetary values to visualize the impact of the CO<sub>2</sub> emitted through our operations and the effects of energy-saving measures and the shift to renewable energy. We will estimate the additional costs associated with the introduction of carbon pricing in Japan and, by visualizing CO<sub>2</sub> emissions as economic costs, accelerate various initiatives to promote a decarbonized society.

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Collaboration and Co-creation with Stakeholders on GHG Emissions Reduction

Communicating with Tenants/Occupants

As part of our KPIs and targets for collaboration and co-creation with customers, for long-term buildings, we aim to communicate with tenants about sustainability at least four times a year, and for condominiums for sale or rent, we aim to communicate with residents and plan and implement sustainability measures.

In the Commercial Properties Business, we hold SDGs promotion meetings in cooperation with tenants every year, sharing information on and discussing general sustainability issues such as energy-saving measures, switching to renewable energy, and waste separation and recycling. We also introduce tenants' energy-saving efforts and explain the Tokyo Tatemono Group's energy-saving activities and GHG emissions reduction targets, promoting the advancement of activities to reduce both our own and our tenants' environmental impact.

Adoption of Green Lease Provisions

We are promoting the adoption of green lease clauses in the lease agreements we conclude with tenants and residents of the buildings and for-rent condominiums owned and managed by Tokyo Tatemono, and are working with tenants and residents to reduce their environmental impact through energy conservation and waste reduction. As of the end of fiscal 2025, the adoption rate of green lease clauses is approximately 32% of the total floor area of all properties owned by Tokyo Tatemono.

Visualization of Energy Consumption

By visually displaying the consumption of electricity and other forms of energy, we aim to enhance the shared awareness of environmental considerations between tenants and building management companies.

Examples of Energy Consumption Visualization

<p>Tokyo Tatemono Yaesu Building, Empire Building</p>	<ul style="list-style-type: none"> <li><b>Introduction of a system for visualizing electricity usage</b> Provides tenants with graphical data on electricity consumption by year, month, and day, as well as comparisons with the previous year.</li> </ul>
<p>Shijo-Karasuma FT Square</p>	<ul style="list-style-type: none"> <li><b>Visualization of Energy Consumption</b> Daily energy consumption (electricity, gas, and water) for the building is displayed on monitors in the common areas.</li> </ul>
<p>Tokyo Square Garden</p>	<ul style="list-style-type: none"> <li><b>Providing a Visual Display of Air Conditioner Settings and Energy Consumption</b> We issue individual accounts to each tenant and provide a web service that allows them to view and adjust their air conditioning schedules and indoor temperatures, as well as monitor air conditioning heat load, electricity consumption, and CO<sub>2</sub> emissions.</li> </ul>

Demonstration Project for the Creation of Voluntary Credits

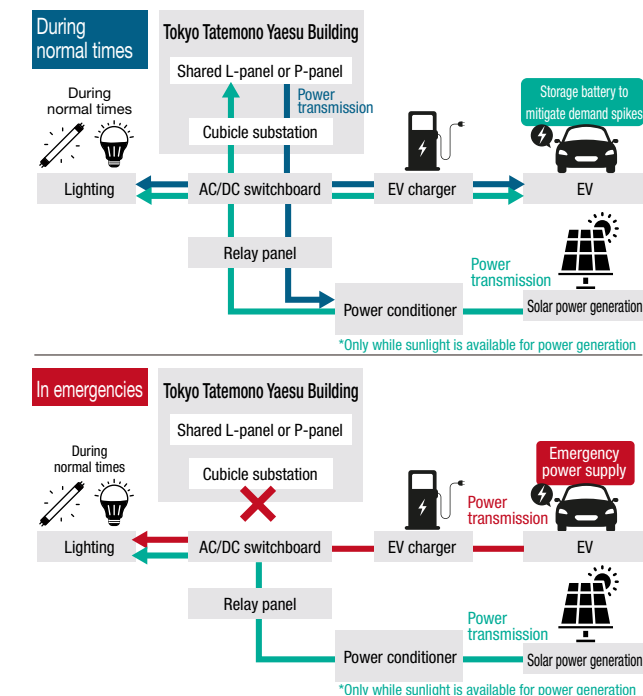
Tokyo Tatemono, iforest Inc., Yamaha Motor Co., Ltd., Biome Inc., the Natural Capital Credit Consortium (NCCC), and the Urban Institute of Kyushu University (Kyushu UI) are working to calculate CO<sub>2</sub> absorption and fixation volumes, quantify information related to biodiversity, and create carbon credits based on these efforts in forests located in the Tama region of Tokyo.

In this demonstration project, we have combined data from Yamaha Motor Co., Ltd. that recreates the current state of forest resources, big data on species distribution and on-site survey data held by Biome Inc., and satellite data analysis technology from Kyushu UI to calculate CO<sub>2</sub> absorption and fixation volumes and quantify biodiversity information based on scientific evidence. Through these efforts, we have aimed to establish a methodology for creating carbon credits using this information and to have them certified and issued by the NCCC. In March 2026, credits based on this method were certified and issued by the NCCC for the first time. Going forward, Tokyo Tatemono will continue to promote the creation of new relationships between cities and forests and the circulation of environmental value through co-creation with diverse stakeholders.

Implementation of Demand Response Using EVs and EV Stations

We are conducting joint research with Professor Hiroto Takaguchi of Waseda University on implementing demand response using electric vehicles (EVs) and EV stations. This study aims to decarbonize and strengthen the resilience of existing buildings by developing a system in which EVs (electric vehicles) function as storage batteries that help mitigate demand spikes when connected to renewable energy sources during normal times, and serve as emergency power sources in the event of a disaster. As part of this initiative, an EV station has been installed at the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011), where demonstration testing is being conducted to identify technical and societal challenges.

System Configuration of the EV Demonstration Experiment



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# Responding to Natural Disasters

## Policy and Concept

Natural disasters such as major earthquakes and typhoons threaten our way of life. Climate change has resulted in frequent destructive typhoons and extreme weather in recent years. As a result, interest is rising faster than ever in the safety of real estate, which is a foundation of our lives.

The Tokyo Tatemono Group believes that improving resilience against disasters in ordinary times and providing safety and security to our customers and other stakeholders are important responsibilities.

We have identified contributing to a safe and secure society as a material issue for the Group and are promoting various initiatives through our business. As part of these efforts, we will continue to further strengthen our measures to address natural disasters.

## Developing Real Estate That Is Resilient to Natural Disasters

There has been an increase in recent years in the number of large-scale natural disasters identified as having been caused by climate change among other factors. The Tokyo Tatemono Group has employed designs and equipment in our commercial and residential properties in preparation for presumed future disasters, including typhoons, floods, and major earthquakes.

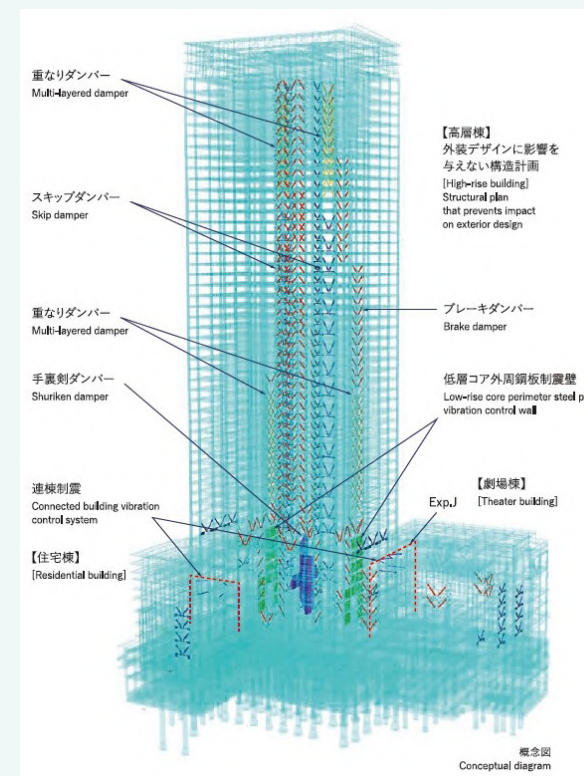
In the Commercial Properties Business, we have established the "Office Building Standard Design Guidelines," which set design policies and specification standards for preparedness against various disasters, including earthquake, wind, and snow resistance, flood countermeasures, and disaster prevention performance.

In the Residential Business, for for-sale condominiums, we have established our own "Brillia Quality Standards," under which we implement various measures at the design and construction stages, including responses to long-period ground motions caused by major earthquakes, flood countermeasure policies assuming typhoons and heavy rainfall, and the installation of automatic fire alarm systems equipped with functions that allow inspection from outside the unit.

## Examples of Initiatives at TOFROM YAESU TOWER

### Reducing Vibrations Caused by Earthquakes

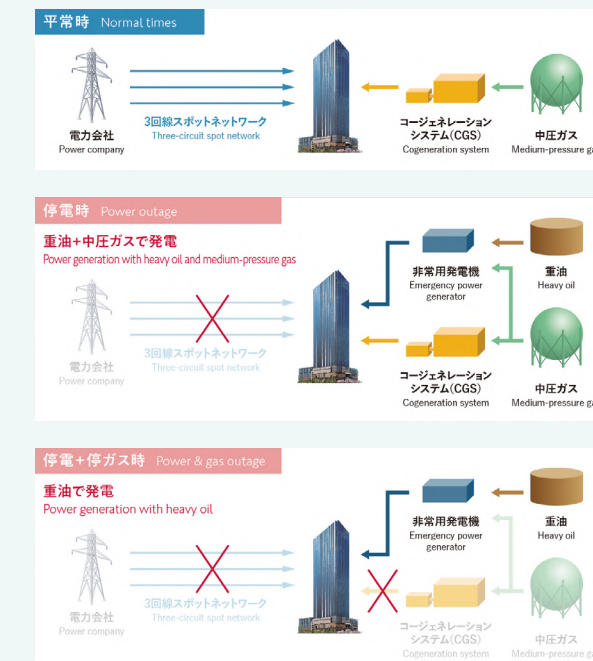
A hybrid vibration control structure that combines brake dampers and oil dampers is employed. This project employs shuriken dampers and overlapping dampers, technologies used here for the first time in the world, to secure energy absorption capacity capable of withstanding major earthquakes, and achieves high seismic performance that can withstand 1.5 times the seismic motion specified in the structural design standards for super high-rise buildings.



### Securing the Supply of Power in Emergencies

Under normal conditions, the building is supplied with stable power through a highly reliable triple-circuit spot network power receiving system and a cogeneration system (CGS) that uses disaster-resilient medium-pressure gas. A dual-fuel emergency generator that can operate on both fuel oil and medium-pressure gas has been installed. In the event of a power outage, electricity can be supplied by operating the generator using either fuel, and even in the event of a combined power and gas outage, approximately 72 hours of operation using fuel oil alone is expected to be secured.

In addition, space has been secured for tenant emergency generators (1,500 kVA × 4 units).



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## Responding to Natural Disasters

### ● Installation of Emergency Generator for Power Supply to Office Spaces

The Great East Japan Earthquake heightened demand for emergency power supplies in office buildings as a business continuity planning measure for disasters.

In new office buildings under development over a certain size, it is possible for emergency power to be supplied not only to common areas but also to tenant office spaces. At Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011) and Tokyo Square Garden (Chuo-ku, Tokyo; completed in March 2013), emergency power was initially supplied only to the common areas. But after considering the disaster preparedness needs of tenants, we installed an emergency generator to supply power to tenant office spaces as well. The system now in place has the capacity to supply, at additional cost to tenants, 15 VA/m<sup>2</sup> for up to 72 hours. This enables us to support our tenants' business continuity planning for power outages.

#### A building capable of supplying emergency power to office spaces

- Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011)
- Nakano Central Park South (Nakano-ku, Tokyo; completed May 2012)
- Tokyo Square Garden (Chuo-ku, Tokyo, completed in March 2013)
- Tokyo Tatemono Nihonbashi Building (Chuo-ku, Tokyo; completed in February 2015)
- Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)

### ● Improving Community Disaster Resilience

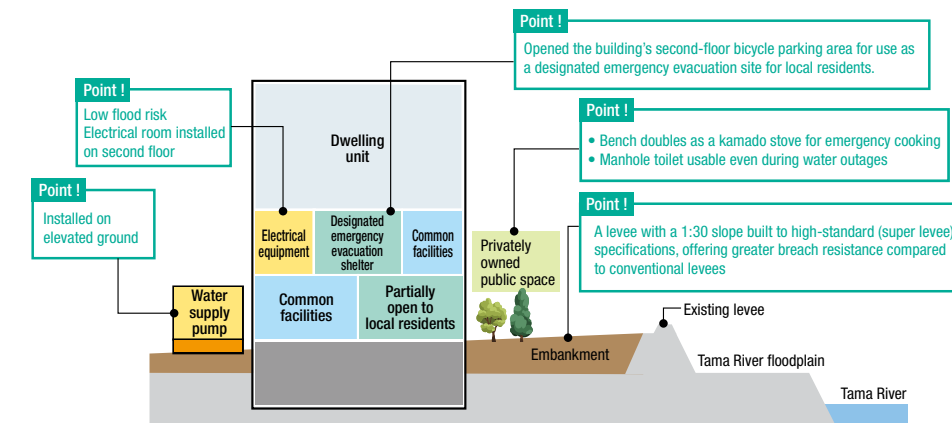
Together with Toei Housing Corporation, and with the goal of strengthening disaster resilience in the Seiseki Sakuragaoka area of Tama City, which faces the Tama River and is considered at risk of flooding, Tokyo Tatemono undertook both the Seiseki Sakuragaoka North District Land Readjustment Project and a condominium development project. This project has contributed to



improving community disaster resilience through a range of measures. At Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (Tama-shi, Tokyo; completed in October 2022), electrical infrastructure was relocated to higher floors and water supply systems were elevated to higher ground. Additionally, embankments were constructed along the Tama River in accordance with high-standard levee (super levee) specifications, and the building's bicycle parking area was developed to serve as a designated emergency evacuation site in the event of flooding. The project has revitalized the surrounding area through collaboration with local government and businesses while being conscious of decarbonization and biodiversity issues. The urban development measures also enhanced disaster resilience and walkability while fostering vibrancy and harmony with nature, earning them high acclaim and the Japan Association for Real Estate Sciences Chairperson's Award\* of the Achievement Award of the Japan Association for Real Estate Sciences. As of December 2025, the initiative has also received a total of six related awards and recognitions.

\*Awarded in recognition of outstanding achievements as evaluated according to the academic principles of real estate studies.

#### Disaster Preparedness at Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE



## TOPICS

### Winner of the Ministry of the Environment's FY2025 Climate Change Action Awards

Tokyo Tatemono, together with multiple project partners (Toei Housing Co., Ltd., Keio Corporation, and Itochu Urban Development Co., Ltd.) and the Seiseki Sakuragaoka Area Management Association, in which we also participate as a board member, has brought together the expertise of each party to promote initiatives for climate change mitigation and adaptation in the Seiseki Sakuragaoka North District. This initiative received the Climate Change Action Grand Prize\* in the Advanced Implementation and Proactive Practice Category (Mitigation and Adaptation) of the FY2025 Climate Change Action Awards, hosted by the Ministry of the Environment. In this initiative, in for-sale condominiums, ZEH-M Oriented performance has been achieved by improving insulation performance of exterior walls, adopting high-insulation sash windows, and installing high-efficiency water heating systems, while also generating renewable energy through the introduction of solar power systems. As a result, CO<sub>2</sub> emissions are reduced by 810 t-CO<sub>2</sub> per year. This initiative was recognized for addressing both climate change "mitigation" and "adaptation," and for achieving CO<sub>2</sub> reductions across the entire area, including residential properties, while strengthening resilience. The initiative was also recognized for its thorough consideration of disaster preparedness measures, including countermeasures for heavy rainfall, strong winds, and heat, as well as the provision of evacuation sites, and for its ongoing efforts in "soft" disaster preparedness through community building among local residents, in addition to physical measures, leading to the award.

\*An award system that honors individuals and organizations with outstanding achievements in promoting climate change measures; the "Climate Change Action Grand Prize" is its highest distinction.

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## Responding to Natural Disasters

### Tsunami Evacuation Facility on the Rooftop of a For-sale Condominium

Brillia Shonan Tsujido Seaside Park (Fujisawa-shi, Kanagawa Prefecture; completed in March 2019) is the first for-sale condominium in Fujisawa-shi to receive a subsidy for the construction of tsunami evacuation facilities. It features a 400 m<sup>2</sup> tsunami evacuation facility on the rooftop. The facility will allow not only condominium residents but also members of the local community to evacuate in the event of a tsunami. With capacity for approximately 660 people, the facility provides a safe location to wait until the tsunami recedes.



Brillia Shonan Tsujido Seaside Park



The tsunami evacuation facility unveiling ceremony

## Preparations for Natural Disasters

### Strengthening Disaster Preparedness throughout our Businesses

In the Commercial Properties Business, at buildings owned and managed by Tokyo Tatemono, we implement “hard” measures for disaster response, such as maintaining or enhancing seismic resistance and installing or improving emergency power sources. We also implement “soft” measures, such as installing batteries for recharging mobile phones and distributing stockpile goods. We are strengthening disaster preparedness measures and our business continuity plan (BCP), while also conducting ongoing reviews and updates.

In addition, we equip our buildings with a system that uses data from multiple sensors to determine the degree of deformation and damage and immediately confirm safety after an earthquake. After installation, the system collects all information from subsequent seismic events, automatically calculating the cumulative damage

to the building structure. In addition, even for earthquakes with a mainshock that is preceded by multiple, strong foreshocks—like the earthquake that occurred in Kumamoto in 2016—the system can anticipate the mainshock and determine the safety level at the foreshock stage.

Buildings owned by Tokyo Tatemono are served by a Disaster Status Monitoring System. Field staff and Tokyo Tatemono personnel can access this system via the internet and share information quickly about the situation on the ground, and a system is in place to issue response instructions as appropriate after information has been shared. Training exercises are also conducted at night with this system, as a disaster could come at any time, day or night.

In the Residential Business, Brillia offers “Triple Safety” disaster preparedness measures based on three phases (normal, disaster, and post-disaster), incorporating both “hard & soft” and “self-help & mutual help” perspectives. As part of our services which place an emphasis on providing peace of mind from day one, these measures are based on the Brillia Disaster Prevention Guidelines, which were created to provide a practical disaster response policy.

#### Examples of Triple Safety Measures

	Common	Private
Prepare (Normal Times)	<ul style="list-style-type: none"> <li>Holding disaster prevention briefings for residents</li> <li>Lifesaving training for management staff</li> <li>Evacuation drill support</li> </ul>	<ul style="list-style-type: none"> <li>Creating original disaster prevention manual</li> </ul>
Protect (During Disasters)	<ul style="list-style-type: none"> <li>Installing elevators with earthquake countermeasure functions</li> <li>Installing disaster prevention cabinets in elevators</li> <li>Installing automated external defibrillator (AED) units</li> </ul>	<ul style="list-style-type: none"> <li>Installing blocking for furniture tip-over prevention</li> <li>Installing earthquake-resistant entrance door frames</li> </ul>
Support Each Other (After Disasters)	<ul style="list-style-type: none"> <li>Installation of emergency supply storage facilities for disasters</li> </ul>	<ul style="list-style-type: none"> <li>Providing original Brillia disaster prevention backpacks as standard equipment for each unit</li> <li>Distribution of safety status cards (magnetic)</li> </ul>

### Fire Brigade Training

We conduct fire brigade training once or twice yearly to strengthen our voluntary disaster prevention systems. In this training, participants follow the instructions from members of the local fire brigade as they engage in several hands-on exercises for earthquake and fire response. These exercises include initial response, first-line fire-fighting, rescue and lifesaving, transporting injured persons, and evacuation drills. Our fire squad conducts regular training.

For many years, the squad has participated in the Self-Defense Fire-Fighting Drill Review Board held by the Nihonbashi Fire Department, earning many wins to date.

In addition, we conduct first aid and lifesaving courses to enhance initial response capabilities in emergencies and ensure the safety and peace of mind of users. At Tokyo Tatemono, 401 employees, and at Tokyo Fudosan Kanri, 681 employees, have completed the course (as of the end of FY2025).



Self-Defense Fire-Fighting Drill Review Board

### Support for Stranded Commuters During Disasters

[Community Support in the Event of a Disaster \(p. 75\)](#)

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## Responding to Natural Disasters

### ● Sharing Disaster Preparedness Information with for-sale Condominium Residents

At Brillia properties and buildings managed by Tokyo Tatemono Amenity Support, a Tokyo Tatemono Group company, we actively share disaster preparedness information with residents and condominium associations, providing opportunities for preparedness in everyday life. The official Brillia website features a "Disaster Preparedness Column" page within its special articles section, where useful information is regularly shared under expert supervision, including guidance on emergency response, and necessary preparations and knowledge for unforeseen situations. The booklet "Amenity Life," which is regularly delivered to each unit in properties managed by Tokyo Tatemono Amenity Support, promotes sufficient disaster preparedness by introducing disaster drills and events organized by each management association, and by including the "Brillia Disaster Prevention Card," which compiles useful information for emergencies, such as everyday preparedness measures and actions to take in the event of an earthquake or when flood warnings or advisories are issued, as well as video tutorials explaining how to use emergency supplies.

We also offer the "Brillia Disaster Prevention Game," a simulated disaster experience developed for management associations based on realistic scenarios depicting what can happen in condominiums during earthquakes.

[Disaster Preparedness Column page \(Only available in Japanese\)](#)

## TOPICS

### Brillia Tama Center Management Association Receives Grand Prize at the Regional Fire and Disaster Prevention Awards

At Brillia Tama Center (Tama-shi, Tokyo; completed in March 2007), a large-scale condominium complex with 530 residential units, the management association has worked with Tokyo Tatemono Amenity Support, which manages the condominium, on hard disaster prevention measures since immediately after the association was established. These measures include installing water supply pumps capable of securing drinking water during power outages and developing disaster preparedness storage facilities stocked with emergency food supplies and drinking water. In addition, the complex's disaster prevention management committee has established a disaster response manual and strengthened soft disaster prevention measures as well. To improve the effectiveness of the manual, the committee utilizes the Brillia Disaster Prevention Game proposed by Tokyo Tatemono Amenity Support, through which participants brush up on emergency response procedures by experiencing various simulated scenarios that could occur during an earthquake.

These combined hard and soft disaster prevention initiatives were highly evaluated, and in 2025 the association received the Grand Prize at the 22nd Regional Fire and Disaster Prevention Awards hosted by the Tokyo Fire Department.



Training on breaking partition walls



Simulated disaster exercise using the "Brillia Disaster Preparedness Game"

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# Biodiversity

## Policy and Concept

The Tokyo Tatemono Group is working toward a vision of creating a pleasant city and life with greenery, a commitment that is included in our Group Environmental Policy. As real estate development is closely tied to the natural environment and local ecosystems, we strive to understand the direct and indirect impacts it may have and take appropriate measures in response. We are striving to create a rich and comfortable environment that takes biodiversity into consideration, and our efforts include maximizing the power of greenery by transplanting trees on our properties in line with their development plans, surveying local vegetation and the distribution of organisms, and selecting tree species to plant.

We have established environmental guidelines for both our Commercial Properties Business and Residential Business. Both guidelines establish policies that include mitigating the heat island effect through greening of buildings and sites, preserving biodiversity and ecosystems including links to the surrounding greenery, and communicating with tenants and residents as well as the surrounding area through greenery. In addition, we have acquired third-party certifications for the preservation of existing trees and the conservation of ecosystems such as ABINC Certification\*1 and SEGES\*2 for our properties that are capable of implementing initiatives of a certain scale.

\*1 A system for evaluating and certifying biodiversity conservation efforts in the use of land for office buildings and residential buildings. It is based on two evaluation standards, the Association for Business Innovation in harmony with Nature and Community® Certification Guideline and the Land Use Score Card®, both developed by the Japan Business Initiative for Biodiversity (JBIB).  
\*2 An evaluation system developed by the Urban Greenery Research Institute that visualizes the social and environmental value of green spaces.

- External Evaluation for Sustainability (p. 16)
- Disclosure Based on TNFD Recommendations (p. 22)
- Environmental Management (p. 28)

### Examples of Third-party Certification Related to Biodiversity Conservation and Green Space Creation



spaces have been established. We carry out maintenance such as watering, pruning, weeding, and fertilization in a planned manner, and in collaboration with arborists and other experts, we regularly monitor the condition of introduced plants, pests and diseases, and the presence of invasive species. Through these initiatives, we work to maintain stable green spaces and ecosystems in urban areas by identifying risks to biodiversity at an early stage and taking appropriate measures as necessary.

### Commitment Concerning Greenfield Development

When developing real estate on unutilized or underutilized lands, we gain an understanding of the direct and indirect impacts the project will have on the local ecosystem and natural environment and give appropriate consideration to these impacts.

### Collaboration with External Parties on Biodiversity and Ecosystems

We work to conserve biodiversity and ecosystems by cooperating with initiatives and industry associations. We are a member of the Keidanren Nature Conservation Council, established by the Japan Business Federation (Keidanren), and a participant in the Keidanren Initiative for Biodiversity Conservation, established by Keidanren and the Committee. Since 2022, we have also participated in the 30 by 30 Alliance for Biodiversity, promoted mainly by the Ministry of the Environment as the secretariat and Keidanren as a founding member, and have supported the 30 by 30 target\* while promoting various biodiversity-related initiatives.

Further, we have consistently provided the chair position for the Real Estate Companies Association of Japan's Environmental Committee. The Real Estate Industry Environmental Implementation Plan formulated by the Environmental Committee lists conserving the natural environment and biodiversity as one of its environmental action goals.

\* A goal that seeks to effectively conserve at least 30% of the land and sea as healthy ecosystems by 2030 toward the goal of halting biodiversity loss and restoring biodiversity by 2030 (nature positive).

- Participation in Initiatives (p. 14)

## Initiatives Related to Biodiversity and Ecosystems

### Status of Implementation of Risk Assessment for Biodiversity and Ecosystems

When developing real estate, we conduct environmental impact assessments as necessary in accordance with all applicable laws, and work to preserve, transplant, and conserve trees and forests.

In addition, for existing buildings, we strive to conserve green spaces and ecosystems by formulating planting management plans, carrying out maintenance, and proposing periodic monitoring and improvement plans. At Tokyo Square Garden (Chuo-ku, Tokyo; completed in March 2013) and Otemachi Tower (Chiyoda-ku, Tokyo; completed in 2014), manuals for the management and monitoring of green

## Urban Initiatives

### Green Space and Waterscape Creation

Tokyo Tatemono actively promotes the creation of sizable green spaces and waterscapes, even in urban areas where such spaces are limited. At Otemachi Tower, Tokyo Tatemono developed "Otemachi Forest," a green space that covers approximately one-third of the entire site (about 3,600 m<sup>2</sup>). This initiative to recreate a "real forest" in an office district bristling with high-rise buildings has been evaluated very positively, including receiving ABINC Certification for biodiversity conservation, as well as SEGES "Urban Oasis\*1" certification, which recognizes initiatives that provide comfortable and safe urban green spaces.



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Biodiversity

In 2023, in recognition of its efforts supporting progress toward the Ministry of the Environment's 30 by 30 target, Otemachi Forest was certified as a Nationally Certified Sustainably Managed Natural Site\*2.



Additionally, in March 2025, Otemachi Forest was one of the first sites to receive the highest Triple Star rating through the Certification System for Securing Quantity and Quality Urban Green Space\*3, established by Japan's Ministry of Land, Infrastructure, Transport and Tourism. It was recognized for initiatives such as CO2 absorption, carbon fixation, biodiversity conservation, and the organization of events that promote well-being. Furthermore, in December 2025, we received the Minister of Land, Infrastructure, Transport and Tourism Award, the highest honor, at the 6th Green Infrastructure Awards hosted by the Green Infrastructure Public-Private Partnership Platform (led by MLIT). In addition to the creation of large-scale green spaces in urban areas, our efforts have been recognized for consideration of biodiversity during the maintenance phase, ongoing maintenance, and initiatives to utilize green spaces in ways that are open to the local community.



\*1 One of the certifications under SEGES, a system that recognizes initiatives aimed at providing comfortable and safe urban green spaces.  
 \*2 One of the Ministry of the Environment's initiatives to support the achievement of the 30 by 30 target in Japan. The Ministry of the Environment certifies areas where biodiversity conservation is being promoted through private-sector initiatives, etc.  
 \*3 A system established under the Urban Green Space Conservation Law in which the Minister of Land, Infrastructure, Transport and Tourism evaluates and certifies corporate initiatives to secure high-quality green spaces, based on both the quality (climate change countermeasures, biodiversity conservation, and well-being enhancement) and the quantity of green space.

Features of Otemachi Forest at Otemachi Tower

Recreating a Real Forest

We secured an experimental pre-forest facility of woodland covering 1,300m<sup>2</sup> in Kimitsu-shi, Chiba Prefecture and created a growing environment identical to that of the planned site. Over a three-year period, we engaged in the verification of construction methods, plant growth, and appropriate management methods. After the soil and plants had been cultivated in Kimitsu, they were transplanted to the building site.

Conducting Species Monitoring Surveys

Around 100 species of trees and ground cover plants were initially planted at the site. However, a monitoring survey in 2021, conducted after natural selection had taken hold, recorded roughly 200 species of trees and ground cover plants. Some of the species identified are rare and included in the Red Lists of the national and metropolitan governments.

Contributing to the Preservation of Ecosystems in Surrounding Green Spaces

The nearby Imperial Palace is home to many birds and insects, and by creating the network with surrounding green spaces, it contributes to the local ecosystem. Several bird species have already settled in, and around 130 species of animals have been identified at the site, including dragonflies thought to have flown in from the Imperial Palace as well as migratory birds.

Examples of Flora and Fauna Observed in Otemachi Forest



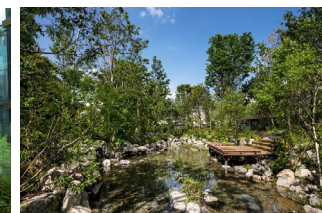
Pieris melete Hawk Dogtooth violet Mountain cherry blossom tree Japanese camellia and warbling white-eye Raccoon dog Falcon

Examples of Green Space Creation Initiatives

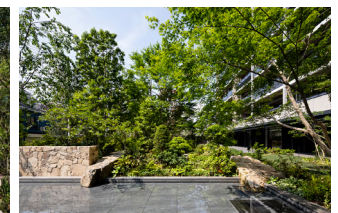
<p>Tokyo Square Garden Kyobashi no Oka (Completed in March 2013)</p>	<p>Chuo-ku, Tokyo</p>	<ul style="list-style-type: none"> <li>Creating a three-dimensional green space extending from the first basement floor to the fifth floor (approx. 3,000 m<sup>2</sup>)</li> <li>Concentrating greenery to create a cool spot in the center of the city and contribute to combating heat islands</li> </ul>
<p>Brillia Towers Meguro (Completed in December 2017)</p>	<p>Shinagawa-ku, Tokyo</p>	<ul style="list-style-type: none"> <li>Creating a forested space on the site, planting approximately 900 trees, and building a waterway</li> <li>Cooperating with the nearby Institute for Nature Study of the National Museum of Nature and Science and others to contribute to the preservation and growth of the local ecosystem</li> </ul>
<p>Nonoayama Building (Completed in May 2020)</p>	<p>Minato-ku, Tokyo</p>	<ul style="list-style-type: none"> <li>Creating a large-scale, approximately 3,500 m<sup>2</sup> green space and biotope leveraging Aoyama's topography and groundwater veins</li> <li>Creating a forest with a planting plan that takes into consideration the extant vegetation and ecosystem of the surrounding area, such as Meiji Jingu Shrine</li> </ul>
<p>Brillia City Nishi-Waseda Inner Forest (Completed in May 2022)</p>	<p>Toshima-ku, Tokyo</p>	<ul style="list-style-type: none"> <li>Establishing approximately 680 m<sup>2</sup> of green space on the site based on the concept of living with a forest inside the Yamanote Line</li> <li>Based on surveys of local flora and fauna conducted by local governments, we create green spaces that take biodiversity into consideration while making full use of each area's potential</li> <li>Designing spaces that are open to the local community by incorporating greenery in exterior areas with a focus on the pedestrian perspective</li> </ul>
<p>Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (Completed in September 2022)</p>	<p>Tama-shi, Tokyo</p>	<ul style="list-style-type: none"> <li>Developed an approximately 5,000m<sup>2</sup> public green space integrated with the natural environment of the Tama River</li> <li>Contributed to the formation of a green network through a greening plan that reflects the characteristics of the surrounding area, including the selection of primarily native tree species (38% greening rate)</li> <li>Evaluated for its level of harmony and coexistence with the local area, this project became the first in Tama-shi to obtain ABINC Certification.</li> </ul>
<p>Tokyo Metropolitan Meiji Park Forest of Pride (opened October 2023)</p>	<p>Shinjuku-ku, Tokyo</p>	<ul style="list-style-type: none"> <li>Planting approximately 700 new evergreen and deciduous trees spanning some 60 species</li> <li>By creating a layer of fallen leaves to cultivate a soil environment that supports a thriving ecosystem, we are promoting a "half-made forest" that we can nurture over time together with Tokyo residents.</li> <li>Utilizing Tokyo's First Park-Private Finance Initiative (Park-PFI)</li> </ul>



Tokyo Square Garden Kyobashi no Oka



Nonoayama Building biotope within a green space



Brillia City Nishi-Waseda Inner Forest

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# Water Resources

## Policy and Concept

As water shortages become even more severe worldwide, both developed countries and the global community face demands for efficient water use and continuous improvement.

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the Earth. We have also identified “Promoting a Recycling-Oriented Society” as one of our material issues. To address this challenge through our business activities, we have established KPIs and targets related to water resources. We work to conserve water resources by reducing environmental impact and engaging in resource-saving activities such as water conservation and the reuse of rainwater and miscellaneous wastewater (gray water) whenever possible.

Item	Scope of coverage	KPI and targets
<b>Reduction of water use</b>	Long-term buildings*	Reduction of water use intensity compared to the previous year
<b>Promotion of the use of recycled water</b>	Office buildings with total floor area of more than 30,000 m <sup>2</sup>	By FY2030, install gray water treatment facilities at, in principle, all new office buildings with a total floor area of more than 30,000 m <sup>2</sup>

\*Applies to the main long-term buildings and commercial facilities for which we have substantial energy management rights

- [Material Issue KPIs and Targets \(p. 11\)](#)
- [Environmental Management \(p. 28\)](#)
- [\(Data\) Water Use / Intensity \(p. 104\)](#)

## Creation of Management Plans for Water Resources

We have created management plans for water use for all of the properties we own\* in our Commercial Properties Business. Under these plans, the amount of water used is monitored monthly for each property. If there is a large increase or decrease compared to the amount used in the same month of the previous year, we take measures such as identifying the reason for the increase or decrease. This helps to ensure appropriate water use in the future.

\*Representing 88.8% of our total leased space

## Conducting Water Stress and Water Risk Assessments

Using Aqeduct, an assessment tool developed by the World Resources Institute (WRI), as of the end of FY2025, we have conducted water stress and water risk assessments for all properties owned by the Commercial Properties Business\*. As a result of the assessment, no properties were located in areas rated “High” or higher, therefore no water was withdrawn or used in high-risk areas. We will continue to conduct regular monitoring going forward.

\*Representing 88.8% of our total leased space

[\(Data\) Water risk analysis results from the Aqeduct Water Risk Atlas \(p. 104\)](#)

## Initiatives Related to Water Resources

### Reduction of Water Use through the Installation of Water-saving Devices, Etc.

We actively employ water-saving devices at all of the properties we develop, own, and operate.

In the Commercial Properties Business, in addition to stating our commitment to reducing our environmental impact through water conservation and the use of gray water in our Environmental Action Plan and Guidelines, we have established 10-year repair and investment plans for existing buildings, and are systematically switching to water-saving devices in conjunction with renovation work. We also work with our partners and tenants to conserve water in our daily operations and management. In FY2025, the water use intensity for long-term buildings increased by 0.02 points compared to the previous fiscal year.

### Example of Water-saving Devices Installed at Shijo-karasuma FT Square

Construction period	2019 - 2021
Overview	Restroom renovation work • Installation of water-saving sanitary equipment
Water use	Reduction from 9,913 m <sup>3</sup> in FY2021 to 23,261 m <sup>3</sup> in FY2018 (57.3% reduction rate*)

\*This figure includes other effects, such as less frequent toilet use due to COVID-19.

In the Residential Business, based on the Brillia Environmental Guidelines, Brillia and Brilliast require that kitchen faucets, bathroom shower faucets, and wash basin faucets be hot-water-saving faucets as a standard. This requirement helps provide for-sale and for-rent condominiums with a reduced environmental impact.

Additionally, at golf courses, hotels, and spa facilities operated by Tokyo Tatemono Resort, a Tokyo

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## Water Resources

Tatemono Group company, we are working to reduce water use by replacing showerheads with water-saving models and installing water-saving devices on showers.

### Example of Implementation at Tokyo Tatemono Resort

Time Period	2021
Scope	Seven golf courses operated by Tokyo Tatemono Resort
Overview	Replacement with water-saving showerheads Installation of water-saving devices
Water use	Across all seven facilities, water usage per minute in showers was reduced from 96.0 liters before implementation to 58.9 liters after implementation (a 38.7% reduction).

### ● Promoting Resource Recycling Through the Use of Recycled Water

In buildings above a certain size, we are actively introducing equipment that can treat rainwater and miscellaneous wastewater from tenants' kitchens into gray water within the building. The water which has been treated to gray water is reused for non-potable purposes such as toilet flushing and watering exterior plants. As a KPI and target, we will, in principle, install gray water treatment facilities at all new office buildings with a total floor area of more than 30,000 m<sup>2</sup> by FY2030.

#### Major buildings with Gray Water Treatment Systems (Total Floor Area over 30,000 m<sup>2</sup>)

- Kasumigaseki Common Gate (Chiyoda-ku, Tokyo; completed September 2007)
- Osaki Center Building (Shinagawa-ku, Tokyo; completed March 2009)
- Nakano Central Park South (Nakano-ku, Tokyo; completed May 2012)
- Tokyo Square Garden (Chuo-ku, Tokyo, completed in March 2013)
- The Otemachi Tower (Chiyoda-ku, Tokyo, completed in April 2014)
- Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)
- TOFROM YAESU TOWER (Chuo-ku, Tokyo, completed in February 2026)

### ● Compliance with Laws and Regulations on Water Use

We have installed wastewater treatment facilities in buildings that are subject to water pollution laws. We treat wastewater to ensure that it complies with standards before discharging it into public water bodies such as sewers, rivers, and the sea. There were no violations of water use-related laws or regulations (including permits and standards related to water quality and quantity) in FY2025.

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# Promoting a Recycling-oriented Society

## Policy and Concept

As pollution of the air, soil, and water caused by waste and hazardous substances and the depletion of natural resources are issues shared by all of society, there is an increasing need to reduce the generation of waste and hazardous substances in business activities and to use natural resources effectively.

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the Earth. In addition, we have identified Promoting a Recycling-oriented Society as one of our material issues, and have also established KPIs and targets related to waste in order to address the resolution of this issue through our business activities. We are striving to reduce our environmental impact through our businesses and contribute to creating a recycling-oriented society. In the development of buildings, we incorporate life-cycle assessments into project concepts and designs, and in operations and management, we work to reduce waste and minimize the generation of hazardous substances through proper practices.

Item	Scope of coverage	KPI and targets
<b>Reduction of waste emissions</b>	Long-term buildings*	By FY2030, 20% reduction in the rate of waste emissions intensity compared with FY2019
<b>Waste recycling promotion</b>	Long-term buildings*	By FY2030, achieve a waste recycling rate of 90%

\* Our long-term buildings and commercial facilities for which we have substantial energy management authority and for which we have submitted a written plan for waste reuse and reduction.

- [Material Issue KPIs and Targets \(p. 11\)](#)
- [Environmental Management \(p. 28\)](#)
- [\(Data\) Waste Emissions and Recycling Amount / Recycling Rate \(p. 105\)](#)

## Waste Reduction Initiatives

In all aspects of its business activities, the Tokyo Tatemono Group is committed to reducing its environmental impact through waste reduction, recycling, and effective use of resources. In FY2025, waste emissions intensity was 5.3t per 1,000 m<sup>3</sup>, achieving a reduction of 28.4% (compared to FY2019).

### Introduction of a Centralized Waste Management System

To properly and accurately manage and understand the waste generated at the office buildings owned and operated by Tokyo Tatemono, we introduced a centralized waste management system using electronic manifests.

### Collaboration and Co-creation with Customers in Waste Reduction

The Tokyo Tatemono Group carries out a range of initiatives aimed at reducing waste through collaboration and co-creation with the tenants of the office buildings owned and operated by Tokyo Tatemono as well as the residents of Tokyo Tatemono's for-sale and for-rent condominiums, such as promoting the 3Rs (Reduce, Reuse, and Recycle). In the Commercial Properties Business, together with Mizuho Financial Group, Inc., which is headquartered in Otemachi Tower (Chiyoda-ku, Tokyo; completed in April 2014), we are promoting the creation of a "zero-waste office" aimed at achieving a 100% waste recycling rate in the office areas of the building. In 2025, we launched a reusable cup service provided by Mitsui Chemicals, Inc. as a demonstration experiment for Mizuho Financial Group's in-office café and some restaurant tenants in Otemachi Tower. By collecting and washing used cups and reusing them for beverage service, we expect to reduce waste by approximately 100 kg over a six-month period. In addition, the reusable cups are made from polypropylene derived from biomass naphtha<sup>\*1</sup>, which can reduce greenhouse gas (GHG) emissions by approximately 60% compared with petroleum-derived polypropylene, thereby contributing to the promotion of a decarbonized society.

In 2024, the Residential Business launched the Waste Not Life Project as a waste reduction initiative at condominiums developed by Tokyo Tatemono. By the end of 2025, the project had been implemented at 15 properties<sup>\*2</sup>, and we plan to expand it further, taking into account factors such as property size and other characteristics.

<sup>\*1</sup> A hydrocarbon produced from renewable biological resources such as plants, with properties equivalent to those of petroleum-derived naphtha.  
<sup>\*2</sup> Implementation may vary depending on property size and other factors. For properties already sold, adoption is considered in consultation with the management association.

### Example Initiatives from the Waste Not Life Project

#### Collection of Waste Cooking Oil

We collect waste cooking oil because, when properly processed, it can be recycled into fertilizer, feed, soap, and SAF (aviation fuel). We place collection boxes in condominium common areas, a method that minimizes the burden for residents.



Waste oil collection box (Brillia Shin-Yurigaoka)

#### Collection of Clothing and Miscellaneous Goods

In order to reuse unwanted clothing, toys, and other miscellaneous items, PASSTO—a service provided by ECOMMIT Co., Ltd. that streamlines the collection, sorting, and redistribution of unwanted items—was instituted in condominium common areas. The collected unwanted items are redistributed as gently-used goods in Japan and overseas by ECOMMIT. Those that can't be reused due to damage, etc. are recycled through recycling partners.



PASSTO collection boxes

#### GOMMY, a Garbage Disposal Area That People Will Enjoy Using

Many residents raise concerns about waste separation and sanitation. Believing that changing the trash area could also change attitudes, we redesigned the space with warm lighting similar to that in living areas, extensive use of pictograms, and English and other signage to create an environment that is easy for anyone to use.



Example GOMMY disposal area (Brillia Jiyugaoka)

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### Other Examples of Waste Reduction Initiatives with Customers

#### SDGs Promotion Meetings

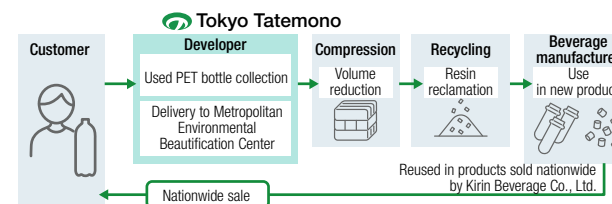
Engaging in Information Sharing and Opinion Exchange on Overall Sustainability, Including Waste Separation and Recycling, with Tenants (P. 00)

### Recycling Waste Materials

At the office buildings owned and managed by Tokyo Tatemono, we are conducting various demonstration experiments and trials aimed at recycling and reusing waste. By actually putting waste recycling into practice, we strive to not only reduce waste but also foster and increase recycling awareness among our employees and tenants. In FY2025, we achieved a waste recycling rate of 63.3%.

In 2023, we launched a bottle-to-bottle initiative in cooperation with Kirin Beverage Company, Ltd., a domestic beverage manufacturer, to collect used PET bottles and recycle them into new PET bottles. In Japan, once PET bottles are recycled into something other than a PET bottle, it is technically difficult to recycle them back into PET bottles. Waste and other foreign matter in collected used PET bottles also hinder bottle-to-bottle implementation. As a result, the stable supply of used PET bottles with low levels of contamination suitable for recycling is a pressing issue. Through this initiative, we created a resource recycling scheme in which recycling bins are placed in Nakano Central Park (Nakano-ku, Tokyo; completed in May 2012), where the Kirin Group has its headquarters, to collect used PET bottles. These bottles then undergo intermediate processing to make them suitable for use as a recyclable resource. They are then recycled into new PET bottles that are used for products sold by Kirin Beverage throughout Japan, thereby reducing plastic waste. In the future, we plan to expand the scope of this initiative, placing recycling bins in additional buildings and facilities owned by Tokyo Tatemono.

### Process of PET Bottle Collection, Recycling and Transformation to Commercial Products



### Initiatives to Recycle Waste at Individual Office Buildings

Property name	Details of initiatives
Tokyo Tatemono Yaesu Building, others	Established a resource circulation scheme by collecting used and mixed paper, recycling it into toilet paper at a paper factory, and purchasing the recycled toilet paper for use in building restrooms.
Shinjuku Center Building	Conducted a demonstration experiment in which organic waste generated and incinerated at the office building is converted into fuel
Otemachi Tower	Food scraps and kitchen waste generated by restaurant tenants are collected and recycled as compost at a recycling center
Tokyo Square Garden	Conducted a demonstration experiment for recycling waste plastic in which PET bottles and other plastic waste from tenants' offices were sorted and processed into pellets for use as a raw material for new plastic office supplies

### Reconditioning and Reuse of Storage Batteries

At Nakano Central Park East (Nakano-ku, Tokyo; completed in March 2012), which is managed by Tokyo Tatemono, storage batteries installed for emergency lighting were replaced in 2025 with batteries that can be reconditioned and reused, and this process will begin in 2031. Normally, storage batteries need to be replaced at regular intervals due to capacity degradation with use; however, this initiative enables reuse by restoring the capacity of degraded batteries through chemical reactions. In the future, we plan to expand this initiative to other buildings owned by Tokyo Tatemono, contributing not only to the reduction of waste but also to the reduction of CO<sub>2</sub> emissions during manufacturing.

### Reduction of Food Loss

At Hareza Tower (Toshima-ku, Tokyo; completed in May 2020) and Tokyo Tatemono Brillia HALL (Toshima-ku, Tokyo; completed in April 2019), emergency food supplies kept as disaster preparedness stockpiles that are nearing their expiration dates are donated to the FOOD LOSS RE:BORN CENTER as part of efforts to reduce food loss.

### Using Reusable Bottles to Eliminate the Use of Paper Cups

Tokyo Tatemono is reducing paper cup waste across the entire company, including branch offices, by promoting the use of reusable bottles. In 2022, we conducted a demonstration experiment in collaboration with Thermos K.K., Panasonic Corporation, Apex Corporation, and Ajinomoto AGF, Inc. targeting approximately 300 of our employees working on the 7th floor of the Tokyo Tatemono Yaesu Building, and achieved a reduction of about 50 kg of paper cup waste over two months, which is equivalent to approximately 300 kg annually. In response, we distributed reusable bottles to all officers and employees working at Tokyo Tatemono and promoted their use throughout the Company, resulting in an annual reduction of approximately 766 kg of paper cup waste at our headquarters.

### Use of Umbrella Sharing Service

We are participating in the 2030 Zero Disposable Umbrella Project for Buildings, led by Nature Innovation Group Co., Ltd., which operates the umbrella sharing service Aikasa with the goal of eliminating disposable umbrellas in Japan. As part of this initiative, we are in the process of installing Aikasa in office buildings owned and operated by Tokyo Tatemono. In addition to offering the convenience of being prepared for sudden rain, the project helps reduce the use of disposable umbrellas and contributes to reducing resource waste and CO<sub>2</sub> emissions during production.



Aikasa (a collaborative design by the Tokyo Station City Management Council and Tokyo Tatemono)

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## Promoting a Recycling-oriented Society

### ● Recycling Valuable Materials from Waste

Tokyo Fudosan Kanri previously disposed of waste generated by move-in construction, restoration, and facility renewal work as construction industry waste. Now, however, materials primarily made of metal, such as steel partitions, OA floors, lighting fixtures, air conditioners, electric wires, cables, piping, and ducts, are sold by the company to recyclers as valuable materials\*, after which they are dismantled and sorted for reuse in new products.

\* Items with a net value of ¥1 or more after subtracting the cost of recycling from the sales price of the item. These materials include air conditioners, steel products, etc.

### Control and Proper Management of Hazardous Substances

#### ● Measures Against Nitrogen Oxide (NOx) and Sulfur Oxide (SOx)

Tokyo Tatemono appropriately manages air pollutants emitted from our businesses in accordance with the law. Tokyo Tatemono regularly measures the concentration of nitrogen oxide (NOx), sulfur oxide (SOx), and other chemicals emitted from equipment producing smoke and soot, including cooling/heating systems and boilers that are in use in some of our office buildings. We also comply with the environmental standards defined in the Air Pollution Control Act in the operation of these systems.

[\(Data\) Hazardous Substance Emissions \(p. 105\)](#)

#### ● Measures Against Volatile Organic Compounds (VOC)

To protect the health of its tenants, we have established our own formaldehyde control standards in addition to the requirements of the Building Standards Act. In accordance with these standards, we prohibit the use of formaldehyde-emitting products, one of the primary causes of sick building syndrome, in new buildings, and measure formaldehyde concentrations to verify the safety of indoor environments.

#### ● Measures Against Asbestos

Tokyo Tatemono has conducted surveys on the usage status of spraying materials that contain asbestos for all the buildings we own. In buildings where asbestos was found to be in use, we took appropriate steps in response, including removal or containment and sharing information with the building tenants.

In addition, when demolishing buildings in which the use of asbestos has been confirmed, we comply with applicable laws and regulations and implement appropriate measures to prevent the dispersion of asbestos.

[\(Data\) Hazardous Substance Emissions \(p. 105\)](#)

#### ● Proper Processing of Fluorocarbons

Tokyo Tatemono complies with the Act on Rational Use and Proper Management of Fluorocarbons to protect the ozone layer and prevent global warming. We limit the use of controlled fluorocarbons (including CFCs and HCFCs), strive to be rigorous in recovering cooling agents, and check thoroughly for leaks via both basic and regular inspections to limit the release of fluorocarbons into the atmosphere.

When upgrading air conditioning systems or demolishing buildings, we properly destroy the fluorocarbons recovered from air conditioning units. In some buildings, we also reclaim fluorocarbons to further reduce environmental impact.

#### ● Proper Processing of Polychlorinated Biphenyls (PCBs)

Tokyo Tatemono ensures that electronic devices containing PCBs, such as transformers, capacitors, and stabilizers, that are no longer in use in our buildings are properly disposed of by specialized waste disposal companies.

[\(Data\) Hazardous Substance Emissions \(p. 105\)](#)

## TOPICS

### Policy for Promoting the Reuse of Air Conditioning Refrigerants

In 2025, Tokyo Tatemono established a policy to recover and reuse refrigerants used in air conditioning equipment and other systems at long-term properties instead of disposing of them during equipment replacement.

While the transition to new refrigerants with lower environmental impact is progressing, international regulations on fluorocarbons are becoming stricter, and production and import volumes are being gradually restricted, raising concerns about future shortages of virgin refrigerants. In addition, large volumes of refrigerant are expected to be recovered from existing air conditioning equipment as it is replaced, meaning that securing refrigerant supply and ensuring proper recovery and processing are simultaneous challenges during this transitional period.

During this transition, the reuse of refrigerants is essential to ensure the stable operation of air conditioning systems and to maintain social infrastructure. The reuse of refrigerants contributes to resource conservation and the realization of a recycling-oriented society, while also helping to reduce GHG emissions by lowering the environmental impact associated with the production of new refrigerants and reducing the risk of atmospheric release through proper recovery and management.

At 18 office buildings owned by Tokyo Tatemono where fluorocarbon refrigerants are primarily used in air conditioning systems, it is estimated that approximately 35 t-CO<sub>2</sub> of GHG emissions could be reduced if all recovered refrigerants are reused. Going forward, we will also consider using reclaimed refrigerant as makeup refrigerant.

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# External Evaluation and Certification Related to Environmental Friendliness

## Policy and Concept

The Tokyo Tatemono Group recognizes that, to meet the expectations and demands of our customers, investors, and other stakeholders, it is essential that we develop and operate real estate while taking into consideration the reduction of our environmental impact as well as the comfort and diversity of our customers. It is also key that we provide open disclosure of our performance and initiatives related to such real estate. Accordingly, the Tokyo Tatemono Group has identified the promotion of a decarbonized society as one of its material issues, and has established KPIs and targets for promoting the development of ZEB and ZEH as well as acquiring Green Building Certifications in order to address this issue through its business activities.

In addition to new buildings, we are actively obtaining external green building evaluations and certifications for our existing office buildings and for-rent condominiums.

Item	Scope of coverage	KPI and targets
<b>Promotion of zero-energy buildings and homes</b>	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties
	Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent
<b>Acquisition of Green Building Certification</b>	Commercial Properties Business / Residential Business	Acquire Green Building Certification* for, in principle, all new office buildings, logistics properties, and condominiums for rent

\* Mainly refers to, but is not limited to, DBJ Green Building Certification, CASBEE Certification for Buildings, and BELS (Building Energy Saving Performance Labeling System) Certification.

- [Material Issue KPIs and Targets \(p. 11\)](#)
- [External Evaluation for Sustainability \(p.16\)](#)
- [\(Data\) Acquisition Rate of Green Building Certification for Owned and Managed Properties \(p.105\)](#)

## Promoting the Acquisition of External Evaluation and Certification for Green Building

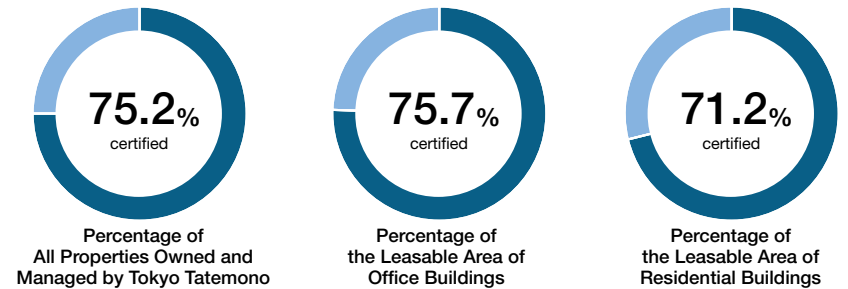
The Tokyo Tatemono Group is promoting the acquisition of external green building evaluations and certifications, such as the DBJ Green Building Certification\*1, CASBEE\*2, and BELS\*3.

We will continue to contribute to the promotion of a decarbonized society through the development of Green Buildings.

\*1 DBJ Green Building Certification is a system established by the Development Bank of Japan Inc. to evaluate and certify real estate projects that are needed by society and the economy. The certification is based on a comprehensive evaluation that includes not only the environmental performance of the real estate but also its response to various stakeholders, including disaster prevention and consideration for community.

\*2 CASBEE Certification is a system in which a third-party organization reviews and certifies the accuracy of evaluation results based on CASBEE (Comprehensive Assessment System for Built Environment Efficiency).  
 \*3 BELS (Building-Housing Energy-efficiency Labeling System) is a third-party evaluation system designed to ensure that the evaluation and labeling of the energy efficiency performance of buildings are conducted fairly and appropriately by accredited organizations.

### Acquisition Rate of External Evaluations and Certifications for Green Building (as of the end of FY2025)



## Promotion of Acquisition of External Evaluation and Certification Related to Environmentally Conscious Initiatives

Tokyo Building Service, a Tokyo Tatemono Group company, has acquired the Eco Mark for Cleaning Services for certain properties. The Eco Mark is an environmental labeling program operated by the Japan Environment Association, and is awarded to products and services that demonstrate environmental consideration, such as effective use of resources, waste reduction, and reduced environmental impact. Certification has been granted in recognition of the provision of environmentally conscious cleaning services, including the use of eco-friendly cleaning equipment and materials, as well as appropriate waste and wastewater treatment.

In addition, Tokyo Fudosan Kanri has been certified as an Eco-Tuning Operator.\* Eco-tuning is an initiative to reduce greenhouse gas emissions by improving the operation of building systems while maintaining building comfort and productivity. Based on this concept, Tokyo Fudosan Kanri proposes appropriate operational improvements for equipment and systems.

\* Certified by the Eco-Tuning Promotion Center based on standards established by the Ministry of the Environment.



Eco Mark for Cleaning Services Certification No. 25 510 002

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# Sustainability Finance

## Policy and Concept

Sustainability finance refers to bonds and loans to raise funds specifically for addressing environmental issues such as climate change, as well as social issues including poverty, health, and economic disparity with the aim of transitioning to a more sustainable society.

The Tokyo Tatemono Group promotes urban development that contributes to solving social issues. We strive to improve the attractiveness of the areas in which we develop and to increase the value of our entire asset portfolio. We aim to channel these efforts toward our sustainable growth as a company.

We will establish the cycle of allocating the funds we raise to projects that help solve social issues or have environmental improvement effects. By leveraging our businesses to address social issues and achieve higher levels of growth as a company, we will contribute to the advancement of a decarbonized society and the realization of a sustainable society.

## Sustainability Finance Framework

Tokyo Tatemono has put in place several finance frameworks to guide its financing. These frameworks apply the four elements defined in the Green Bond Principles, Social Bond Principles, Green Loan Principles, and Social Loan Principles referred to by the International Capital Markets Association: Use of Proceeds, Process for Project Evaluation and Selection, Management of Proceeds, and Reporting.

### ● Use of Proceeds

Proceeds will be allocated to the acquisition and construction of green projects with environmental benefits and social projects that contribute to solving social issues, both of which meet the eligibility criteria, or will be used for refinancing such projects.

### ● Process for Project Evaluation and Selection

The Finance and Sustainability Management Departments select projects that meet the eligibility criteria. The final decision is made by the President or the officer in charge of the Finance Department.

### ● Management of Proceeds

The status of the allocation of proceeds is tracked and managed by the Finance Department using an internal control system. The results are confirmed by the officer in charge of the Finance Department or the general manager of the Finance Department on an approximately quarterly basis. The proceeds are managed as cash or cash equivalents until they are allocated. If any funds remain unallocated, additional projects will be selected from among projects that meet the eligibility criteria. The unallocated proceeds will be managed in cash or cash equivalents until their reallocation is decided.

### ● Reporting

We disclose the allocation status of proceeds-until all raised funds have been fully allocated- as well as the environmental improvement impacts, and social benefits, on our website once a year.

## Track Record in Sustainability Finance

### ● Japan's First Green Bond Issuance and the World's First in the Real Estate Sector

In March 2019, we issued Japan's first (and the world's first for the real estate sector) green hybrid bond with an issue size of 50.0 billion yen. As the largest green bond issue in Japan and with a record number of investment commitments, it also won the Silver Prize (Minister of the Environment's Prize) in the bond category of the first ESG Finance Awards Japan\* for its environmental improvement effects and high level of transparency in the use of funds.

\* The ESG Finance Awards Japan is an initiative established by the Ministry of the Environment of Japan to evaluate, recognize, and publicize the efforts of investors, financial institutions, and other organizations that have achieved outstanding environmental or social impact through their active involvement in ESG finance and green projects. The awards also recognize companies that have incorporated important environment-related opportunities and risks into their management strategies to enhance their corporate value and create impact on the environment.

### ● First Issuance of Sustainability Bonds in the Real Estate Sector in Japan

In July 2020, in a first for the real estate sector in Japan, Tokyo Tatemono issued sustainability bonds worth a total of 40 billion yen, becoming the largest-ever issue amount and gaining the largest number of investors by a company not operating in finance for this bond type in the country.

The issued sustainability bonds involved a package of funds to cover the overall urban development of the YNK (Yaesu-Nihonbashi-Kyobashi) area of central Tokyo. The proceeds were allocated to developing this area as a place for comprehensive solutions to social issues, from combating climate change, strengthening disaster prevention and mitigation, and medical cooperation, to addressing food issues and building an innovation ecosystem. As an initiative that was groundbreaking even by global standards, Tokyo Tatemono received the Gold Award in the issuers category of the 2nd ESG Finance Awards Japan.



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- Sustainability Promotion Framework
- Material Issue KPIs and Targets
- Stakeholder Engagement
- Participation in Initiatives
- External Evaluation for Sustainability

Environment

- Disclosure Based on TCFD Recommendations
- Disclosure Based on TNFD Recommendations
- Environmental Management
- Promoting a Decarbonized Society
- Responding to Natural Disasters
- Biodiversity
- Water Resources
- Promoting a Recycling-oriented Society
- External Evaluation and Certification Related to Environmental Friendliness

Sustainability Finance

Social

- Respect for Human Rights
- Supply Chain Management
- Improving Quality and Customer Satisfaction
- Revitalizing and Utilizing Real Estate Stock
- Contributing to Local Society and Communities
- Human Resource Development
- Health Management / Occupational Health and Safety
- Diversity & Inclusion

Governance

- Corporate Governance
- Risk Management
- Compliance

Data

Third-party Assurance

Sustainability Finance

Overview of Green Bonds and Sustainability Bonds

Name	2nd Series Subordinated Bonds (Green Bonds)	32nd Issuance of Unsecured Corporate Bonds (Sustainability Bonds)	3rd Series Subordinated Bonds (Sustainability Bonds)	34th Unsecured Corporate Bonds (Sustainability Bonds)	4th Series Subordinated Bonds (Sustainability Bonds)	33rd Unsecured Corporate Bonds (Sustainability Bonds, for individual investors)	35th Issuance of Unsecured Corporate Bonds (Sustainability Bonds, for individual investors)	36th Issuance of Unsecured Corporate Bonds (Sustainability Bonds, for individual investors)
Issue date	March 15, 2019	July 16, 2020	February 10, 2021	July 06, 2023	June 05, 2025	July 30, 2021	May 02, 2024	July 11, 2025
Redemption date	March 15, 2059	July 16, 2030	February 10, 2061	July 06, 2033	June 05, 2062	July 28, 2028	May 02, 2031	July 09, 2032
Issue amount	50.0 billion yen	20.0 billion yen	40.0 billion yen	20.0 billion yen	50.0 billion yen	10.0 billion yen	10.0 billion yen	10.0 billion yen
Framework eligibility criteria	<b>Green Projects</b> Eligible properties are those that have already acquired or are scheduled to be certified/recertified as one of the top two ranks in any of the third-party certification bodies listed in ① to ⑤ below. ① 4 or 5 stars in the DBJ Green Building certification ② A or S rank in the CASBEE Building certification (new buildings) ③ 4 or 5 stars in the BELS certification	<b>Green Projects</b> Eligible properties are those that have already acquired or are scheduled to be certified/recertified as one of the top two ranks in any of the third-party certification bodies listed in ① to ③ below. ① 4 or 5 stars in the DBJ Green Building certification ② A or S rank in the CASBEE Building certification (new buildings) ③ 4 or 5 stars in the BELS certification				<b>Green Projects</b> Eligible properties are those that have already acquired or are scheduled to be certified/recertified as one of the top two ranks in any of the third-party certification bodies listed in ① to ④ below. ① 4 or 5 stars in the DBJ Green Building certification ② A or S rank in the CASBEE Building certification (new buildings) ③ 4 or 5 stars in the BELS certification ④ ZEB certification: "ZEB", Nearly ZEB, ZEB Ready, or ZEB Oriented		
		<b>Social Projects</b> Projects that contribute to any of the following ① to ③ ① Basic infrastructure development and access to essential services ② Socioeconomic improvement and empowerment ③ Food safety				<b>Social Projects</b> Projects that contribute to any of the following ① to ② ① Basic infrastructure development and access to essential services ② Socioeconomic improvement and empowerment		
Use of Proceeds	<ul style="list-style-type: none"> <li>Funding for acquisition, construction, and refinancing of Hareza Tower</li> <li>Refinancing of the acquisition and construction of Nakano Central Park South</li> </ul>	Urban development of the Yaesu-Nihonbashi-Kyobashi (YNK) area next to Tokyo Station, as a contribution to solving social issues ① TOFROM YAESU (Tokyo Station Ekimae Yaesu 1-Chome East District Urban Redevelopment Project (Districts A and B)) ② Yaesu 1-chome North District Urban Redevelopment Project (Gofukubashi Project) ③ Tokyo Square Garden ④ Tokyo Tatemono Nihonbashi Building ⑤ City Lab TOKYO ⑥ TOKYO FOOD LAB ⑦ xBridge-Kyobashi/xBridge-Yaesu/xBridge-Global ⑧ KITCHEN STUDIO SUIBA ⑨ TOKYO IDEA EXCHANGE	Urban development of the Yaesu-Nihonbashi-Kyobashi (YNK) area next to Tokyo Station, as a contribution to solving social issues ① Tokyo Square Garden ② Tokyo Tatemono Nihonbashi Building	Urban development of the Yaesu-Nihonbashi-Kyobashi (YNK) area next to Tokyo Station, as a contribution to solving social issues ① TOFROM YAESU (Tokyo Station Ekimae Yaesu 1-Chome East District Type 1 Urban Redevelopment Project (Districts A and B)) ② Tokyo Square Garden	Urban development that creates value of place and value of experience by meeting the diverse needs of customers and society ① Hareza Tower ② Nakano Central Park South ③ Brillia ist Tower Kachidoki ④ Nonoaoyama Building (residences for the elderly, daycare facilities)	Urban development that creates value of place and value of experience by meeting the diverse needs of customers and society ① Nakano Central Park South ② Brillia ist Tower Kachidoki	Urban development that creates value of place and value of experience by meeting the diverse needs of customers and society, etc. ① Nakano Central Park South ② Brillia ist Tower Kachidoki	
External Evaluation	Green1 (JCR)	SU1 (F) (JCR)						
Reporting	Sustainability Finance Reporting							

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Third-party Assurance

## Sustainability Finance

### Green Loan Financing

We are steadily raising funds through green loans in accordance with a new financing framework established in June 2022.

#### Green Loan Overview

Name	1st Green Loan	2nd Green Loan	3rd Green Loan	4th Green Loan	5th Green Loan	6th Green Loan	7th Green Loan	8th Green Loan	9th Green Loan	10th Green Loan
<b>Borrowing date</b>	June 28, 2022	December 23, 2022	December 23, 2022	September 29, 2023	December 22, 2023	March 29, 2024	July 31, 2024	November 19, 2024	May 01, 2025	June 26, 2025
<b>Repayment date</b>	June 28, 2032	December 28, 2029	December 23, 2032	September 29, 2028	December 27, 2030	March 31, 2034	July 31, 2034	November 28, 2031	May 01, 2032	June 26, 2035
<b>Loan amount</b>	10.0 billion yen	1.0 billion yen	10.0 billion yen	1.0 billion yen	1.0 billion yen	7.0 billion yen	5.0 billion yen	1.0 billion yen	2.0 billion yen	10.0 billion yen
<b>Framework eligibility criteria</b>	<p><b>Green Project</b> Eligible properties are those that have already acquired or are scheduled to be certified/recertified in any of the third-party certification bodies listed in ① to ⑤ below.</p> <ul style="list-style-type: none"> <li>① 3, 4, or 5 stars in the DBJ Green Building certification</li> <li>② A or S rank in the CASBEE Building certification (new buildings)</li> <li>③ 4 or 5 stars in the BELS certification</li> <li>④ ZEB Certification: ZEB, Nearly ZEB, ZEB Ready, or ZEB Oriented</li> <li>⑤ ZEH Certification: ZEH-M, Nearly ZEH-M, ZEH-M Ready, or ZEH-M Oriented</li> </ul>									
<b>Use of Proceeds</b>	① Refinancing the acquisition and construction of Tokyo Tatemono Sendai Bldg. ② Refinancing the acquisition and construction of T-LOGI Narashino	Refinancing the acquisition and construction of Tokyo Tatemono Sendai Bldg.	Refinancing the acquisition and construction of Tokyo Tatemono Sendai Bldg.	Refinancing the acquisition and construction of Tokyo Tatemono Sendai Bldg.	Refinancing the acquisition and construction of SMARK ISESAKI	Refinancing the acquisition and construction of SMARK ISESAKI	Refinancing the acquisition and construction of SMARK ISESAKI	Refinancing the acquisition and construction of SMARK ISESAKI	Refinancing the acquisition and construction of SMARK ISESAKI	Refinancing the acquisition and construction of T-LOGI Sagamihara
<b>External Evaluation</b>	Green1 (F) (JCR)									
<b>Reporting</b>	Reporting on Green Loans									