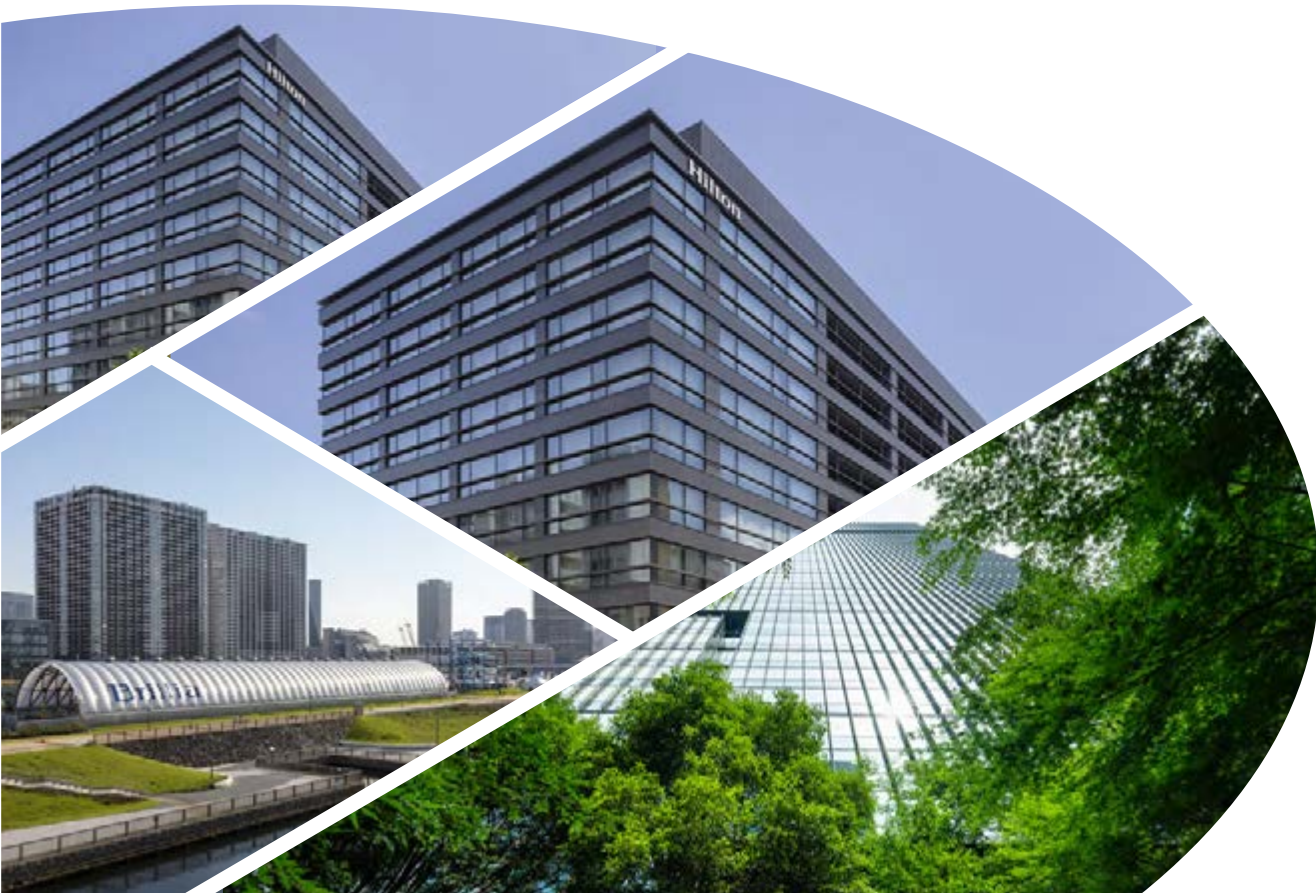


Sustainability Report 2025



Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Since our founding in 1896, the Tokyo Tatemono Group has worked as a property developer to build a prosperous society through urban development.

With our corporate philosophy of “Trust beyond the era,” under which we have earned our century-old trust, we aim to create a sustainable society and improve our corporate value as a member of society by finding solutions to various social issues.

Corporate Philosophy

Trust beyond the era

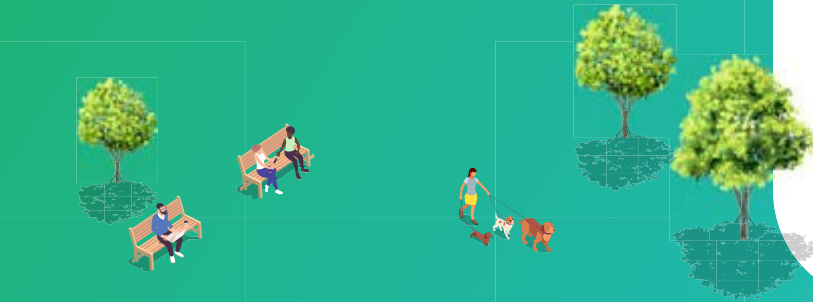
We aim to grow the Company and to create a prosperous society, taking pride in the level of trust placed in us for more than a century.

Corporate Stance

We support affluent and dream-filled living.

We aim to create comfortable urban environments.

We create worthwhile spaces offering peace of mind.

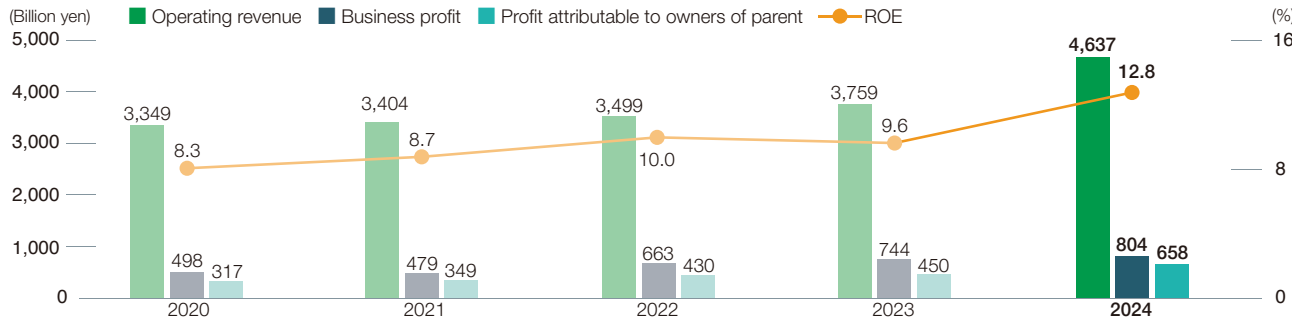


Company Profile (as of December 31, 2024)

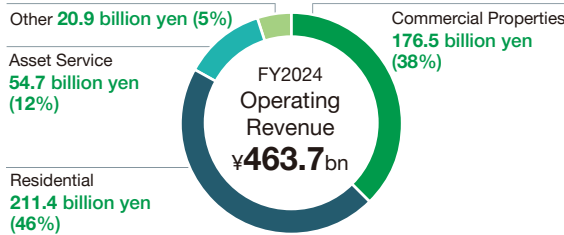
Company Name	Tokyo Tatemono Co., Ltd.	Commercial Properties (development, sale, lease, operation, and management of office buildings, commercial facilities and logistics facilities), Residential (development, sale, lease, and management of condominiums), Asset Solutions (real estate sale, brokerage, and consulting; parking lot development and operation), Other (Leisure Business, Asset Management Business, Overseas Business)
Head Office	Tokyo Tatemono Yaesu Building, 1-4-16 Yaesu, Chuo Ward, Tokyo 103-8285 * The head office location on the commercial registration is 1-9-9	Our Business
Representative	Katsuhito Ozawa, Representative Director, President and Chief Executive Officer	
Established	October 1, 1896	
Capital	92,451 million yen	
Business Segments		
Number of Employees	830	
Number of Consolidated Employees	4,925	
Number of Consolidated Subsidiaries	39	
Number of Affiliates Accounted for by the Equity Method	29	

Financial Highlights

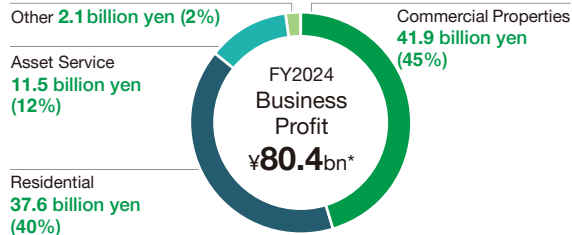
Operating Revenue, Business Profit, Profit Attributable to Owners of Parent, and ROE



Operating Revenue per Segment



Business Profit per Segment



* Business profit includes -¥242 million in eliminations of intersegment transactions other than those above and -¥12,563 million in Group-wide expenses not allocated to each reportable segment, as adjustments to segment profit.

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

CONTENTS

02 Corporate Philosophy, Corporate Data, Financial Highlights, Editorial Policy

04 Message from the President and CEO

07 Sustainability Promotion of the Tokyo Tatemono Group

- 07 Long-term Vision and Materiality
- 09 Sustainability Promotion Framework
- 10 Material Issue KPIs and Targets
- 12 Stakeholder Engagement
- 13 Participation in Initiatives
- 15 External Evaluation for Sustainability

16 Environment

- 17 Disclosure Based on TCFD Recommendations
- 21 Disclosure Based on TNFD Recommendations
- 27 Environmental Management
- 29 Promoting a Decarbonized Society
- 35 Responding to Natural Disasters
- 38 Biodiversity
- 40 Water Resources
- 42 Promoting a Recycling-oriented Society
- 45 External Evaluation and Certification for Green Building
- 46 Sustainability Finance

49 Social

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

81 Governance

- 82 Corporate Governance
- 87 Risk Management
- 90 Compliance

95 Data

105 Third-party Assurance

Editorial Policy

The Tokyo Tatemono Group publishes sustainability-related information to communicate to all our stakeholders about our role in helping to realize a sustainable society and our initiatives in this area. All information concerning our sustainability initiatives is posted on our website, which is divided into two sections: the sustainability website, which is designed to provide easy-to-understand information to all stakeholders; and the Sustainability Report, which is our annual report. We have enhanced the level of quantitative data provided in the Sustainability Report, with the aim of providing comprehensive and detailed information on our initiatives. We have selected themes that the Tokyo Tatemono Group considers important to society and our customers and for each theme, reported on our approach, indicators, and results for fiscal 2024.

Publication Date

June 2025 (Published)
(previous report published June 2024, next scheduled report June 2026)

Reporting Period

The period covered by this report addresses our activities in FY2024 (January 1, 2024 to December 31, 2024). The report also presents some other information that is not limited to the fiscal year under review. Certain items in the Data section correspond to the period between April and March of the following fiscal year.

Scope of Coverage

This report primarily focuses on activities of Tokyo Tatemono Co., Ltd. However, some sections cover activities across the entire Tokyo Tatemono Group or group companies. Activities of Tokyo Tatemono Co., Ltd. are described using "Tokyo Tatemono." Activities of the entire group are described using "Tokyo Tatemono Group." Any exceptions, such as reporting beyond the scope of this table, are noted separately where relevant.

Reporting Scope		Percentage in Group Total *2	
		% of Sales	% of Employees
Tokyo Tatemono Group *1	(All business)	100%	100%
Tokyo Tatemono	Commercial Properties Business	41.0%	16.9%
	Residential Business	58.5%	

*1 Refers to Tokyo Tatemono Co., Ltd. and its 39 consolidated subsidiaries in Japan and overseas.

*2 For data coverage, % of sales applies to data related to business activities, while % of employees applies to personnel data.

Referenced Guidelines

- The Sustainability Reporting Standards of the Global Reporting Initiative (GRI)
- The SASB Standards of the Sustainability Accounting Standards Board (SASB)
- The International Organization for Standardization's ISO 26000: 2010 Guidance on social responsibility
- Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)
- Recommendations of the Task Force on Nature-related Financial Disclosures (TNFD)
- The International Organization for Standardization, ISO 30414: 2018 Human Resource Management — Guidelines for internal and external human capital reporting

☒ GRI Standard Content Index

☒ SASB Comparison Table

Third-party Assurance

Tokyo Tatemono underwent a third-party quality assurance evaluation by LRQA Limited in connection with certain environmental and social data to ensure the integrity of the data within this report. The type of data and numerical figures subject to this evaluation are indicated with ✓.



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Representative Director,
President and CEO,
Tokyo Tatemono Co., Ltd.

Katsuhito Ozawa

Achieving a Higher Level of Balance Between Solving Social Issues and Growing as a Company to Forge a Sustainable Future

Tokyo Tatemono was founded in 1896 by Zenjiro Yasuda, the founder of the Yasuda Zaibatsu, with a mission to modernize real estate transactions and promote urban development. Since its founding, the company has upheld the principles championed by Yasuda: putting customers first and maintaining an enterprising spirit in anticipation of the changing times. These have served as the foundation of the company's operations. Through its real estate business, Tokyo Tatemono has continuously worked to solve social issues while pursuing growth as a company, allowing it to sustain operations for nearly 130 years. Our long-term vision expresses our determination to become a good company for all stakeholders by pursuing both the resolution of social issues and the growth as a company at a higher level as a Next-Generation Developer. That determination is the embodiment of Tokyo Tatemono Group's views and commitment toward sustainability.

On a personal level, I became acutely aware of the growing sense of urgency surrounding sustainability in society during the Great East Japan Earthquake on March 11, 2011. The devastating natural disaster caused tremendous damage, triggering a renewed scrutiny of efforts to build a sustainable society. At the time, I was temporarily assigned to Tokyo Tatemono Realty Investment Management, a group company of Tokyo Tatemono and the asset management company for the J-REIT*¹ in which Tokyo Tatemono has invested.*² Because J-REITs are composed of aggregated real estate assets, they have made efforts to meet the demands of capital markets and individual investors by ensuring transparency through proactive disclosure since the early days of the market. Information regarding the impact of the earthquake on portfolio properties was of great importance to both domestic and international investors. However, in an unprecedented emergency like the Great East Japan Earthquake, ensuring the suitability of disclosures became a major challenge. Immediately after the earthquake,

Message from
the President and CEO

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy



Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

although it was difficult to gather and disclose information, we worked closely with Tokyo Tatemono, which managed the properties, to collect as much information as possible. Prioritizing speed, we disclosed information on the extent of physical damage in both Japanese and English in the early morning hours, around 2 or 3 a.m., on the day following the disaster. This disclosure was later highly praised by investors and others. It reaffirmed the importance of not only responding appropriately to changes in the social environment and emergencies but also of consistently disclosing information transparently.

Since its founding, Tokyo Tatemono has pursued the creation of social value through our real estate business by modernizing real estate transactions and promoting urban development. I believe that our longevity, spanning nearly 130 years, is a result of remaining true to this mission. We remain committed to carrying this mission forward into the future.

*1 Japan Prime Realty Investment Corporation.
*2 Temporarily assigned from 2009 to 2015. At the time, the company's name was Tokyo Realty Investment Management.

The Relationship Between Our 2030 Long-Term Vision and Sustainability

In 2020, Tokyo Tatemono Group announced its long-term vision, Becoming a Next-Generation Developer, setting a target around the year 2030. The group's aim is to be a good company for stakeholders by leveraging our businesses to solve social issues and achieve higher levels of growth as a company. To clarify the target timeframe, we have recently revised “around 2030” to “2030.”

To achieve our long-term vision, in 2021 we identified 14 key material issues to address that represent the shared value we aim to create with society through our business. From a sustainability perspective, we particularly focus on material issues such as “contributing to a safe and secure society” and “addressing the diverse needs of customers and society.” These material issues are categorized under social value creation, which includes “creating value of place and value of experience” and “coexistence with the

Earth and the environment.”

To reach our goals by the target year of 2030, we have positioned our medium-term business plans as milestones: the previous 2020–2024 plan as the “hop” stage and the current 2025–2027 plan as the “step” stage.

The previous plan emphasized the advancement of ESG management, and our ongoing inclusion in ESG indexes and strong evaluations from ESG rating agencies, which are among the benchmarks, have led us to believe that our progress in this area has been positively recognized. While advancing ESG management remains one of our goals, achieving a higher level of balance between the resolution of social issues and the growth as a company, as called for in our long-term vision, is also of critical importance. To fulfill that objective, our current medium-term plan focuses on evolution of our management infrastructure as the basis for achieving it. In the current medium-term plan, we have once again placed sustainability, which encompasses the environment, society, and governance, alongside human capital and digital transformation (DX), as a key foundation for enhancing our management infrastructure. By clearly defining sustainability as an essential part of our management infrastructure during this “step” (growth) stage, we aim to accelerate and strengthen our collective efforts to achieve the long-term vision.

Because real estate development often requires long timeframes before tangible results appear, the three years covered by the current medium-term plan will be especially important for achieving the 2030 targets laid out in the long-term vision. The same applies to our environmental targets for 2030. It is important that we monitor progress during the current medium-term period through 2027 as a milestone and leverage those results in the final phase beginning in 2028.



Building Cross-Sector Partnerships to Make the City of Tokyo a Global Sustainability Leader

Since its founding in 1896, Tokyo Tatemono has maintained a strong presence in its core focus areas of Yaesu, Nihonbashi, and Kyobashi (YNK). Currently, we are promoting the large-scale Yaesu redevelopment project, named TOFROM YAESU, which includes the site of our former headquarters along Yaesu-dori. With TOFROM YAESU as a starting point, we will continue working to revitalize the YNK area, enhance its value, and foster vibrancy through another major redevelopment project in the Yaesu area, the Gofukubashi Project, as well as other initiatives. The long-term added value that we contribute to the YNK area through these efforts can be seen as a core part of our purpose as a company.

However, increasing the future value of the YNK area is not something that we can achieve alone. It is essential that we collaborate with local landowners, companies based in the area, and the various public, private, and academic stakeholders active in the region. For example, to improve the area's overall environmental performance, we plan to introduce high-efficiency cogeneration systems (CGS) in projects like TOFROM YAESU and

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy



Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

the Gofukubashi Project. These will be combined with systems such as CGS direct waste heat recovery, CGS waste-heat chillers, and thermal storage tanks to build an efficient district heating and cooling (DHC) plant. We also plan to enable energy sharing with existing DHC plants to promote efficient energy use throughout the area. We are also considering smart initiatives that involve centralizing and utilizing environmental data such as temperature and humidity in buildings within the YNK area, along with human traffic data from workers and visitors, to optimize energy efficiency and reduce environmental impact. By working not only with private-sector data but also in partnership with government agencies to gather and utilize public infrastructure data, we believe we can optimize our smart development efforts to achieve even greater efficiency.

Additionally, not only are we planning a variety of initiatives to improve worker wellbeing at TOFROM YAESU, but we are also considering collaborations with other companies in the YNK area to transform the district into a more walkable neighborhood. Our vision is to create a lively district where people naturally enjoy walking and experience a sense of wellbeing simply by being there. We also hope to expand the reach of our partnerships beyond the YNK area to the diverse group of companies engaged in various initiatives in the Marunouchi area across from Tokyo Station. We believe that strengthening collaboration throughout the Tokyo Station area, which stands as the center of the nation, would be an ideal way to further enhance its overall value. It is our view that these efforts will increase Tokyo’s overall appeal and strengthen its competitiveness as an international city.

Working Toward the Realization of Sustainable Development

The Sustainable Development Goals (SDGs) are widely recognized as international targets for creating a more sustainable and better world by 2030. In our long-term vision, we have committed to contributing to the SDGs as part of our efforts to solve various social issues. With an awareness of “coexistence with the Earth and the environment,” which is a shared value with society that we realize through our business, we have identified “promotion of a decarbonized society” and “promotion of a recycling-oriented society” as material issues for realizing our long-term vision.

The term “sustainable development,” as used in the SDGs, was defined in 1987 by the United Nations’ World Commission on Environment and Development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs,” and is regarded as a concept that aims for the coexistence of environment and development.

We are advancing various initiatives to realize sustainable development in future projects, building management, and operations.

Buildings inevitably deteriorate physically over time, but we believe that, for example, in office buildings, making workers feel comfortable on the job, and in condominiums, making residents feel at home where they live, can not only prevent a decline in asset value but even enhance it.

In condominiums sold by Tokyo Tatemono, we have launched post-sale initiatives such as collecting used cooking oil, clothing, and miscellaneous items, as well as improving the conditions of waste disposal areas, and these efforts have received very positive feedback from residents. Typically, the management association assumes responsibility for common areas after a condominium is sold, but Tokyo Tatemono Group actively proposes various initiatives to these associations in an effort to maintain and enhance property value through intangible means.

We previously mentioned our smart development initiatives in the YNK area. At its core, smart development involves collecting

various types of data using the latest digital technologies and centrally managing this data to optimize operations in what can be described as a data-driven approach. As smart development progresses and more data is accumulated, we believe that by leveraging this to its fullest, we can achieve greater efficiency and performance, enabling us to maintain and even enhance asset value over the long term.

To Our Stakeholders

In the past, corporate management was centered on shareholder capitalism, which focused primarily on shareholder returns and financial performance. Today, however, we believe that a shift is underway toward multi-stakeholder capitalism, which calls for contributing to and co-creating value with all stakeholders, including customers, local communities, business partners, and employees.

In response to this shift, Tokyo Tatemono Group is committed to building strong relationships with stakeholders and being a “good company” for them. As mentioned at the beginning, we will continue to vigorously drive our transformation into a Next-Generation Developer by achieving a higher level of balance between solving social issues through our business and growing as a company. By taking a wide range of sustainability-related measures and disclosing relevant information in a timely and appropriate manner, we will engage in active dialogue with our stakeholders and carefully listen to their feedback. In doing so, the Group will work together as a unified entity to create social value and sustainably enhance our corporate value. We are sincerely grateful for your continued understanding and support of the Tokyo Tatemono Group.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
 - 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 for Green Building
- 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

Long-term Vision and Materiality

Sustainability Promotion of the Tokyo Tatemono Group

We live in a time of profound change. We are experiencing shifting demographics, growing diversity among personal values, ever-accelerating technological development, and more. Amidst these uncertainties, a broad range of challenges to achieving social sustainability have emerged. At the Tokyo Tatemono Group, in order to fulfill the role required of us as a developer, we have set forth our long-term vision for 2030, “Becoming a Next-Generation Developer,” and aim to be a good company for all stakeholders. We will achieve this by striking a high level of balance between solving social issues and growing as a company.

On our path to realizing our long-term vision, we have identified materiality with an awareness of our shared values with society that we realize through our business. To realize sustainability management, which is one of our shared values with society, we have established a framework centered on the Sustainability Committee and are working to promote and enhance sustainability initiatives throughout the Group.

In addition, in our Medium-term Business Plan (FY2025 –2027) formulated to realize our long-term vision, we have set Sustainability (Environment, Society, and Governance) as a key factor for Evolution of management Infrastructure to support growth. We will continue to promote a range of sustainability initiatives that contribute to the solution of material issues.

Long-term Vision, Medium-term Business Plan

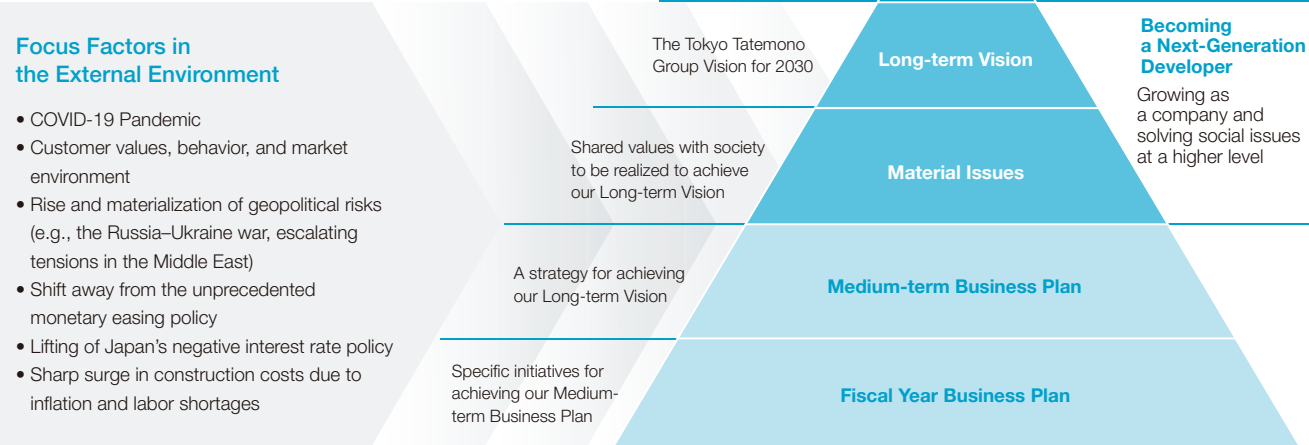


Becoming a Next-Generation Developer

We live in a time of profound change. We are experiencing shifting demographics, growing diversity among personal values, ever-accelerating technological development, and more. Amidst these uncertainties, a broad range of challenges to achieving social sustainability have emerged. The Tokyo Tatemono Group understands that the role of developers must also change in fundamental ways. The group’s aim is to be a good company for stakeholders by leveraging its businesses to solve social issues and achieve higher levels of growth as a company. By doing so, we aim to be a good company for all our stakeholders.

* Beginning with the period covered by the Group Medium-term Business Plan (FY2025–FY2027), the target year for the long-term vision has been revised from around 2030 to 2030.

Positioning of the Long-term Vision and Focus Factors in the External Environment



Contribute to the SDGs

Our Long-term Vision looks ahead to 2030, which is also the target year for the Sustainable Development Goals (SDGs). The Tokyo Tatemono Group will contribute to the SDGs by solving various social issues in our long-term vision. Also, we believe that realizing our shared values with society by solving material issues also contributes to achieving the SDGs. As we operate our business as a developer, we will continue to be guided by the aim of realizing a sustainable society.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO



Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality

- 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 for Green Building
- 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

Long-term Vision and Materiality

Materiality of the Tokyo Tatemono Group

In 2019, the Tokyo Tatemono Group determined a number of material issues for the social issues identified in consideration of international issues (the SDGs) and domestic or industry-specific issues, evaluating their importance in terms of the magnitude of social needs and their affinity with our business.

Since 2020, we have been revising these material issues in order to achieve the Group long-term vision. This has been in response to major changes in the social landscape and people’s values, such as with the COVID-19 pandemic. In the higher level realization of solving social issues and growing as a company set forth in the Group’s long-term vision, we have identified 14 material issues from the perspective of both social value creation and value creation platforms, with an awareness of our shared values with society that we realize through our business.

Current Materiality Identification Process



The Tokyo Tatemono Group will seek to develop solutions to these material issues through its business to maximize our positive impact (opportunities) on society while minimizing our negative impact (risks). In this way, we will help bring about a sustainable society while growing as a company.

Materiality of the Tokyo Tatemono Group

Material issues		Shared values with society	Contribution to SDGs
Social value creation	 Strengthening Tokyo's competitiveness as an international city	Creating value of place and value of experience	<div><div><div>3</div><div>GOOD HEALTH AND WELL-BEING</div></div><div><div>6</div><div>CLEAN WATER AND SANITATION</div></div><div><div>7</div><div>AFFORDABLE AND CLEAN ENERGY</div></div></div> <div><div><div>8</div><div>DECENT WORK AND ECONOMIC GROWTH</div></div><div><div>9</div><div>INDUSTRY, INNOVATION AND INFRASTRUCTURE</div></div><div><div>11</div><div>SUSTAINABLE CITIES AND COMMUNITIES</div></div></div> <div><div><div>12</div><div>RESPONSIBLE CONSUMPTION AND PRODUCTION</div></div><div><div>13</div><div>CLIMATE ACTION</div></div><div><div>15</div><div>LIFE ON LAND</div></div></div> <div><div><div>17</div><div>PARTNERSHIPS FOR THE GOALS</div></div></div>

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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 Promotion Framework

Governance

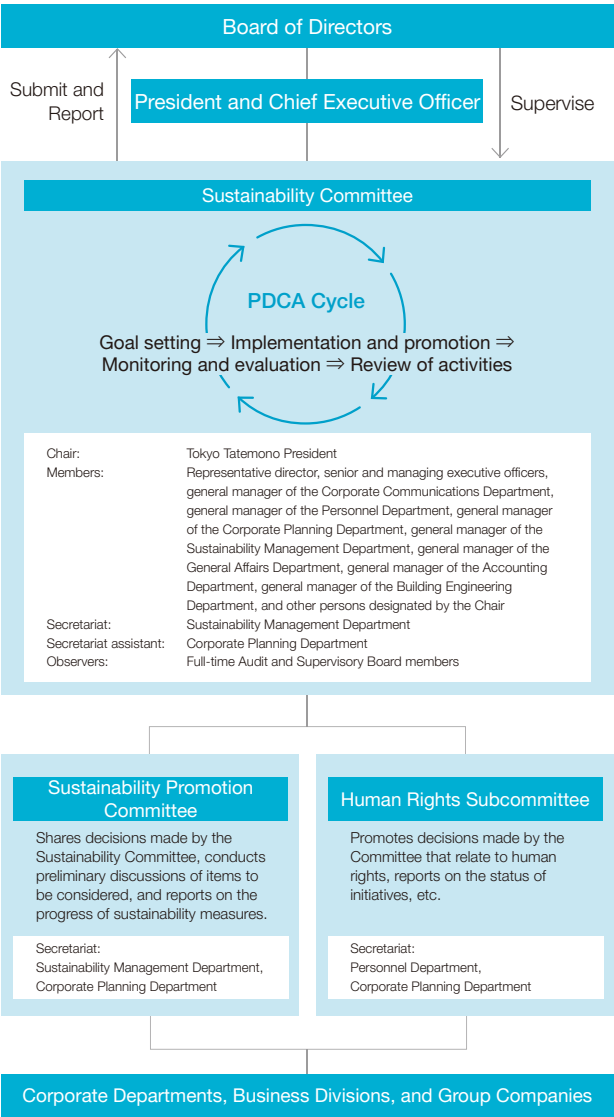
To consistently pursue sustainability measures across the entire Group, Tokyo Tatemono established the Sustainability Committee, chaired by our president. The Sustainability Promotion Committee and Human Rights Subcommittee were also established under the Sustainability Committee.

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 discuss matters related to the formulation of the Group's sustainability policies, the development of systems, the setting of indicators and targets, and the monitoring and evaluation of progress. Important matters deliberated and discussed by the Sustainability Committee are submitted to or reported to the Board of Directors, which makes decisions on important sustainability-related matters, monitors the implementation status of individual measures, and supervises the overall promotion of the Group's sustainability initiatives. The Sustainability Promotion Committee shares decisions of the Sustainability Committee, under which it sits, conducts preliminary discussions for consideration, and reports on the progress of the Group's sustainability measures. Similarly, the Human Rights Subcommittee promotes decisions made by the Sustainability Committee, under which it sits, regarding human rights and reporting and discussing the status of initiatives.

Frequency of Meetings and Main Agenda Items of the Sustainability Committee (FY2024)

Theme	Times held
Progress toward material issue (environmental and social) KPIs and targets (PDCA Cycle Management)	2
Progress of supply chain management initiatives (PDCA Cycle Management)	

Sustainability Promotion Framework Chart



Risk Management

Tokyo Tatemono has established a Risk Management Committee chaired by the president to oversee risk management for the Tokyo Tatemono Group. 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. Also, we have created a system to oversee risk management for Tokyo Tatemono, where the Tokyo Tatemono president is the Chief Risk Management Officer, and department general managers are Risk Management Officers.

With regard to sustainability-related risk management, the Sustainability Committee works with relevant departments to manage risks and reports important matters on the status of implementation 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 regularly 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.

[Risk Management \(p. 87\)](#)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Material Issue KPIs and Targets

The Tokyo Tatemono Group believes that promoting sustainability will help to maximize the medium- and long-term benefits for our stakeholders. We have set KPIs and targets based on environmental and social material issues.

Regarding the environment, based on our material issue, promoting a decarbonized society, by fiscal 2030, we aim to reduce Scope 1 and 2 CO₂ Emissions by 46.2% and Scope 3 emissions by 40%, compared to fiscal 2019 levels, and aim for net zero CO₂ 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. We have also set and are promoting goals related to the development of zero energy buildings and homes (ZEB and ZEH), shift to renewable energy, and acquisition of green building certifications as process goals to achieve medium- and long-term targets to reduce greenhouse gas emissions. We have also set targets based on the material issue, promoting a recycling-oriented society, and we have

incorporated action plans into the business plans of each business division or business department to achieve these targets.

Regarding society, we have set targets based on the material issues of improving employee growth and job satisfaction and diversity and inclusion.

We have developed a PDCA cycle by monitoring the progress toward the targets at the Sustainability Committee.

In addition, the Board of Directors monitors and oversees the progress toward the targets.

Material Issue KPIs and Targets

Environmental

Material issues	Items	Scope of coverage	KPI and targets			Unit	Track records			Details	
							2022	2023	2024		
Promoting a decarbonized society	Reduction in greenhouse gas emissions	All businesses*1	Scope 1, 2 and 3	Net zero CO ₂ emissions by FY2050	CO ₂ emissions	t-CO ₂	1,015,172	984,407	1,406,137	P.30	
			Scope 1 and 2	46.2% reduction in CO ₂ emissions compared to FY2019 levels by FY2030*3	CO ₂ emissions	t-CO ₂	72,213	44,283	43,450		
					Reduction rate compared to FY2019	%	15.9	48.4	49.4		
			Scope 3*2	40% reduction in CO ₂ emissions compared to FY2019 levels by FY2030*3	CO ₂ emissions	t-CO ₂	596,335	621,989	831,460		
					Reduction rate compared to FY2019	%	1.8	-2.4	-36.9		
	Promotion of zero-energy buildings and homes*4	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties*5			Percentage of ZEB developments	%	— (Not applicable)	— (Not applicable)	— (Not applicable)	P.31
		Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent*6			Percentage of ZEH developments	%	— (Not applicable)	100.0 (Applies to 1 property)	100.0 (Applies to 8 properties)	
	Shift to renewable energy	All businesses*1	Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050			Percentage of electricity from renewable sources	%	11.2	31.1	43.0	P.30
			Commercial Properties Business	Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030			Percentage of electricity from renewable sources	%	16.3*7	42.1*7	
		Procure at least 50% of electricity consumed at owned properties from renewable energy sources by FY2024									
	Acquisition of Green Building Certification*8	Commercial Properties Business Residential Business	Acquire Green Building Certification for, in principle, all new office buildings, logistics properties, and condominiums for rent*9			Percentage of green building certifications acquired	%	— (Not applicable)	— (Not applicable)	— (Not applicable)	P.45

*1 Applies to the Tokyo Tatemono Group.

*2 Applies to Scope 3 categories 11 and 13.

*3 In FY2019, CO₂ emissions for Scope 1 and 2 were 85,870t-CO₂ and Scope 3 (categories 11 and 13) were 607,511t-CO₂.

*4 In addition to "ZEB" and "ZEH(-M)", includes Nearly ZEB, ZEB Ready, ZEB Oriented, Nearly ZEH(-M), ZEH(-M) Ready, and ZEH(-M) Oriented.

*5 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.

*6 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.

*7 Following a close examination of data, figures have been revised.

*8 Mainly refers to, but is not limited to, DBJ Green Building certification, CASBEE building and BELS (Building Energy Saving Performance Labeling System) certification.

*9 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.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Material Issue KPIs and Targets

Material issues	Items	Scope of coverage	KPI and targets		Unit	Track records			Details
						2022	2023	2024	
Promoting a recycling-oriented society	Reduction of waste emissions	Long-term buildings*10	By FY2030, 20% reduction in the rate of waste emissions intensity compared with FY2019*11	Waste emissions intensity*12	t/Thousand m ²	5.3	5.3	5.3	P. 42
				Reduction rate compared to FY2019*12	%	28.4	28.4	28.4	
	Waste recycling promotion	Long-term buildings*10	By FY2030, achieve a waste recycling rate of 90%	Waste recycling rate*12	%	60.9	58.4	60.8	P. 42
	Reduction of water use	Long-term buildings*13	Reduction of water use intensity compared to the previous year*14	Water use intensity (YoY change)	m ³ /m ²	0.76 (0.08)	0.79 (0.03*)	0.84 (0.05)	P. 40
	Promotion of the use of recycled water	Office buildings with total floor area exceeding 30,000m ²	By FY2030, install gray water*15treatment facilities at, in principle, all new office buildings with a total floor area of more than 30,000m ²	Percentage of properties with gray water facilities	%	— (Not applicable)	— (Not applicable)	— (Not applicable)	P. 41
Promoting a decarbonized society / Promoting a recycling-oriented society	Promotion of the use of wood materials	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	Percentage of properties using domestic/certified timber	%	13.0*7 (Applies to 23 properties)	7.1*7 (Applies to 14 properties)	23.8 (Applies to 21 properties)	P. 33
		Condominiums for sale or rent	By FY2026, develop for-sale and for-rent condominiums that use timber for major structural components*16	—	—			No developed properties	
	Collaborating and Co-creating with Customers	Long-term buildings	Communicate with tenants about sustainability at least 4 times a year	—	—	Achieved	Achieved	Achieved	P. 34 P. 42
		Condominiums for sale or rent	Communicate with residents and plan and implement sustainability measures	—	—	Achieved	Achieved	Achieved	

*10 Applies to the main long-term buildings and commercial facilities for which we have substantial energy management rights and for which we have submitted plans for the reuse and reduction of waste materials.
*11 In FY2019, waste emissions intensity of production were 7.4 t/thousand m². Waste emission intensity per 1,000 m² of floor area.
*12 From FY2024 the data collection period was changed to January to December. (Until FY2023 it was April to March.)
*13 Applies to the main long-term buildings and commercial facilities for which we have substantial energy management rights.
*14 Water use intensity per m² of shared floor area.
*15 Recycled water derived from rainwater and miscellaneous wastewater generated in buildings (e.g., wastewater from cooling towers and tenants' kitchens). It is reused for non-potable purposes such as toilet flushing and watering plants.
*16 This KPI/Target was newly set in 2024.

Social

Material issues	Items	Scope of coverage	KPI and targets	Unit	Track records			Details
					2022	2023	2024	
Improve employee growth and job satisfaction	Promotion of skills development	Tokyo Tatemono	Average training time per employee: 15 hours or more each fiscal year	Hours	15.8	15.2	16.0	P. 70
		Tokyo Tatemono	Career training participation rate: 100% each fiscal year	%	100	100	100	
	Promotion of health management	Tokyo Tatemono	Health check-up rate*1: 100% each fiscal year	%	100	100	100	P. 73
			Follow-up test rate*1: 100% each fiscal year	%	98.0	81.5	97.5	
		Tokyo Tatemono	Smoking rate*2: 12% or less each fiscal year	%	12.1	13.1	13.1	
		Tokyo Tatemono	Percentage of employees maintaining an appropriate weight*1: 75% or more by FY2028	%	72.0	72.9	74.6	
Diversity & Inclusion	Respect for Human Rights	Tokyo Tatemono Group	Dissemination of the Human Rights Policy: Deployment to and compliance by group companies	—	Implemented	Implemented	Implemented	P. 50
	Work-life balance	Tokyo Tatemono	Average annual paid leave utilization rate: 70% or more each fiscal year	%	67.8	72.2	68.0	P. 77
		Tokyo Tatemono	Ratio of male employees taking parental leave*1: 30% or more by FY2025	%	50.0	78.1	84.2	P. 78
	Promotion of Diversity in Our Workforce	Tokyo Tatemono	Ratio of women in management positions: 10% or more by FY2030	%	7.2	9.4	12.1	P. 79
		Tokyo Tatemono	Employment rate of people with disabilities*3: Over the legal employment rate each fiscal year (2.3% or more until March 2024, 2.5% or more from April 2024 to June 2026, 2.7% after July 2026)	%	2.33	2.53	2.90	

*1 Totaled from April of each year to March of the following year.
*2 At a specific point in time between April of each year and the following March.
*3 As of June 1 of each year.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Stakeholder Engagement

The Tokyo Tatemono Group's business activities are supported not only by the customers who use our products and services, but also by many other stakeholders, including local communities, executives, employees, shareholders, investors, and business partners. We believe that building long-term relationships of trust with these stakeholders is essential to both our management and business activities. By engaging with our stakeholders and incorporating their opinions, expectations, and other input in various ways, we integrate their voices into the way the Group operates. Leveraging the continued trust of our diverse stakeholders enables our efforts to create social value and establish our value creation platform. To ensure the effectiveness of engagement with every stakeholder, we will review our approach and other aspects as necessary.

Stance on and Approach to Dialogue with Our Core Stakeholders

Stakeholders	Stance on dialogue	Approach to dialogue
Customers Building tenants, home buyers, users of services	We established various systems to incorporate customer feedback in our business activities. We use these systems to provide valuable products and services that offer safety and peace of mind, while continuously improving customer satisfaction.	<ul style="list-style-type: none">• Customer satisfaction surveys• Brillia Owners Hotline (contact for home buyers)• Various questionnaires• Online inquiry forms, etc.
Local community Local community around properties, local governments, NGOs, NPOs, educational institutions, etc.	We work to increase local value and contribute to the local community through efforts that include community development and various community activities.	<ul style="list-style-type: none">• Dialogue with local residents and government bodies in the planning, development, and management of properties• Volunteer activities, including clean-up activities• Participation in local events and festivals, and support for education and the arts• Post-disaster reconstruction support, etc.
Executives and employees All personnel working for the Group	We work to create a satisfying workplace in which employees can experience personal growth. We strive to develop people who are trusted and capable of building the future.	<ul style="list-style-type: none">• Various training and reward systems• Regular personnel interviews• Dialogue with labor unions and co-hosting of events• Individual consultation on child-rearing and nursing care support• Compliance Surveys, etc.
Shareholders and investors Those who support the Group's business by providing capital or by participating in management through the exercise of voting rights, among others	We aim to build long-term fiduciary relationships with our shareholders and investors and earn appropriate recognition through sincere and fair information disclosure and active communication.	<ul style="list-style-type: none">• IR information on our corporate website, Integrated Report• General Meeting of Shareholders and Financial Results Briefing• Seminars for private investors• IR meetings (Japan/overseas), etc.
Business partners Business operators related to planning, development, and property management, and service provision, etc.	We conduct fair and equal business dealings with our partners and strive for close communications to build even better relationships with these partners.	<ul style="list-style-type: none">• Verifying any signs of mistrust using business partner check sheets• Regular meetings• Dissemination of our Human Rights Policy• Calls for understanding of and compliance with Sustainable Procurement Standards• Dialogue through questionnaires, interviews, etc.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Participation in Initiatives

Highlights of Participation in Initiatives

Initiatives	Purpose of participation; Our role and efforts
United Nations Global Compact (UNGC) 	Tokyo Tatemono Group is registered as a participating member of the UNGC. By supporting the UNGC, which addresses 10 principles across the four areas of human rights, labor, environment, and anti-corruption, we will help to realize a sustainable society.
TCFD (Task Force on Climate-related Financial Disclosures) 	We, as the Tokyo Tatemono Group, endorse and are a signatory to the TCFD recommendations. Going forward, we will strengthen our measures to combat climate change while expanding the content of our disclosure in line with the information disclosure framework recommended by the TCFD. Disclosure Based on TCFD Recommendations (p. 17)
SBT Initiative (SBTi) 	The greenhouse gas emission reduction targets set by the Tokyo Tatemono Group for fiscal 2030 have been certified by SBT as being consistent with the levels required by the Paris Agreement to stay within the 1.5°C threshold.
RE100 	We, as the Tokyo Tatemono Group, participate in this initiative with the aim of procuring 100% of the electricity consumed in its business activities procured from renewable energy sources by 2050.
Japan Climate Initiative (JCI) 	Tokyo Tatemono participates in the JCI, recognizing climate change as a social issue that requires global collaboration.
Japan Climate Leaders' Partnership (JCLP) 	Tokyo Tatemono is a participating member of the JCLP. Together with other environmentally progressive companies, we aim to help realize a sustainable, decarbonized society through co-creation and collaboration across industries and sectors.

Initiatives	Purpose of participation; Our role and efforts
Keidanren Biodiversity Declaration Initiative 	We, as the Tokyo Tatemono Group, express our endorsement of the Keidanren Biodiversity Declaration and Action Guidelines and participate in the initiative.
Keidanren Committee on Nature Conservation 	Tokyo Tatemono participates in the Keidanren Committee on Nature Conservation to contribute to biodiversity conservation efforts and to stay informed regarding the latest information and trends.
Task Force on Nature-related Financial Disclosures (TNFD) 	The Tokyo Tatemono Group endorses the TNFD recommendations and is registered as a TNFD Adopter. We make disclosures in line with the framework recommended by the TNFD. Disclosure Based on TNFD Recommendations (p. 21)
30 by 30 Alliance for Biodiversity 	Tokyo Tatemono participates in the 30 by 30 Alliance for Biodiversity, which aims to effectively preserve over 30% of land and sea areas as healthy ecosystems by 2030.
Principles for Responsible Investment (PRI) 	Tokyo Tatemono Realty Investment Management, the asset management company of Japan Prime Realty Investment Corporation, has endorsed and is a signatory to the PRI's basic principles.
Principles for Financial Action Toward a Sustainable Society (Principles for Financial Action for the 21st Century) 	Tokyo Tatemono Realty Investment Management, the asset management company of Japan Prime Realty Investment Corporation, endorses and is a signatory to these principles.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Participation in Initiatives

Collaboration with Industry Associations

Name	Details	Positions held by Tokyo Tatemono officers, etc.
The Real Estate Companies Association of Japan	The organization comprises companies involved in urban development and appealing community development projects. It engages in surveys and research on various real estate-related systems, policy proposals, and social contribution activities with the aim of actively and effectively promoting the supply of high-quality offices and housing, as well as the smooth distribution of housing stock. In the field of climate change, the organization is working toward the realization of a decarbonized society throughout the real estate industry as a whole. Its efforts include participation as a member in conferences and subcommittees on GHG emissions accounting during construction, as well as involvement in the formulation of the “Long-Term Vision for the Real Estate Industry for the Realization of a Decarbonized Society” (the 2050 Vision), which outlines the industry’s climate change policy.	Advisor Vice Chair Environmental Committee
Japan Building Owners and Managers Association	As Japan’s only national association of office building operators, this organization engages in surveys, research, and educational activities related to building management and administration.	Vice Chairperson
The Association of Real Estate Agents of Japan	This organization comprises major and medium-sized housing and real estate companies that are involved in real estate distribution. It works to improve various systems related to real estate distribution through surveys, research, and policy proposals.	Director
The Association for Real Estate Securitization	This organization was established for the purpose of ensuring public confidence in real estate securitization products and protecting investors. It makes requests for system improvements and tax system reforms that are necessary to promote the sound development of the real estate investment and securitization market.	Director
Real Estate Fair Trade Council	This is a self-regulatory organization that administers the Fair Competition Code for Real Estate Representation and the Fair Competition Code on Premium Offers in the Real Estate Industry in the Kanto and Koshin-etsu regions. It constantly monitors real estate advertising, working to promote proper labeling and prevent non-compliant advertising.	Chairperson (Representative Director)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

External Evaluation for Sustainability

Highlights of Inclusion in ESG Indices

FTSE4Good



FTSE Blossom Japan Index



FTSE Blossom Japan Sector Relative Index



Morningstar Japan ex-REIT Gender Diversity Tilt Index

MSCI Nihonkabu ESG Select Leaders Index

2025 CONSTITUENT MSCI NIHONKABU
ESG SELECT LEADERS INDEX

Disclaimer
The inclusion of Tokyo Tatemono Co., Ltd. in any MSCI Index, and the use of MSCI logos, trademarks, service marks or index names herein, do not constitute a sponsorship, endorsement or promotion of Tokyo Tatemono Co., Ltd. by MSCI or any of its affiliates. The MSCI Indexes are the exclusive property of MSCI. MSCI and the MSCI Index names and logos are trademarks or service marks of MSCI or its affiliates.

S&P/JPX Carbon Efficient Index



Evaluations and Certifications for Sustainability

CDP



Selected for the CDP climate change A List, the highest rating.

GRESB



Received the highest 5-Star rating for eight consecutive years in the Standing Investments Benchmark for real estate assessment.

Eruboshi



Certified Health & Productivity Management Outstanding Organization



Kurumin



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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



Environment

- P.17 Disclosure Based on TCFD Recommendations
- P.21 Disclosure Based on TNFD Recommendations
- P.27 Environmental Management
- P.29 Promoting a Decarbonized Society
- P.35 Responding to Natural Disasters
- P.38 Biodiversity
- P.40 Water Resources
- P.42 Promoting a Recycling-oriented Society
- P.45 External Evaluation and Certification for Green Building
- P.46 Sustainability Finance

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Disclosure Based on TCFD Recommendations

Governance

Tokyo Tatemono established the Sustainability Committee, chaired by our president, as a group-wide framework to promote cross-functional and continuous sustainability initiatives, including those addressing climate change, along with the Sustainability Promotion Committee as a subordinate organization.

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, discuss and report matters related to the formulation of policies for promoting the Group's sustainability initiatives, the development of the organizational structure, the setting of indicators and targets, the monitoring and evaluation of progress. With regard to climate change, the Group's Sustainability Committee deliberates, discusses, and reports important matters, such as the identification of related risks and opportunities, medium-to long-term targets for reducing greenhouse gas (GHG) emissions, and specific measures for reaching such goals.

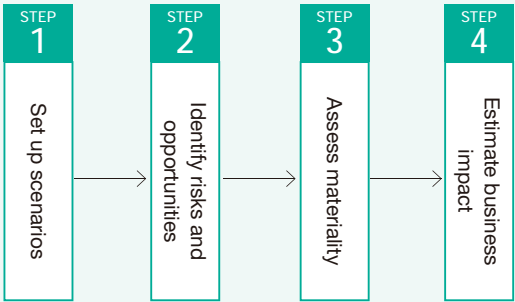
Important matters deliberated and discussed by the Sustainability Committee are submitted to or reported to the Board of Directors. The Board supervises the overall promotion of the Group's sustainability initiatives by making decisions on important sustainability-related matters and implementing monitoring of response measures.

The Sustainability Promotion Committee facilitates the sharing of Sustainability Committee decisions, conducts preliminary discussions for consideration, and reports on the progress of the Group's sustainability initiatives.

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*¹) and the International Energy Agency (IEA*²), 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

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Disclosure Based on TCFD Recommendations

STEP
2

STEP
3

Identifying Risks / Opportunities and 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).

Identified Risks, Opportunities, and Materiality 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) Price hikes for construction materials, construction costs, etc.	Medium-term Medium-term	— —	Medium Medium
	Regulations	Stricter standards for GHG emissions and energy saving	Higher costs of converting new buildings to ZEB/ZEH Higher costs of introducing decarbonized building materials Increase in cost of energy-saving renovation of existing buildings	Medium-term Medium-term Medium-term	Low Medium Low	Low Medium 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	—
	Reputation	Burden from renewable energy procurement	Higher renewable energy procurement costs	Short- to medium-term	Low	Low
		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
			Higher insurance premiums	Short-term	Low	Low
	Chronic	Rise in average temperature	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

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Disclosure Based on TCFD Recommendations

STEP
4

Estimating Business Impact

We quantitatively assess the identified climate change risks and opportunities for their impact on the Group's 2030 financials. When quantitative prediction and analysis are not feasible for certain risks and opportunities, we conduct a qualitative analysis.

► Countermeasures

Tokyo Tatemono has Group 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 the medium- to long-term targets for reducing GHG emissions of reducing Scope 1 and 2 CO₂ 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 CO₂ 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. 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. For more information, see [Initiatives to Achieve GHG Emission Reductions \(p. 30\)](#).

*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

Factors increasing business profit

Factors decreasing business profit

Changes in consumer behavior

- Higher sales due to higher evaluation of ZEB/ZEH
- Addition of energy-saving effects to rental income

Higher sales

Intensification of extreme weather events

- Decrease in sales associated with flooding of buildings caused by frequent and severe heavy rain

Lower sales

Introduction of carbon pricing

- Imposition of carbon tax on own emissions
- Higher prices of building materials, construction costs, etc., due to price pass-through of carbon taxes

Stricter standards for GHG emissions and energy saving

- Higher costs of converting new buildings to ZEB/ZEH
- Higher costs of introducing decarbonized building materials
- Increase in cost of energy-saving renovation of existing buildings

Higher costs

Rise in electricity prices and the shift to renewable energy

- Rise in unit cost of grid electricity due to change in energy mix → increase in utility costs
- Higher renewable energy procurement costs

Intensification of extreme weather events

- Higher costs due to paralysis and disruption affecting supply chains and logistics, and delays in construction caused by extreme weather
- Higher costs due to decreased work efficiency and delays at construction sites caused by frequent heat waves and high temperatures
- Higher restoration costs due to building damage and flooding caused by extreme weather events
- Higher insurance premiums

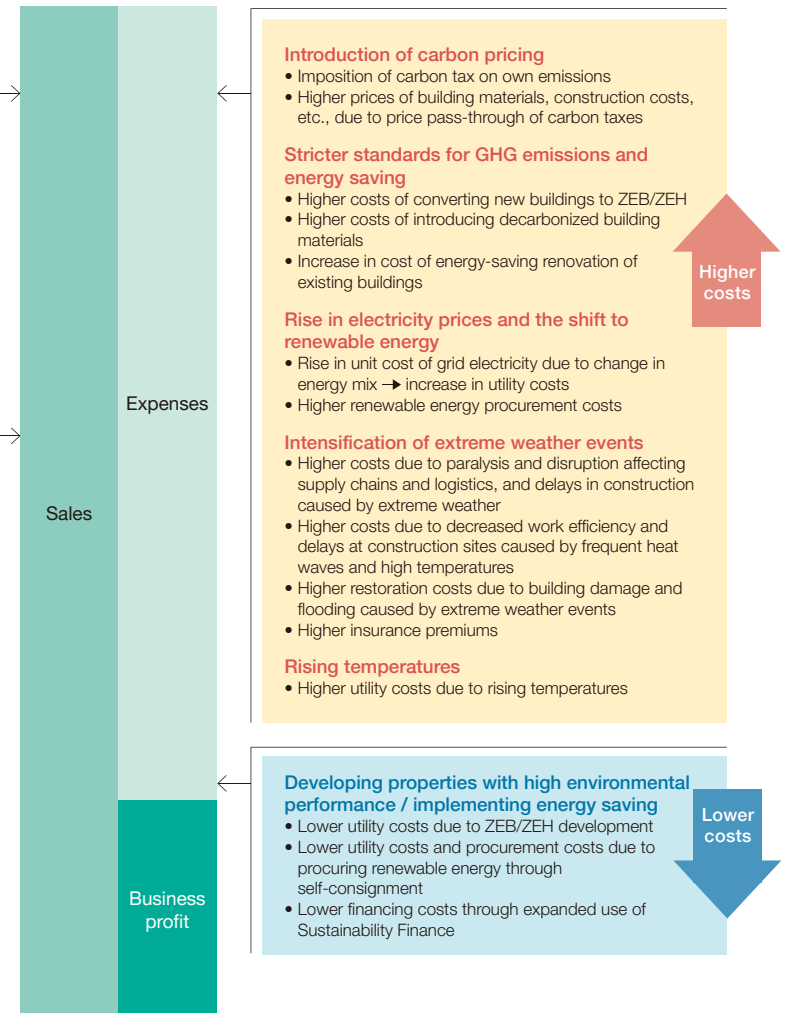
Rising temperatures

- Higher utility costs due to rising temperatures

Developing properties with high environmental performance / implementing energy saving

- Lower utility costs due to ZEB/ZEH development
- Lower utility costs and procurement costs due to procuring renewable energy through self-consignment
- Lower financing costs through expanded use of Sustainability Finance

Lower costs



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Related Material Issues

Promoting a decarbonized society

Disclosure Based on TCFD Recommendations

Risk Management

To centrally manage risk throughout the Group, Tokyo Tatemono established its Risk Management Committee chaired by the President. The Risk Management Committee develops the Group's annual risk management plan, evaluates and analyzes critical operational risks (high-priority risks), formulates preventive and response measures, and regularly monitors the implementation of risk management efforts. In addition, we have established a unified risk management structure consisting of the head of each division as the Risk Management Officer responsible for managing risk 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 \(p. 87\)](#).

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, 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 has established indicators and goals (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.

Items	Scope of coverage	KPIs and targets	
Reduction in greenhouse gas emissions	All Businesses*1	Scope 1, 2, and 3	Net zero CO ₂ emissions by FY2050
		Scope 1 and 2	46.2% reduction in CO ₂ emissions compared to FY2019 levels by FY2030
		Scope 3*2	40% reduction in CO ₂ 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*4	
	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 for rent.*7	

*1 Applies to 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 building 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](#)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

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 they have made “Nature Positive by 2030” their 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

Tokyo Tatemono established the Sustainability Committee, chaired by our president, as a group-wide framework to promote cross-functional and continuous sustainability initiatives, including those addressing nature-related issues, along with the Sustainability Promotion Committee as a subordinate organization.

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, discuss and report matters related to the formulation of policies for promoting the Group’s sustainability initiatives, the development of organizational structure, the setting of indicators and targets, and the monitoring and evaluation of progress. With regard to nature-related matters, the Committee deliberates, discusses, and reports 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 discusses 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. Important matters deliberated and discussed by the Sustainability Committee are submitted to or reported to the Board of Directors. The Board makes decisions on important sustainability-related matters, monitors progress, and supervises the overall promotion of the Group’s sustainability initiatives. And the Sustainability Promotion Committee, itself a subordinate organization of the Sustainability Committee, is a cross-sectional organization composed of corporate departments and business divisions. It facilitates the sharing of Sustainability Committee decisions, conducts preliminary discussions for consideration, communicates and assesses the Group’s sustainability measures, and discusses and reports the progress of the Group’s sustainability initiatives.

* Details of the Group’s Supply Chain Management initiatives are available in [Supply Chain Management \(p. 55\)](#)

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 2024, 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 interface with nature (Locate)	The interface 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 (Evaluate)	The major dependencies and impacts on nature within in-scope businesses are identified and evaluated for their scale.
Assess risks and opportunities (Assess)	The nature-related risks and opportunities of in-scope businesses are identified and evaluated.
Prepare to respond and report (Prepare)	Countermeasures for the identified risks and opportunities are prepared and disclosed.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Related Material Issues

Promoting a decarbonized society

Promoting a recycling-oriented society

Disclosure Based on TNFD Recommendations

● Locate Interface with Nature (Locate)

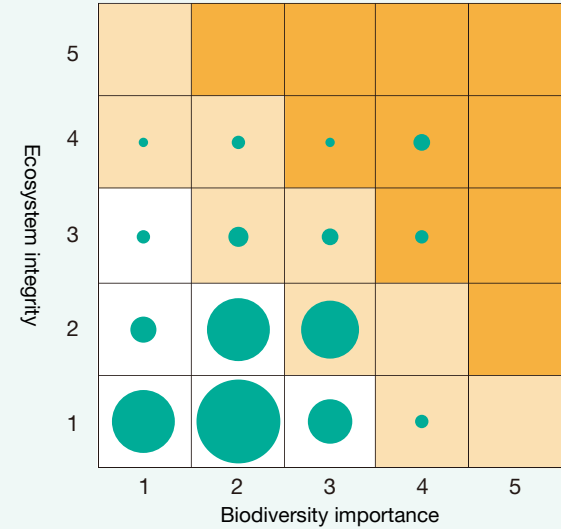
To better its ability to address dependencies and impacts on nature, as well as nature-related risks and opportunities, Tokyo Tatemono maintains a clear understanding of the locations of facilities involved in its in-scope businesses and has evaluated the condition of the surrounding natural environment to determine its interface 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

Biodiversity importance	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.
Ecosystem integrity	Assessed with the Biodiversity Intactness Index provided by the Natural History Museum.
Rapid decline in ecosystem integrity	Assessed by reviewing Pressures on Biodiversity, an indicator of magnitude of impact on nature provided by the WWF Biodiversity Risk Filter.
Water physical risk	Assessed using Aqueeduct (Water Risk Atlas) to identify baseline water stress and flood risk (rivers and coasts).
Ecosystem service delivery importance	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

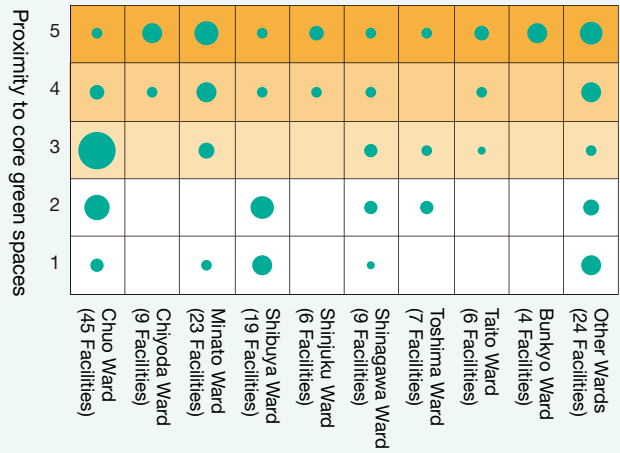


Many of the facilities operated by in-scope businesses are located in Tokyo, and forming ecological networks* in such urban areas is important for preserving local biodiversity. To assess facilities located within Tokyo's 23 wards, Tokyo Tatemono referenced the Green Master Plans established by each 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 Wards, 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



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Disclosure Based on TNFD Recommendations

Evaluate Dependencies and Impacts on Nature (Evaluate)

Tokyo Tatemono has identified dependencies and impacts on nature within in-scope businesses and evaluated their scale. This evaluation divides the supply chain of in-scope businesses into upstream and direct operation/ downstream categories, and uses the TNFD-recommended tool ENCORE* to assess each separately. The results of this evaluation are presented in heat maps, using color gradients to indicate the scale of dependencies and impacts on nature.

*ENCORE is an abbreviation of Exploring Natural Capital Opportunities, Risks and Exposure. It is a tool developed by the UN Environment Programme World Conservation Monitoring Centre (UNEP-WCSC) and other organizations for assessing the scale of impact and dependencies that companies have on nature.

Dependencies and Impacts on Nature Within In-scope Businesses			Dependencies on nature																				Impacts on nature																												
			Provisioning services				Regulating and maintenance services																Cultural services				Land use			Resource extraction		Climate change	Pollution			Disturbances															
Supply chains	Business	Business processes	Biomass resources	Genetic material	Water resources	Animal-based energy	Global climate regulation	Rainfall pattern regulation	Local climate regulation	Air purification	Soil quality regulation	Soil and sediment preservation	Decomposition of solid waste	Water purification	Water current regulation	Flood mitigation	Storm mitigation	Noise mitigation	Pollination services	Biological control	Habitat preservation	Dilution by atmosphere and ecosystems	Mitigation of sensory disturbances	Recreation	Visual amenities	Education / Research	Spiritual / Aesthetic / Symbolic	Land area	Freshwater area	Ocean area	Water resources	Other organic resources	Other inorganic resources	GHG emissions	Air pollution	Hazardous substances	Nutrient salts	Solid waste	Invasive alien species	Disturbances											
Direct operation / Downstream	Commercial Properties Business / Overseas Business	Office buildings / commercial facilities / urban hotel operations and management			M		M	M	M			M		VH		H		M						M	VH	VH		VH						M			M	M													
		Logistics properties operations and management							M			M					H									VH							M																		
	Residential Business / Overseas Business	Sales and rentals of condominiums and apartments							M			M				H		M						M	H	VH		VH																							
	Parking Lot Business	Parking lot operations and management							M			M				H										VH							M																		
	Leisure Business / New Businesses	Resort hotel and hot spring facility operations and management			M		M	M					M	VH		H	M	M						M	VH	VH	VH	VH	M	M				M			M	M	M												
		Golf course / park / sports facility operations and management			M			M	M				M	VH		H	M								VH	VH			M	M				M				M													
Upstream	All businesses	Building construction			M		M	VH				H		M	M	M	M												M	M					H	H	H		M		VH										
		Construction materials (steel, aggregates, cement, non-ferrous metals)			H		H	VH		M		H	M	VH	H	H	M						M						M	VH	VH	M		VH	VH	M	VH		VH												
		Construction materials (wood)	VH		M			M		H	H	VH	M		M	M	M				H										M	VH		M	VH	M		M	H												
	Leisure Business	Food	VH	VH	VH		VH	VH	VH	M	VH	VH	VH	VH	VH	H	VH		VH	H	VH	M					VH	VH						H	H	H	VH	VH	VH	H											
																														VH	Very large		H	Large		M	Moderate			Small / Very small											

VH Very large H Large M Moderate Small / Very small

Across all in-scope businesses, direct operations and downstream activities were commonly evaluated as having a high dependency on cultural services. Many office buildings and for-sale condominiums either have green spaces on the premises or are built facing greenery nearby. The visibility of greenery in and around such facilities, along with opportunities to engage with nature through recreational activities such as forest bathing and walking, is expected to provide various physical and psychological benefits. These benefits reflect a functional dependency on nature. Across all in-scope businesses, upstream procurement of construction materials has been commonly evaluated as having a high degree of dependency and impact on nature. The procurement of food used in hotels operated by the Commercial Properties Business and Leisure Business has also been evaluated as having a high degree of dependency and impact on nature in many respects.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Related Material Issues

Promoting a decarbonized society

Promoting a recycling-oriented society

Disclosure Based on TNFD Recommendations

● Assess Nature-related Risks and Opportunities (Assess)

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	Expansion of protected areas and addition of restrictions on acquiring land for new development through stricter land-use regulations in order to achieve the 30 by 30 target
		Technology	Burden of green space management	Increased costs of acquiring certification related to environmental friendliness and green spaces / increased costs of green space maintenance
		Markets / Reputation	Changes in consumers and society	Decreased occupancy rates and rents due to reduced demand for properties lacking certifications for environmental friendliness or green spaces and properties with high environmental impact
	Physical risks	Chronic	Frequent and intense extreme weather events	Loss of reputation due to the impact of developments on regions with high conservation importance and increases in the cost of measures to reduce impact
				Reduction of rental income due to increasing frequency and intensity of extreme weather events and rising recovery costs
				Decrease in sales due to reduced customer activity associated with rising average temperatures
Upstream	Transition risks	Policies / Regulations	Growing pressure to adopt sustainable procurement measures	Increase in utility costs due to rising average temperatures and the heat island effect
				Decline in property value and decrease in users due to the decline of surrounding ecosystems caused by rising average temperatures and damage from pests and pathogens
				Water use restrictions caused by destabilization of the water cycle due to ecosystem decline
	Physical risks	Chronic	Rise in average temperatures and ecosystem decline	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
				Increased costs of compliance with tightened regulations on land alteration, noise, and pollution impacting nature in areas of high conservation importance

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	Increase in occupancy rates and property value driven by growing demand for environmentally certified properties, properties working to reduce environmental impact, properties with green spaces, and properties using wood in shared areas
			Creation of urban green spaces and nature-based urban development	Increase in local brand value, occupancy rates, and property value resulting from the creation of urban green spaces and urban development that utilizes greenery as Nature-based Solutions and green infrastructure to improve user convenience and address local challenges such as the heat island effect and flood risks through soil water retention
			Development of pedestrian-centric spaces	Increase in local brand value, occupancy rates, and property value resulting from urban development that incorporates urban green spaces and develops pedestrian-centric areas to promote urban vibrancy and create natural experiences for pedestrians
Upstream	Products / Services		Provision of spaces for innovation	Increase in local brand value, occupancy rates, and property value through the provision of spaces that foster innovation in nature positive technologies such as food tech
			Expansion of sustainability finance	Reduction in financing costs
			Promoting sustainable procurement	Using construction materials (steel, wood, etc.) produced with sustainable methods

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Related Material Issues

 Promoting a decarbonized society

 Promoting a recycling-oriented society

Disclosure Based on TNFD Recommendations

● Preparation to Respond and Report (Prepare)

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, Chiyoda, and Minato wards 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 ₂ 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: development of green spaces and waterscapes

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 create 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 \(p. 40\)](#) and [Promoting a Recycling-oriented Society \(p. 42\)](#).

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 connect with surrounding greenery. This, in turn, contributes to the creation of a greater ecological network. Details of these initiatives are available in [Biodiversity \(p. 38\)](#).

Specific Examples of Urban Initiatives

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

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

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. The Risk Management Committee develops the Group's annual risk management plan, evaluates and analyzes critical operational risks (high-priority risks), formulates preventive and response measures, and regularly monitors the implementation of risk management efforts. 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 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 available in [Risk Management \(p. 87\)](#).

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	●	●	CO2 emissions (Scope 1, 2, 3)	—
Environmental management	●	—	Violations of environmental regulations and environmental incidents	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

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

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 \(p. 9\)](#)

Environmental Management in Businesses

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

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 tenants and 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 as a target 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](#)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
 - 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

Environmental Management

● Environmental Management in the Residential Business

In light of the growing environmental awareness in society, Tokyo Tatemono has established the Brillia Environmental Guidelines in the Residential Business to clearly communicate its environmental initiatives to customers and society. These guidelines define unified standards to be implemented across the Brillia condominium brand developed by Tokyo Tatemono. The guidelines define a set of environmental performance ratings with four levels of environmental friendliness. In addition to the specifications for each level, at each stage of the project from planning to design, we also check details such as the environmental certification rankings (CASBEE, etc.) and greenhouse gas (GHG) emission reduction for each level.

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 promote environmental awareness among employees by encouraging those involved in the Residential Business to take the Eco Test and by providing a system that helps them acquire extensive knowledge about environmental issues.

Brillia Environmental Guidelines Environmental Performance Ratings (as of May 2024) (Ex. Setting energy efficiency standards)					
Level	Level	Level 1	Level 2 (Standard)	Level 3 (High level)	
	Apartment block	Energy conservation criteria	ZEH Oriented	ZEH Ready or higher	
	Residential building	Energy conservation criteria	ZEH-M Oriented	ZEH-M Ready or higher	
	Renewable energy classification	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	0.8 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.77 or less	0.47 or less
Residential building BEI	Standard value	1.0 or less	0.8 or less	0.8 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.77 or less	0.47 or less
Housing performance evaluation	5-1. Insulation performance grade	Grade 4	Grade 5	Grade 5	
	5-2. Primary energy consumption grade	Grade 4	Grade 5	Grade 6	

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.

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.

● Brownfield Redevelopment

When we develop commercial or residential properties on land that has been significantly underutilized compared to its potential value or land unused due to the presence or concern of the presence of soil contamination, we conduct soil surveys and implement other specialized measures to deal with soil contamination, properly treating any contamination 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 2024.

📄 (Data) Environmental Incidents and Violations of Environmental Laws or Regulations (p. 97)

External Cooperation in Environmental Initiatives

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

📄 Participation in Initiatives (p. 13)

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, GHG, water cycle, water pollution, air and soil pollution, waste, and biological and ecological systems. Evaluation items are



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality

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 for Green Building

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

Promoting a Decarbonized Society

Policy and Concept

Realizing a decarbonized society is a social issue that calls for global solutions. 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 intensification 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, and in order to address this issue through our business, we have set KPIs and targets related to the promotion of a decarbonized society. We are also accelerating our efforts to reduce GHG emissions, etc. In October 2023, we raised our target for GHG emission reductions by FY2030 to the 1.5°C level. Based on these assumptions, we put in place a roadmap (action plan) for reducing GHG emissions in the Group toward FY2050.

KPIs and Targets

Reduction in greenhouse gas emissions

- Net zero CO₂ emissions by FY2050
- 46.2% reduction in Scope 1 and 2 CO₂ emissions compared to FY2019 levels by FY2030
- 40% reduction in Scope 3*¹ CO₂ emissions compared to FY2019 levels by FY2030
- Scope of coverage** All businesses*²

Promotion of development of ZEB and ZEH*³

- Develop ZEB for, in principle, all new office buildings and logistics properties*⁴
- Scope of coverage** Commercial Properties Business
- Develop ZEH for, in principle, all new condominiums for sale or rent*⁵
- Scope of coverage** Residential Business

Shift to renewable energy

- Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050
- Scope of coverage** All Businesses*²
- 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
- Scope of coverage** Commercial Properties Business

Acquisition of Green Building Certification*⁶

- Acquire Green Building Certification for, in principle, all new office buildings, logistics properties, and condominiums for rent*⁷
- Scope of coverage** Commercial Properties Business, Residential Business

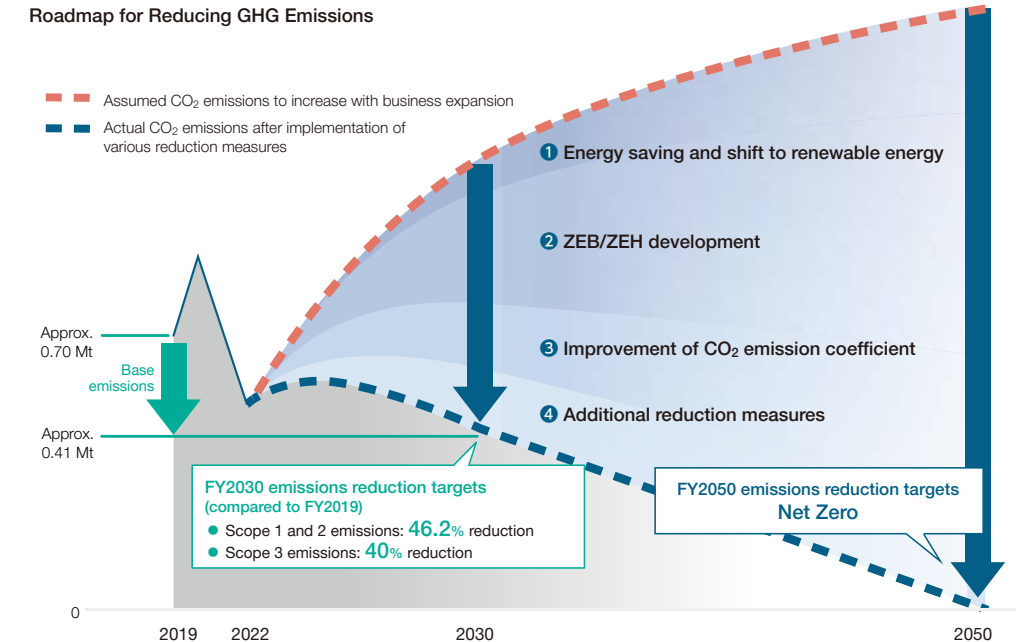
Promotion of the use of wood materials

- 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.
- Scope of coverage** Long-term buildings, condominiums for sale or rent
- By FY2026, develop for-sale and for-rent condominiums that use timber for major structural components.
- Scope of coverage** Condominiums for sale or rent

Collaborating and Co-creating with Customers

- Communicate with tenants about sustainability at least 4 times a year
- Scope of coverage** Long-term buildings
- Communicate with residents and plan and implement sustainability measures
- Scope of coverage** Condominiums for sale or rent

Roadmap for Reducing GHG Emissions



Material Issue KPIs and Targets (p. 10)

Participation in Initiatives (p. 13)

Environmental Management (p. 27)

Responding to Natural Disasters (p. 35)

External Evaluation and Certification for Green Building (p. 45)

*1 Applies to Scope 3 categories 11 and 13 *2 Applies to Tokyo Tatemono Group *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 building 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.



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

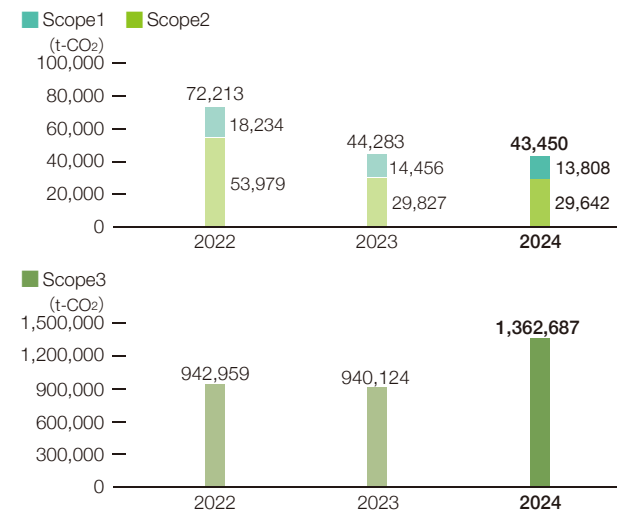
Third-party Assurance

Promoting a Decarbonized Society

Initiatives to Achieve GHG Emission Reductions

The Group's CO₂ emissions for FY2024 were 1,406,137t-CO₂ (Scope 1 and 2: 43,450t-CO₂, Scope 3: 1,362,687t-CO₂). We will continue to promote efforts to reduce GHG emissions going forward.

CO₂ Emissions (Tokyo Tatemono Group)



[\(Data\) GHG \(CO₂\) Emissions \(p. 95\)](#)

Shift to Renewable Energy Generation and Use of Renewable Energy through Solar Power

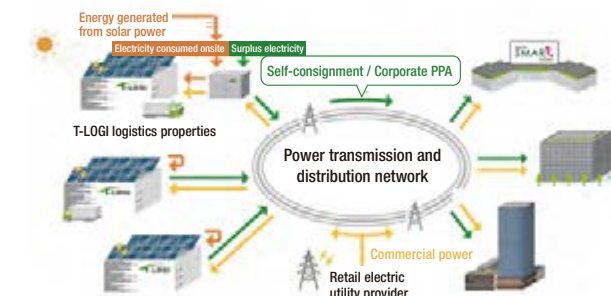
Tokyo Tatemono has set the adoption of renewable energy as a process goal for achieving its medium- to long-term greenhouse gas emissions reduction targets, and is advancing various initiatives to generate and utilize renewable energy through solar power.

Some of the office buildings, for-sale condominiums, and logistics properties that we have developed use electricity generated by solar panels installed on the rooftops of their facilities, which is then used by tenants (onsite consumption). In particular, the

T-LOGI series of logistics properties developed by Tokyo Tatemono is intentionally designed to generate more renewable energy than is needed for onsite consumption at each facility, and the surplus electricity is transmitted to company-owned commercial facilities and office buildings through self-consignment and corporate PPAs planned and carried out across multiple areas.

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

Overview of Onsite Consumption and Self-Consignment / Corporate PPA



We are also deploying storage batteries to make better use of the renewable energy we generate. At the Tokyo Tatemono Hakata Building (Fukuoka City, Fukuoka Prefecture; completed in June 1985), storage batteries have been installed to store renewable energy supplied by solar panels on the rooftop of T-LOGI Fukuoka (Sue-machi, Kasuya-gun, Fukuoka Prefecture; completed in April 2022), generated on Saturdays, Sundays, and holidays, when electricity demand is relatively low in office buildings and surplus power tends to occur. 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®, 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. This initiative was also the first to be selected by the Ministry of the Environment's support program for the introduction of building-integrated photovoltaics, specifically for integrations into windows, walls, and other architectural elements. This building was also the first to be certified as a land-efficient PV-equipped structure under the JSA-S1024 standard, which defines evaluation methods for the effective land use scores for buildings equipped with solar panels.

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

TOPICS

Encouragement Award in the Project Category of the NIKKEI Decarbonization Awards 2023



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 to install the maximum possible number of solar panels, allowing its buildings to reach ZEB status by effectively reducing net primary energy consumption to zero; minimizing environmental impact by maximizing the use of its existing buildings without additional development amid a decline in suitable sites for solar panels; and leveraging expansive rooftop space to generate surplus electricity to directly supply urban centers where renewable energy production is more difficult.



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

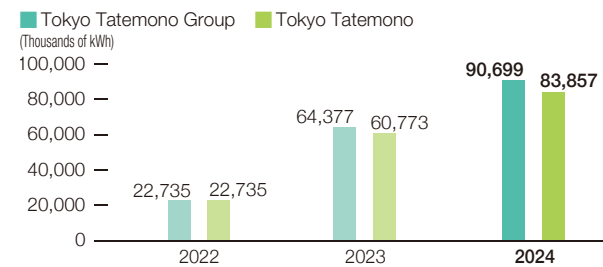
Promoting a Decarbonized Society

Switching to Renewable Energy

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.

We were also able to achieve one of our KPIs/targets for promoting a decarbonized society: procuring at least 50% of electricity consumed at owned properties in the Commercial Properties Business from renewable energy sources by FY2024.

Amount of renewable energy (electricity) introduced



Promoting the Use of Renewable Energy through Onsite PPAs

Brillia Shin-Yurigaoka (Kawasaki City, Kanagawa Prefecture; completed in April 2025) has implemented solar power generation through the Brillia brand's first onsite PPA*¹ model, 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 through a high-voltage bulk power receiving system using electricity considered to be from renewable sources*². This allows the building to effectively achieve 100% renewable energy usage. These mechanisms not only eliminate the need for residents to cover the installation and maintenance costs of solar power systems, but also lower base fees and electricity usage charges for residents compared to standard individual electricity contracts by utilizing 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.

Use of Green Power Certificates

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 brand condominium model rooms. In 2024, we utilized Green Power Certificates for approximately 0.75 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 FY2024, 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 FY2024, we developed 15 ZEB/ZEH properties, including 3 top-level ZEB logistics properties, bringing our total number of ZEB/ZEH properties developed to 33.

[Material Issue KPIs and Targets \(p. 10\)](#)

[External Evaluation and Certification for Green Building \(p. 45\)](#)

ZEB and ZEH Classification

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

Major Achievements in ZEB/ZEH Development

2018	<ul style="list-style-type: none"> 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.
2019	<ul style="list-style-type: none"> The office section of Hareza Tower (completed in May 2020) became the first high-rise mixed-use building to achieve ZEB (ZEB Ready) status. 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.
2022	<ul style="list-style-type: none"> 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.
2023	<ul style="list-style-type: none"> 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 CO₂ Reduction), and became the first large-scale building in Japan to achieve ZEH-M status.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Promoting a Decarbonized Society

Examples of ZEB/ZEH Development Initiatives


Hareza Tower (Office Section) achieved ZEB Ready status
▶▶ 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 delivery power 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.



Grid-type indoor unit

LED lighting fixture

Grid-type humidifier

Brillia Fukasawa Hatchome achieved ZEH-M status
▶▶ Achieved a 101% reduction in primary energy consumption

<Specific Initiatives>

• Energy Saving

All units were equipped with high-insulation building materials, including aluminum-resin composite sashes, argon-filled Low-E glass, and ultra-insulated bathtubs, as well as high energy-efficiency equipment such as total heat exchangers, LED lighting, and water-saving faucets. As a result, the building as a whole achieved a 44% reduction in primary energy consumption compared to standard levels, and all units received Thermal Insulation Performance Grade 6*, which exceeds the ZEH-M technical requirement of Grade 5.

* Some units received Grade 7, the highest rating.

• Energy Creation

336 solar panels were installed across the entire rooftop to supply electricity to both individual units and common areas. And the building as a whole achieved 57% energy creation by installing ENE-FARM fuel cells as a standard feature in all units.



Solar panels installed across the entire rooftop of the property



ENE-FARM system installed in a dwelling unit

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

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. 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 FY2024, the conversion to LED lighting has already been implemented or is in the process of being implemented at all long-term buildings. Tokyo Tatemono has 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 ten consecutive years since fiscal 2016.

Adoption of an Energy Management System

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

Achievements in Energy Management System

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



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Promoting a Decarbonized Society

Adoption of Smart Meters

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 CO₂ and stores (fixes) carbon, it also requires less energy than steel and reinforced concrete during manufacturing, processing, and construction, which helps curb CO₂ emissions. It is also a recyclable resource that can be reused as building materials after buildings are demolished.

Tokyo Tatemono believe 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.

Having set promoting the use of wood materials as one of our KPIs and targets, we are advancing the use of domestic and certified wood materials for interiors and furnishings of common areas in our new long-term office buildings and for-sale and for-rent condominiums.

At suite Shibaura (Minato-ku, Tokyo; completed in March 2024), domestic wood was used proactively throughout the building, including Tama-grown wood from Tokyo's Tama region for the entrance and rooftop eaves. This initiative was highly evaluated and received the Encouragement Award as part of the 2024 Minato City Minato Model Carbon Dioxide Fixation Certification Awards*¹.

Brillia ist Oimachi (Shinagawa-ku, Tokyo; completed in January 2024) utilizes domestic timber, including Japanese ash from Hokkaido, for the entrance hall's designer walls, counters, and stools. In addition, scraps of domestic wood from the production processes of the counters and the like are reused as part of the art and accessories displayed in the entrance hall.

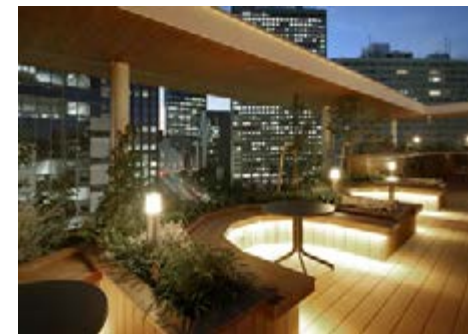
And starting in 2024, we have set a new KPI and target to develop for-sale and for-rent condominiums that use wood for major structural components by FY2026.

In FY2024, construction began on the Senzokuike Project (tentative name), a for-rent condominium in Ota-ku, Tokyo, that uses

natural wood for both major structural components and interior finishes in common areas. Completion is scheduled for March 2026. This project has been selected for the 2024 Program to Promote the Development of High-Quality Wooden Buildings*², based on its incorporation of advanced wood-based design and construction technologies and its potential for carbon storage.

*¹ A Minato City award program that promotes the use of partnership-designated and domestic wood in buildings and by tenant businesses, with the aim of supporting forest maintenance in Japan and encouraging carbon absorption efforts.

*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.



suite Shibaura – Eaves made with Tama-grown wood



Brillia ist Oimachi – Entrance hall finishes



Brillia ist Oimachi – Entrance hall art

Adoption of Internal Carbon Pricing System

Tokyo Tatemono has begun introducing internal carbon pricing. This works by converting CO₂ emissions into monetary values to visualize the impact of the CO₂ emitted through our operations and the effects of energy-saving measures and the shift to renewable energy. The purpose is to forecast the additional costs of introducing a carbon pricing system in Japan in the future, prepare for the impact of such a system, and to accelerate efforts to promote a decarbonized society.



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Promoting a Decarbonized Society

Collaboration and Co-creation with Stakeholders for Reducing GHG Emissions

Communicating with Tenants/Occupants

Based on targets for collaboration and co-creation with customers, we are actively engaged in sustainability-related communication with tenants in our long-term buildings and with residents of our for-sale condominiums and for-rent condominiums.

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, aiming to enhance activities for reducing both our own and our tenants' environmental impact.

Adoption of Green Lease Provisions

We have adopted 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 2024, the adoption rate of green lease clauses is approximately 52% of the total floor area of all properties owned by Tokyo Tatemono.

Visualization of Energy Consumption through the Installation of Smart Meters, Etc.

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"> • Introduction of a system for visualizing electricity usage Provides tenants with graphical data on electricity consumption by year, month, and day, as well as comparisons with the previous year.
<p>Shijo-Karasuma FT Square</p>	<ul style="list-style-type: none"> • Visualization of Energy Consumption Daily energy consumption (electricity, gas, and water) for the building is displayed on monitors in the common areas.
<p>Tokyo Square Garden</p>	<ul style="list-style-type: none"> • Providing a Visual Display of Air Conditioner Settings and Energy Consumption 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 CO₂ emissions.

Demonstration Project for the Creation of Voluntary Credits

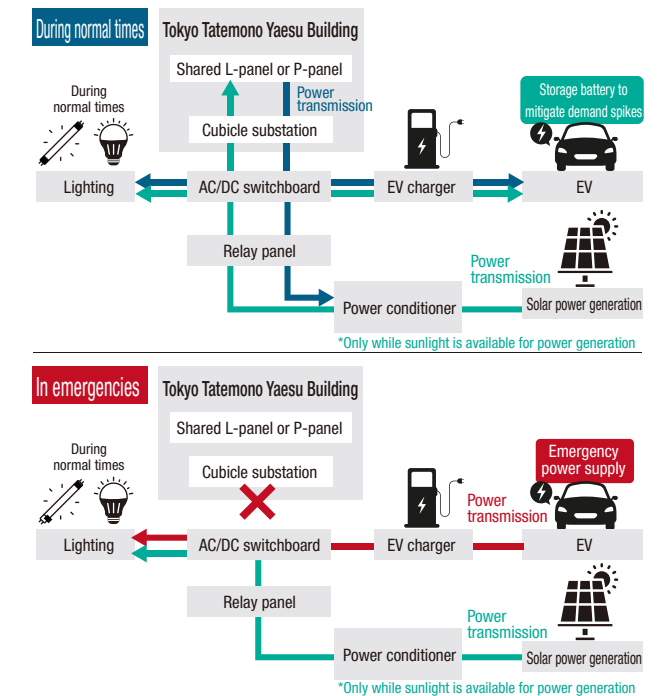
Tokyo Tatemono is collaborating with six entities, including iforest Inc., Yamaha Motor Co., Ltd., Biome Inc., the Natural Capital Credit Consortium, and the Urban Institute of Kyushu University, on an industry-academia partnership to develop methods for calculating highly accurate CO₂ absorption volumes and the quantitative value of biodiversity in forests located in the Tama region of Tokyo.

This demonstration project combines high-precision primary data on forest value, one of Japan's largest biodiversity distribution big data sets, and advanced satellite data analysis technologies to visualize forest value and develop a scientifically grounded and practical methodology for calculating CO₂ absorption and fixation volumes. Through this initiative, we aim to lead the world from Tokyo by pioneering the creation of a new form of voluntary credits. In addition to the methodology, certification, and issuance of voluntary credits, the project also aims to establish a business model in which these credits function effectively as a hub that promotes CO₂ absorption and removal through proper forest management and utilization, biodiversity conservation, and the revitalization of local economies through agriculture and forestry.

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



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

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. To address this issue through our business operations, we will continue to further strengthen our measures against natural disasters.

Developing Real Estate That Is Resilient to Natural Disasters

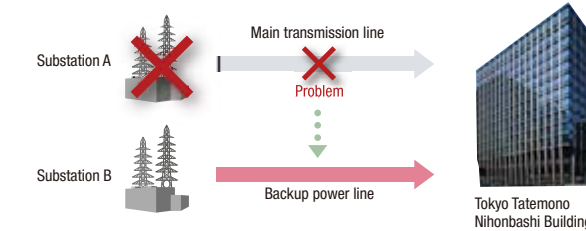
There has been an increase in recent years in the number of largescale natural disasters identified as having been caused by climate change among other factors. The Tokyo Tatemono Group has employed designs and equipment in our commercial and residential properties in preparation for presumed future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

Securing the Supply of Power in Emergencies

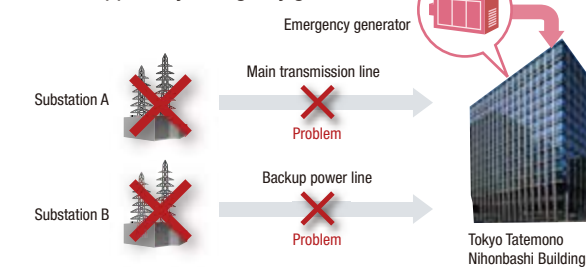
The Tokyo Tatemono Nihonbashi Building (Chuo-ku, Tokyo; completed in February 2015) is equipped with a double-circuit power receiving system connected to two separate substations via main and backup lines. This setup is designed to maintain operations even during earthquakes or flooding by providing an uninterrupted power supply. In the event of a disaster or transmission failure that causes an outage on the main line, the system automatically switches to the backup line, ensuring a highly reliable supply of power. The building also employs a seismic isolation structure (first basement level: column-top seismic isolation) to ensure high earthquake resistance. As a countermeasure

against flooding caused by increasingly severe sudden downpours and typhoons, the disaster prevention center was established on the second floor, where it serves as a core facility. Additionally, transformer equipment and an emergency generator have been installed on the roof. The emergency generator can operate for 72 hours, supplying 15 VA/m² of power in the event of an outage.

Double-circuit power receiving system



Power supplied by emergency generator



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 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/m² for up to 72 hours. This enables us to support our tenants' business continuity planning for power outages.



Emergency generator

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Responding to Natural Disasters

Reducing Vibrations Caused by Strong Wind and Earthquakes

Hareza Tower (Toshima-ku, Tokyo; completed in May 2020) features HIDAX-R®* (Revolution), a new-generation vibration control oil damper incorporating the world's first Vibration Energy Recovery System (VERS) in the building frame. This damper temporarily stores a building's earthquake-induced vibration energy in an auxiliary tank and uses it as additional power to increase damping efficiency, thereby enabling vibration control that far exceeds the limits of conventional vibration control oil dampers. The system can handle wind-induced shaking and large earthquakes measuring up to 7 on the Japanese scale of seismic intensity. The system has been demonstrated to be highly effective for earthquakes measuring 4 to 5 on said scale and for long-period seismic motion, halving the maximum amplitude of building shaking and significantly shortening the duration of post-earthquake swaying.

* Patented technology of Kajima Corporation.

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

Brillia Shonan Tsujido Seaside Park (Fujisawa City, Kanagawa Prefecture; completed in March 2019) is the first for-sale condominium in Fujisawa City to receive a subsidy for the construction of tsunami evacuation facilities. It features a 400m² tsunami evacuation facility that can also be used by nearby residents. The rooftop 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

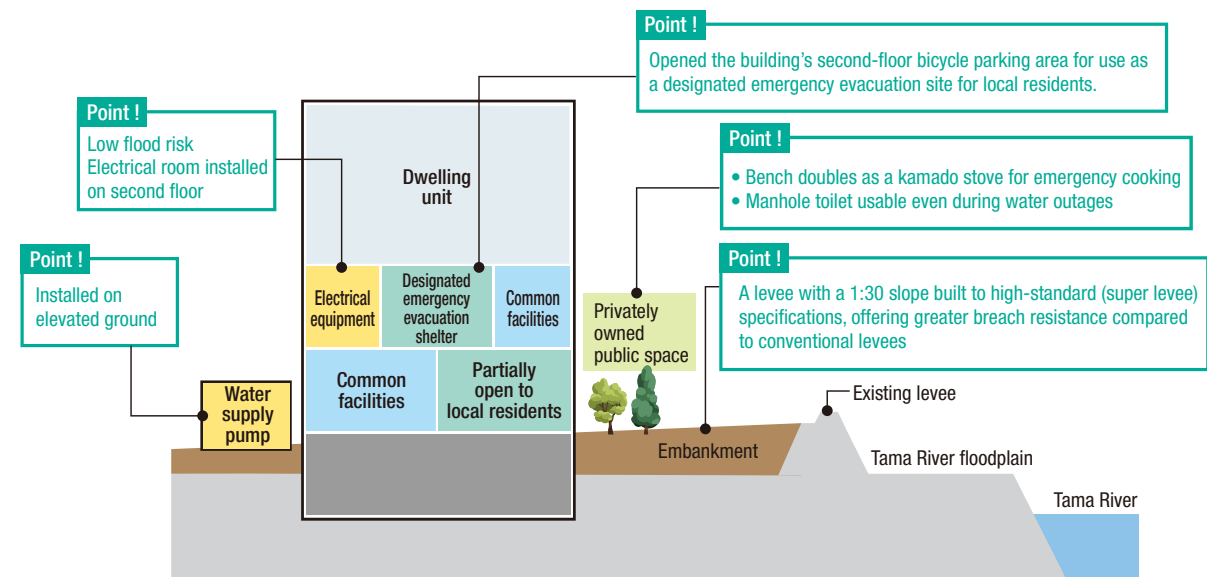
Improving Community Disaster Resilience

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 City, 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 multiple awards, such as the Japan Association for Real Estate Sciences Chairperson's Award of the Achievement Award of the Japan Association for Real Estate Sciences.*

* 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



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Responding to Natural Disasters

Preparations for Responding to 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. Through these measures, we are enhancing disaster prevention policies as well as business continuity planning.

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. After information is shared, the system also allows instructions to be provided for actions to take depending on the scenario. 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, for-sale condominiums under the Brillia series condominium brand we are developing offer “Triple Safety” three-phase (normal, disaster, and post-disaster) disaster preparedness measures. 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

Phase 1 Prepare (Normal Times)

- Holding disaster prevention briefings for residents
- Lifesaving training for management staff
- Creating original disaster prevention manual

Phase 2 Protect (During Disasters)

- Installing elevators with earthquake countermeasure functions
- Installing earthquake-resistant entrance door frames
- Installing blocking for securing furniture to prevent tip-overs
- Installing automated external defibrillator (AED) units

Phase 3 Preserve (After Disasters)

- Providing original Brillia disaster prevention backpacks as standard equipment for all units
- Storing emergency supplies in common areas
- Installing disaster prevention cabinets in elevators

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, as of the end of December 2024, 295 Tokyo Tatemono employees and 655 Tokyo Fudosan Kanri employees have completed the lifesaving course, which includes first aid. Tokyo Tatemono has received a certificate of excellence from the Tokyo Fire Department, in recognition of its promotion of first aid training among its employees.



Self-Defense Fire-Fighting Drill Review Board

Support for Stranded Commuters During Disasters

Community Support in the Event of a Disaster (p. 69)

TOPICS

Sharing Disaster Preparedness Information with for-sale Condominium Residents

At Brillia properties and buildings managed by Tokyo Tatemono Amenity Support, we actively share disaster preparedness information with residents and condominium associations. The website of the Tokyo Tatemono Brillia Owner's Club, a membership organization for owners of our Brillia for-sale condominiums, features a “Brillia Disaster Preparedness Column” providing access to practical up-to-date information reviewed by experts on a variety of topics, such as how to respond in emergencies and what to prepare in advance. Information is also provided in the regularly distributed Amenity Life booklet, which is delivered to dwelling units managed by Tokyo Tatemono Amenity Support. The booklet promotes sufficient disaster readiness by introducing drills and events organized by management associations, providing links to video tutorials on how to use emergency supplies, and sharing actionable guidance for everyday preparedness, earthquakes, and flood warnings through the Brillia Disaster Prevention Card.

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. Players of the game have reported gaining awareness of the importance of stockpiling water and preparing toilets, as well as the value of self-help and mutual aid. Some said it made them realize how essential it is to stay prepared in daily life, making the game a meaningful opportunity to build everyday readiness.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

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 sets of guidelines establish policies for greening buildings and sites, using greening to mitigate the heat island effect, preserving biodiversity and ecosystems including links to the surrounding greenery, and using greenery for communication with tenants and residents as well as the surrounding area. 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 Social and Environmental Green Evaluation System. An evaluation system for green spaces that contribute to society and the environment by Organization for Landscape and Urban Green Infrastructure, which visualizes the social and environmental value of green spaces.

External Evaluation for Sustainability (p. 15)

Environmental Management (p. 27)

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



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.

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. In 2022, we also joined the 30 by 30 Alliance for Biodiversity established by Keidanren and other organizations.

Further, we have produced multiple chairs of 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.

Participation in Initiatives (p. 13)

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 (Chiyoda-ku, Tokyo; completed in April 2014), Tokyo Tatemono developed "Otemachi Forest," a green space that covers approximately one-third of the entire site (about 3,600m²). 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" certification, which recognizes initiatives that provide

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Biodiversity

comfortable and safe urban green spaces. In 2023, in recognition of its efforts supporting progress toward the Ministry of the Environment’s 30 by 30*2 target, Otemachi Forest was certified as a Nationally Certified Sustainably Managed Natural Site*3.

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*4, 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.

*1 One of the certifications under SEGES, a system that recognizes initiatives aimed at providing comfortable and safe urban green spaces.
*2 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).
*3 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.
*4 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 1,300m² in Kimitsu City, 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 a large number of birds and insects, creating even greater possibilities for contribution to the local ecosystem by networking green spaces together. 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

Tokyo Square Garden Kyobashi-no-oka (Completed in March 2013)	Chuo-ku, Tokyo	<ul style="list-style-type: none">Creating a three-dimensional green space extending from the first basement floor to the fifth floor (approx. 3,000 m²)Concentrating greenery to create a cool spot in the center of the city and contribute to combating heat islands
Brillia Towers Meguro (completed in December 2017)	Shinagawa-ku, Tokyo	<ul style="list-style-type: none">Creating a forested space on the site, planting approximately 900 trees, and building a waterwayCooperating 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
Nonoaoyama Building (completed in May 2020)	Minato-ku, Tokyo	<ul style="list-style-type: none">Creating a large-scale, approximately 3,500 m² green space and biotope leveraging Aoyama’s topography and groundwater veinsCreating a forest with a planting plan that takes into consideration the extant vegetation and ecosystem of the surrounding area, such as Meiji Jingu Shrine
Brillia City Nishi-Waseda Inner Forest (completed in May 2022)	Toshima-ku, Tokyo	<ul style="list-style-type: none">Establishing approximately 680 m² of green space on the site based on the concept of living with a forest inside the Yamanote LineSelecting and planting native species based on surveys of plant and animal ecology conducted by the local government
Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (completed in September 2022)	Tama City, Tokyo	<ul style="list-style-type: none">Developed an approximately 5,000m² public green space integrated with the natural environment of the Tama RiverContributed 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)Evaluated for its level of harmony and coexistence with the local area, this project became the first in Tama City to obtain ABINC Certification.
Tokyo Metropolitan Meiji Park Forest of Pride (opened October 2023)	Shinjuku-ku, Tokyo	<ul style="list-style-type: none">Planting approximately 700 new evergreen and deciduous trees spanning some 60 speciesBy 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.Utilizing Tokyo’s First Park-Private Finance Initiative (Park-PFI) (p. 62)



Tokyo Square Garden Kyobashi-no-oka



Nonoaoyama Building biotope within a green space



Brillia City Nishi-Waseda Inner Forest

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Water Resources

Policy and Concept

As water shortages become even more severe worldwide, developed nations and the rest of the world face demands to continuously improve the efficiency of water use.

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.

KPIs and Targets

- Reduction of water use**
Reduction of water use intensity compared to the previous year




Scope of coverage

 Long-term buildings*
- Promotion of the use of recycled water**
By FY2030, install gray water treatment facilities at, in principle, all new office buildings with a total floor area of more than 30,000 m²

Scope of coverage

 Office buildings with total floor area exceeding 30,000 m²

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


-  [Material Issue KPIs and Targets \(p. 10\)](#)
-  [Environmental Management \(p. 27\)](#)
-  [\(Data\) Water Use / Intensity \(p. 96\)](#)

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 (representing 87.5% of our total leased space). 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.

Conducting Water Stress and Water Risk Assessments

Using Aqueduct, an assessment tool developed by the World Resources Institute (WRI), as of the end of FY2024, we have conducted water stress and water risk assessments for all properties owned and operated by the Group in Japan and overseas. No properties in Japan were located in areas rated “High” or higher, and therefore no water was withdrawn or used in high-risk areas. Certain overseas properties are located in areas with a “High” rating. We will continue regular monitoring in the future.

 [\(Data\) Water risk analysis results from the Aqueduct Water Risk Atlas \(p. 96\)](#)

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 FY2024, the water use intensity for long-term buildings increased by 0.06 points.

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

Construction period	2019 - 2021
Overview	Restroom renovation work <ul style="list-style-type: none">Installation of water-saving sanitary equipment
Water use	Reduction to 9,913 m ³ in FY2021 compared to 23,261 m ³ 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, the Brillia Environmental Guidelines for the Brillia for-sale condominiums and Brillia 1st for-rent condominiums that we develop require that kitchen faucets, bathroom shower faucets, and wash basin faucets be hot-water-saving faucets as a standard. This requirement contributes to the supply of for-sale and for-rent condominiums with a reduced environmental impact.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Water Resources

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

Major buildings with Gray Water Treatment Systems (Total Floor Area over 30,000 m²)

- 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)
- Otemachi Tower (Chiyoda-ku, Tokyo; completed in April 2014)
- Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)

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 (such as those governing water quality and quantity) in FY2024.

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

Promoting a Recycling-oriented Society

Policy and Concept

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. Businesses have an obligation to reduce the waste and hazardous substances generated by their activities and 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.

KPIs and Targets

● Reduction of waste emissions

By FY2030, 20% reduction in the rate of waste emissions intensity compared with FY2019

Scope of coverage Long-term buildings*

● Waste recycling promotion

By FY2030, achieve a waste recycling rate of 90%

Scope of coverage Long-term buildings*

* 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 \(p. 10\)](#)

📄 [Environmental Management \(p. 27\)](#)

📄 [\(Data\) Waste Emissions and Recycling Amount / Recycling Rate \(p. 97\)](#)

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 FY2024, we were able to reduce waste emissions intensity by approximately 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 in 2023, in order to reduce waste from the take-out containers used by food trucks at Nakano Central Park (Nakano-ku, Tokyo; completed in May 2012), we collaborated with Kirin Holdings Co., Ltd. and Marui Group Co., Ltd. to conduct a demonstration test of a container sharing service in which disposable takeout containers were replaced with reusable Megloo containers from Kaman, Inc.



Megloo



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 2024, the project had been implemented at 19 properties, and we plan to expand it further, taking into account factors such as property size and other characteristics.

* 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 which minimizes the burden for residents.



Waste oil collection box (Brillia Fukasawa Hatchome)

Collection of Clothing and Miscellaneous small Goods

In order to reuse clothing that can still be worn as well as toys and other miscellaneous small items that can still be used, 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

Residents frequently 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, unique pictograms, and English signage to create a welcoming environment that is easy for anyone to use.



Example GOMMY disposal area (Brillia Nishi-kunitachi)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
- 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

Promoting a Recycling-oriented Society

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. 34)

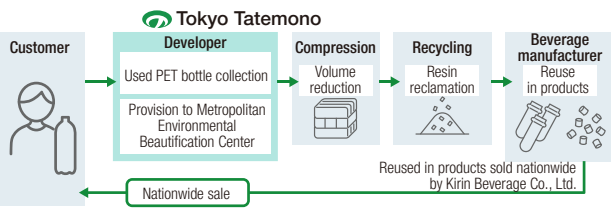
● Recycling Waste Materials

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 plan to not only reduce waste but also foster and increase recycling awareness among our employees and tenants.

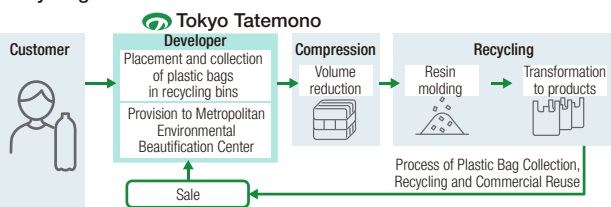
In FY2024, we achieved a waste recycling rate of 60.8%.

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 high-quality used PET bottles 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. With the aim of reducing waste plastic and establishing a sustainable resource recycling scheme, we will also establish a horizontal recycling scheme whereby the plastic bags used in the recycling bins are recycled into new plastic bags which we will then purchase. In the future, we plan to expand the scope of this initiative, placing recycling bins in other buildings and facilities owned by Tokyo Tatemono.

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



Process of Plastic Bag 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

● 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 using reusable bottles. In 2022, we conducted a demonstration experiment in collaboration with Thermos K.K., Panasonic Corporation, Apex Corporation, and Ajinomoto AGF, Inc. The initiative targeted approximately 300 of our employees working on the 7th floor of the Tokyo Tatemono Yaesu Building, and reduced about 50 kg of paper cup waste over two months, which is equivalent to approximately 300 kg annually. Based on these results, we distributed reusable bottles to all employees and adopted their use company-wide. This allowed us to achieve a reduction of approximately 766 kg of paper cup waste annually 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 plastic umbrellas and contributes to lowering environmental impact caused by resource waste and CO₂ emissions during production.



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

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building
 - 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

Promoting a Recycling-oriented Society

● Recycling Valuable Materials from Waste

Tokyo Fudosan Kanri, a Tokyo Tatemono Group company, 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. 97)

● Measures Against Volatile Organic Compounds (VOC)

Formaldehydes are the primary substances behind sick building syndrome. To maintain the health of its tenants, Tokyo Tatemono restricts the use of products emitting formaldehydes in buildings and stipulates standards for action against formaldehydes in conjunction with the regulations of the Building Standards Act. We measure the concentration of formaldehydes in new buildings in accordance with our own standards 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.

📖 (Data) Hazardous Substance Emissions (p. 97)

● 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. 97)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality
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 for Green Building
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

External Evaluation and Certification for Green Building

Policy and Concept

The Tokyo Tatemono Group recognizes that, to meet the expectations and demands of our tenants, 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 users. It is also key that we provide open disclosure of our performance and initiatives related to such real estate.

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.

KPIs and Targets

Promotion of zero-energy buildings and homes

- ↳ Develop ZEB for, in principle, all new office buildings and logistics properties

Scope of coverage

 Commercial Properties Business
- ↳ Develop ZEH for, in principle, all new condominiums for sale or rent

Scope of coverage

 Residential Business

Acquisition of Green Building Certification

- ↳ Acquire Green Building Certification* for, in principle, all new office buildings, logistics properties, and condominiums for rent.

Scope of coverage

 Commercial Properties Business / Residential Business

* 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 \(p. 10\)](#)

[External Evaluation for Sustainability \(p. 15\)](#)

[\(Data\) Acquisition Rate of Green Building Certification for Owned and Managed Properties \(p. 97\)](#)

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,*¹ such as the DBJ Green Building certification.*²

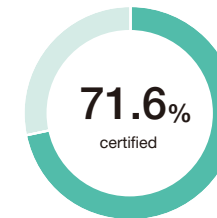
We will continue to contribute to the realization of a decarbonized society through the development of Green Buildings.

*¹ 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. Properties are rated on a five-level scale, ranging from one to five stars.

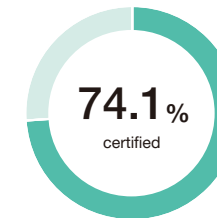
Five Stars (top 10%): Building with the top class environmental and social awareness in Japan
Four Stars (top 30%): Building with exceptionally high environmental and social awareness
Three Stars (top 60%): Building with excellent environmental and social awareness
Two Stars (top 85%): Building with high environmental and social awareness
One Star (top 100%): Building with satisfactory environmental and social awareness

*² Mainly refers to DBJ Green Building Certification, CASBEE Certification for Buildings, and BELS (Building Energy Saving Performance Labeling System) Certification.

Acquisition Rate of External Evaluations and Certifications for Green Building (as of the end of FY2024)



Acquisition Rate of Certification
for All Properties Owned and
Managed by Tokyo Tatemono



Acquisition Rate of Certification
for the Leasable Area of Office
Buildings



Acquisition Rate of Certifications
for the Leasable Area of
Residential Buildings



Hilton Kyoto (center building in photo) (acquired 5- Stars rating in the 2024 edition of the DBJ Green Building Certification)

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

Long-term Vision and Materiality

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 for Green Building

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

Policy and Concept

Sustainability finance refers to bonds and loans to raise funds specifically for the purpose of promoting sustainability by addressing environmental issues such as climate change or social issues such as poverty, health, and economic disparity.

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 accelerate the cycle of allocating the funds we raise to projects that help bring about a sustainable society. We will help promote a decarbonized, sustainable society by balancing, at a high level across our operations, the need to address social issues with the need for business growth.

Sustainability Finance Framework

Tokyo Tatemono has put in place several finance frameworks to guide its financing. These frameworks apply the four requirements 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 projects that meet eligibility criteria such as the acquisition or construction of green buildings and social projects addressing social problems, 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 Chief Financial Officer.

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 a quarterly basis. The proceeds are managed as cash or cash equivalents until they are allocated. For unallocated proceeds, should they arise, 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, environmental improvement impacts, and social benefits on our website once yearly until all proceeds classified for allocation reporting are fully allocated.

Achievements in Sustainability Finance

Japan's First Green Bond Issuance and the World's First in the Real Estate Sectors

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 corporate value and 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 Yaesu-Nihonbashi-Kyobashi area of central Tokyo. The proceeds were allocated to developing this area as a seeding ground 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 fundraiser category of the 2nd ESG Finance Awards Japan.



Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building

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)	31st and 32nd Unsecured Corporate Bonds (Sustainability Bonds)	3rd Series Subordinated Bonds (Sustainability Bonds)	34th Unsecured Corporate Bonds (Sustainability Bonds)	33rd Unsecured Corporate Bonds (Sustainability Bonds, for individual investors)	35th Issuance of Unsecured Corporate Bonds (Sustainability Bonds for Retail Investors)
Issue date	March 15, 2019	July 16, 2020	February 10, 2021	July 6, 2023	July 30, 2021	May 2, 2024
Redemption date	March 15, 2059	July 16, 2025 (31st), July 16, 2030 (32nd)	February 10, 2061	July 6, 2033	July 28, 2028	May 2, 2031
Issue amount	50.0 billion yen	20.0 billion yen each (31st issue, 32nd issue)	40.0 billion yen	20.0 billion yen	10.0 billion yen	10.0 billion yen
Framework eligibility criteria	Green Project 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 ❶ to ❸ below. ❶ 4 or 5 stars in the DBJ Green Building certification ❷ A or S rank in the CASBEE Building certification (new buildings) ❸ 4 or 5 stars in the BELS certification	Green Project 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 ❶ to ❸ below. ❶ 4 or 5 stars in the DBJ Green Building certification ❷ A or S rank in the CASBEE Building certification (new buildings) ❸ 4 or 5 stars in the BELS certification			Green Project 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 ❶ to ❷ below. ❶ 4 or 5 stars in the DBJ Green Building certification ❷ A or S rank in the CASBEE Building certification (new buildings) ❸ 4 or 5 stars in the BELS certification ❹ ZEB certification: ZEB, Nearly ZEB, ZEB Ready, or ZEB Oriented	
		Social Project Projects that contribute to any of the following ❶ to ❸. ❶ Basic infrastructure development and access to essential services ❷ Socioeconomic improvement and empowerment ❸ Food safety				
Use of Proceeds	<ul style="list-style-type: none">• Funding for acquisition, construction, and refinancing of Hareza Tower• Refinancing of the acquisition and construction of Nakano Central Park South	Urban development of the Yaesu-Nihonbashi-Kyobashi area next to Tokyo station, as a contribution to solving social issues ❶ TOFROM YAESU (the Yaesu Project) ❷ Yaesu 1-chome North District Urban Redevelopment Project (Gofukubashi Project) ❸ Tokyo Square Garden ❹ Tokyo Tatemono Nihonbashi Building ❺ City Lab TOKYO ❻ TOKYO FOOD LAB ❼ xBridge-Tokyo/xBridge-Tokyo Next ❽ Kitchen Studio SUIBA ❾ TOKYO IDEA EXCHANGE	Urban development of the Yaesu-Nihonbashi-Kyobashi area next to Tokyo station, as a contribution to solving social issues ❶ Tokyo Square Garden ❷ Tokyo Tatemono Nihonbashi Building	Urban development that creates value of place and value of experience by meeting the diverse needs of customers and society, etc. ❶ Hareza Tower ❷ Nakano Central Park South ❸ Brillia ist Tower Kachidoki ❹ Nonoayama 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, etc. ❶ Nakano Central Park South ❷ Brillia ist Tower Kachidoki	
External evaluation	Green 1 (JCR)	SU1 (F) (JCR)				
Reporting	Sustainability Finance Reporting					

Corporate Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion of the Tokyo Tatemono Group

- Long-term Vision and Materiality
- 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 for Green Building

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

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
Borrowing date	June 28, 2022	December 23, 2022	December 23, 2022	September 29, 2023	December 22, 2023	March 29, 2024	July 31, 2024	November 19, 2024
Repayment date	June 28, 2032	December 28, 2029	December 23, 2032	September 29, 2028	December 27, 2030	March 31, 2034	July 31, 2034	November 28, 2031
Loan amount	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
Framework eligibility criteria	<p>Green Project 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 ❶ to ❷ below.</p> <p>❶ 3, 4, or 5 stars in the DBJ Green Building certification ❷ A or S rank in the CASBEE Building certification (new buildings) ❸ 4 or 5 stars in the BELS certification ❹ ZEB certification: ZEB, Nearly ZEB, ZEB Ready, or ZEB Oriented ❺ ZEH certification: ZEH-M, Nearly ZEH-M, ZEH-M Ready, or ZEH-M Oriented</p>							
Use of Proceeds	<p>❶ Refinancing the acquisition and construction of Tokyo Tatemono Sendai Bldg.</p> <p>❷ Refinancing the acquisition and construction of T-LOGI Narashino</p>	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 Iseaki	Refinancing the acquisition and construction of SMARK Iseaki	Refinancing the acquisition and construction of SMARK Iseaki	Refinancing the acquisition and construction of SMARK Iseaki
External evaluation	Green 1 (F) (JCR)							
Reporting	Reporting on Green Loan							