Environment

Tokyo Tatemono Group's Environmental Strategy

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's environment, a value we share with society.

▶ (*Sustainability Report 2025*) Environmental Management pp. 27–28

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 living 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 given to biodiversity.
Climate change prevention that leads the community	We will actively incorporate 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 at 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)

Promotion System

Under the Sustainability Committee, which is chaired by the President and Chief Executive Officer, and its subordinate Sustainability Promotion Committee, environmental measures are promoted across the entire Group.

We have established environmental management systems aligned to the characteristics of each of our businesses. Within these systems, we have established PDCA cycles.

Commercial Properties Business	• Establishment of the Environmental Measures Promotion Group, a specialized management unit within the business division's Planning Department • Holding of Environmental Committee meetings attended by all departments in the business division
Residential Business	• Establishment of a cross-functional Environmental Measures Project Team within the business division
Other businesses and every Group company	• Establishment of environmental guidelines for operations by each Group business and company in line with the Group Environmental Policy • Management of data related to Tokyo Tatemono Group company energy usage, and implementation of sustainability measures under the Sustainability Promotion Committee

Roadmap to Reducing Greenhouse Gas (GHG) Emissions

The Tokyo Tatemono Group has identified the promotion of a decarbonized society as a material issue and is working to minimize climate change risks through its business. At the same time, the Group views the situation as an opportunity and is working to solve the challenges involved. We are promoting a decarbonized society by working toward medium-to-long-term targets for reducing GHG emissions through measures such as shifting to renewable energy and promoting the development of ZEB and ZEH.

Medium-to-Long-Term Targets for Reducing GHG Emissions

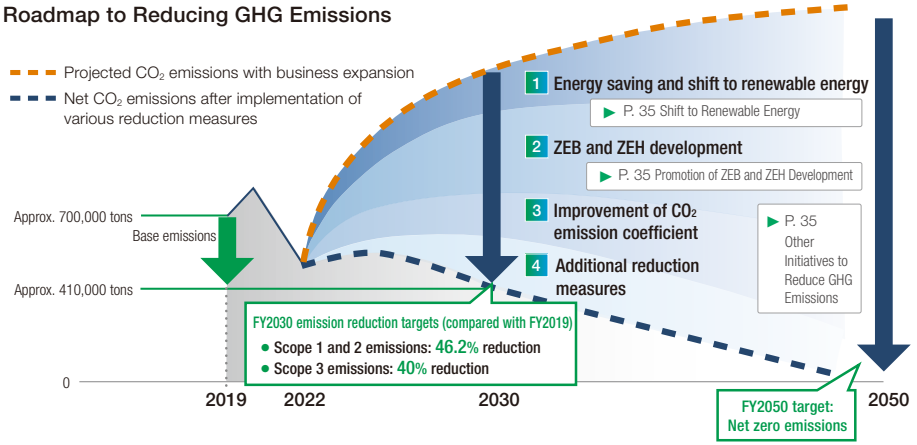
CO_2 Emissions

Scopes 1, 2, and 3	Net zero CO_2 emissions by FY2050
Scopes 1 and 2	46.2% reduction in CO_2 emissions by FY2030 compared with FY2019
Scope 3*	40% reduction in CO_2 emissions by FY2030 compared with FY2019

(SBT certification has been obtained for the FY2030 target)

* Applies to Categories 11 and 13.

Roadmap to Reducing GHG Emissions



Environment

1 Shift to Renewable Energy

We have made the shift to renewable energy a process target for realizing a decarbonized society, and are implementing a range of initiatives to generate and use electricity derived from solar power (hereinafter referred to as renewable electricity).

▶ (*Sustainability Report 2025*) Shift to Renewable Energy pp. 30–31

Generation and Use of Renewable Energy

Some of the office buildings, for-sale condominiums, and logistics properties that we develop generate electricity for their own use (self-consumption), using rooftop solar power generation equipment. For example, the logistics properties we develop in the T-LOGI series are designed to generate more renewable electricity than they consume. In multiple areas, we are either planning or have implemented corporate power purchase agreements (PPAs) that allow these properties to transfer their surplus electricity via self-wheeling to retail facilities and office buildings in our portfolio.

Furthermore, in 2024 Tokyo Tatemono installed AGC Inc.'s Sunjoule photovoltaic glass on the eaves and glass walls of the step terraces at Tokyo Tatemono Yaesu Building. This allows the glass to fulfill its architectural role while also enabling the generation of renewable electricity in areas that previously went unused for power production, such as vertical surfaces. This building is the first in Japan to be certified as a "land-efficient PV-equipped building" as defined under JSA Standard S1024 *Evaluation Method for the Effective Land-Use Score for Buildings Equipped with Solar Panels*.

We will continue to accelerate initiatives to generate and utilize renewable energy.

Highlights

Received Honorable Mention in the Project Category of the 2023 Nikkei Decarbonization Awards

"Initiatives to Find Realistic Solutions for Decarbonization in Urban Areas" received an Honorable Mention in the Project Category at the 2023 Nikkei Decarbonization Awards, sponsored by Nikkei Inc. The project was recognized for several key strengths: making full use of expansive rooftop areas to install as many solar panels as possible, thereby obtaining "ZEB" certification by reducing the building's primary energy consumption to virtually zero; maximizing use of solar panels in existing owned buildings without additional development in an environment where suitable locations for installing solar panels are becoming increasingly scarce; and leveraging large roof areas to generate more electricity than is consumed, and responsibly supplying the surplus to urban centers where renewable energy generation is more challenging.

2 Promotion of ZEB and ZEH Development

Our current policy is to develop all newly constructed office buildings, logistics properties, for-sale condominiums, and rental condominiums as ZEB or ZEH, in principle. In 2019, the office portion of Hareza Tower became the first high-rise mixed-use building project in Japan to obtain ZEB (ZEB Ready) certification. In addition, in September 2023, Brillia Fukasawa 8-chome was selected as one of the Ministry of Land, Infrastructure, Transport and Tourism's Sustainable Building Leadership Projects (CO_2 Reduction Leadership) for fiscal 2023, and became the first large-scale building in Japan to be completed in compliance with the "ZEH-M" standard. In fiscal 2024, we developed 15 ZEB and ZEH buildings, including three logistics properties in the highest "ZEB" category, bringing the total number of ZEB and ZEH buildings developed to date to 33.

	ZEB Oriented		ZEB Ready	Nearly ZEB	"ZEB"
Type of ZEB	Energy saving only		Energy saving only	Energy saving + energy creation	Energy saving + energy creation
Percentage reduction in primary energy consumption	**30% or more**	**40% or more**	**50% or more**	**75% or more**	**100%**
	Hospitals, retail facilities, etc.	Offices, factories, etc.			

	ZEH-M Oriented	ZEH-M Ready	Nearly ZEH-M	"ZEH-M"
Type of ZEH-M	Energy saving only	Energy saving + energy creation	Energy saving + energy creation	Energy saving + energy creation
Percentage reduction in primary energy consumption	**20% or more**	**50% or more**	**75% or more**	**100%**

3 Other Initiatives to Reduce GHG Emissions

Energy-Saving Equipment Use and Upgrades

Tokyo Tatemono is working to conserve energy and reduce its environmental impact, with a short-term goal of reducing energy intensity by 1% annually based on a five-year moving average. We are proactively using and upgrading energy-saving equipment at buildings and rental condominiums in our long-term portfolio. As of December 31, 2024, LED retrofit work had been completed or was underway at all buildings in our long-term portfolio.

▶ (*Sustainability Report 2025*) Other Initiatives to Reduce GHG Emissions pp. 32–33

Environment

Biodiversity

As part of our Group Environmental Policy, we are committed to creating a pleasant city and living with greenery. Recognizing the close relationship between our real estate development projects and local ecosystems and the natural environment, we strive to understand the direct and indirect impacts of our activities and to act with appropriate consideration. We strive to make the most of the power of greenery, placing biodiversity at the heart of our efforts to create rich, comfortable environments. As part of our development planning, we conduct detailed studies of local vegetation and species distribution, transplant trees on site, and carefully select appropriate tree species, particularly native plants.

We have established environmental guidelines for our Commercial Properties Business and our Residential Business. Both sets of guidelines outline policies that include promoting greening of buildings and their surrounding grounds to help mitigate the heat island effect, support the preservation of biodiversity and local ecosystems, and ensure harmony with adjacent green spaces. They also emphasize using greenery to foster communication with tenants, residents, and the broader community.

▶ (*Sustainability Report 2025*) Biodiversity pp. 38–39

Highlights Creating Green Spaces and Waterscapes in Urban Areas

At THE OTEMACHI TOWER (Chiyoda Ward, Tokyo, completed in April 2014), we developed a green space called Otemachi Forest, which covers approximately one-third of the entire site—about 3,600 m^2). This initiative, which recreated a genuine forest within an office district densely packed with skyscrapers, was certified in 2023 as a Nature Symbiosis Site[1] contributing to the Ministry of the Environment's 30by30[2] target. In March 2025, Otemachi Forest also received the highest rank—Triple Star—under the inaugural certification of the TSUNAG[3] program for securing urban nature and greenspace established by the Ministry of Land, Infrastructure, Transport and Tourism. The ranking recognized various initiatives, including our contribution to CO_2 absorption and sequestration, conservation of biodiversity, and hosting events that promote wellbeing.

1. A global target to effectively conserve over 30% of land and ocean areas as healthy ecosystems by 2030, with the aim of halting and reversing biodiversity loss in line with the "nature positive" goal.
2. One of Japan's 30by30 initiatives, based on the G7 2030 Nature Compact agreed at the G7 Summit in June 2021. It is a certification system administered by Japan's Ministry of the Environment, recognizing areas where biodiversity is being preserved through private-sector and other voluntary initiatives.
3. A certification system under the Urban Green Space Act, in which the Minister of Land, Infrastructure, Transport and Tourism evaluates and certifies efforts by companies and other entities to secure green spaces, based on the quality of the initiatives—such as climate change mitigation, biodiversity conservation, and the promotion of wellbeing—and the amount of green space provided.

Otemachi Forest as seen from Eitai-dori Avenue

Promoting a Recycling-Oriented Society

As pollution of the air, soil, and water caused by waste and hazardous substances, and the depletion of natural resources, become shared issues for society, companies are increasingly expected to reduce the generation of waste and hazardous substances in their business activities and to use natural resources more efficiently.

Our Group Environmental Policy includes a commitment to 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. To address this issue through our business activities, we set KPIs and targets related to waste, work to reduce environmental impact, and contribute to the realization of a recycling-oriented society. Moreover, in building development, we formulate project, design, and construction plans that incorporate environmental and life cycle assessments. In the operation and management phase, we work to reduce waste and to prevent and properly manage the generation of hazardous substances.

Highlights Waste Not Life Project

In our Residential Business, we launched the Waste Not Life Project in 2024 to help reduce waste through the collection of used cooking oil, clothing, and miscellaneous goods at condominiums and other properties we have developed. As of December 31, 2024, the project had been implemented at 19 properties, and we plan to expand it to additional properties going forward.

The project uses collection boxes installed in condominium common areas to reduce the burden on residents and encourage participation.

PASSTO, a service provided by ECOMMIT Co., Ltd., installs its PASSTO boxes in condominium common areas and handles the collection, sorting, and redistribution of unwanted items.

GOMMY is the designated garbage disposal area in Brillia condominiums, designed with special attention to interior finishes, pictogram signage, and branding.

Environment

Disclosure Based on TCFD Recommendations

In June 2020, the Group announced its support for Task Force on Climate Related Financial Disclosures (TCFD) recommendations. Climate change is a societal issue that must be addressed through international cooperation, and Tokyo Tatemono recognizes it as a top priority. We recognize the importance of disclosing climate-related information and are working to expand our disclosures in line with the recommendations of the TCFD. For the full details of our "Disclosure Based on TCFD Recommendations," please refer to *Sustainability Report 2025*.

▶ (*Sustainability Report 2025*) Disclosure Based on TCFD Recommendations pp. 17–20

Governance

The Company's Sustainability Committee, chaired by the President and Chief Executive Officer, deliberates on, discusses, and reports important matters such as the identification of the Group's climate-related risks and opportunities, the formulation of medium- and long-term GHG reduction targets and response policies, and the progress of related initiatives. Among the matters discussed and deliberated by the Sustainability Committee, important matters are submitted to or reported to the Board of Directors. The board oversees the Group's sustainability efforts by making decisions on important sustainability matters and monitoring the status of related initiatives. In addition, the Sustainability Promotion Committee shares decisions made by the Sustainability Committee, conducts preliminary discussions on matters under consideration, and reports on the progress of the Group's sustainability initiatives.

Strategy (Scenario Analysis)

The Group conducted scenario analysis using defined scenarios to identify and assess climate-related risks and opportunities, evaluate their materiality, and estimate their potential impact on the Group's business profit. The analysis was based on the current scenario (the 4°C scenario, in which the average temperature rises 4°C or more above pre-industrial levels by 2100) and a transition scenario (the 2°C scenario, in which the average temperature rise is kept below 2°C, and the 1.5°C scenario, in which the average temperature rise is further reduced to 1.5°C). The analysis focused on the Group's core businesses—the Commercial Properties Business and Residential Business—based on their potential financial impact. Within this scope, we identified key climate-related risks and opportunities and assessed their materiality. The results were organized into three timeframes: short term (1–5 years), medium term (5–10 years), and long term (more than 10 years).

Risk Management

The Company has established a Risk Management Committee (p. 60), chaired by the President and Chief Executive Officer, to comprehensively manage risks across the entire Group. Sustainability-related risk management is addressed by the Sustainability Committee in cooperation with relevant departments, with important aspects of implementation status reported to the Risk Management Committee. In addition, important matters deliberated by the Risk Management Committee, such as the risk management framework, policies, annual plans, and implementation status, are either reported to or submitted for discussion by the Board of Directors, which oversees the effectiveness of the Group's overall risk management, including risks related to sustainability.

Indicators and Targets

To address climate change and promote the realization of a decarbonized society, the Tokyo Tatemono Group has set the following medium-to-long-term targets for decreasing GHG emissions: 46.2% reduction in Scope 1 and 2 CO_2 emissions and 40% for Scope 3* CO_2 emissions by fiscal 2030 compared with fiscal 2019, and net zero emissions for Scope 1, 2 and 3 CO_2 emissions by fiscal 2050. In addition, we monitor GHG emissions on a quantitative basis and report our findings.

* Applies to Categories 11 and 13.

▶ P. 34 Roadmap to Reducing Greenhouse Gas (GHG) Emissions

The identified risks/opportunities and their importance in relation to climate change are as follows. Priority will be given to opportunities and risks that have the greatest potential for impact, and initiatives and measures to reduce risks and maximize opportunities will be supported.

Classification		Item	Impact on the Group's Business	Impact Timeframe	Materiality	
					4°C	1.5°C and 2°C
Transition risks	Policies	Adoption of carbon pricing	Imposition of carbon tax on own emissions (Scopes 1 and 2)	Medium-term	—	Medium
			Price hikes for construction materials, construction costs, etc.	Medium-term	—	Medium
	Regulations	Stricter standards for GHG emissions and energy saving	Higher costs of converting new buildings to ZEB and ZEH	Medium-term	Low	Low
			Higher costs of introducing decarbonized building materials	Medium-term	Medium	Medium
			Increase in the cost of energy-saving renovation of existing buildings	Medium-term	Low	Low
	Technology and markets	Higher unit cost of grid electricity	Higher utility costs due to change in energy mix	Short- to medium-term	—	Low
			Higher utility costs due to higher demand for fossil fuels	Short- to medium-term	Low	—
		Burden from renewable energy procurement	Higher renewable energy procurement costs	Short- to medium-term	Low	Low
	Reputation	Ensuring disaster preparedness and resilience	Higher costs of ensuring disaster preparedness and resilience	Short-term	Low	Low
Physical risks	Acute	Increased frequency and severity of extreme weather events caused by temperate and tropical cyclones, etc.	Increased costs due to construction schedule delays caused by supply chain paralysis or disruption	Short-term	—	—
			Increased costs due to measures taken to address reduced construction work efficiency caused by frequent heat waves and high temperatures, etc., and construction delays	Short-term	—	—
			Decreased rental income in the event of flooding due to torrential rains or river overflow	Short-term	Low	Low
			Increased restoration costs due to building damage caused by wind and water-related disasters	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 from ZEB and ZEH development	Reduction in utility costs	Short-term	Low	Low
		Procurement of renewable energy through self-wheeling	Reduction in utility costs and renewable energy procurement costs	Short-term	Low	Low
	Consumer behavior	Improved earnings from properties with high environmental performance	Increased sales due to higher evaluation of ZEB and ZEH	Short- to medium-term	—	Medium
		Improvement of energy-saving performance	Addition of energy-saving performance to rental income	Short- to medium-term	—	Low
	Markets	Expansion of sustainable finance	Reduction in financing costs	Short-term	—	Low

▶ (*Sustainability Report 2025*) Estimation of Business Impact and Countermeasures p. 19

Environment

Disclosure Based on TNFD Recommendations

Natural capital and biodiversity are social issues that will continue to require global solutions. The Tokyo Tatemono Group endorsed the recommendations of the Taskforce on Nature-related Financial Disclosures (TNFD) in April 2025 and registered as a TNFD Adopter. We will continue to promote various initiatives related to natural capital and biodiversity.

▶ (*Sustainability Report 2025*) Disclosure Based on TCFD Recommendations pp. 21–26

Governance

The Company's Sustainability Committee considers, discusses, and reports on important matters related to the Tokyo Tatemono Group's nature-related efforts. This includes evaluating dependencies on and impacts on nature, identifying risks and opportunities related to nature, setting monitoring indicators and targets related to nature, developing response policies, and tracking the progress of these initiatives.It also deliberates and discusses important matters such as the supply chain management response policies based on the Sustainable Procurement Standards shared across the Group, as well as the status of initiatives under these policies.Important matters deliberated and discussed by the committee are submitted to or reported to the Board of Directors, which supervises the promotion of the Group's sustainability initiatives.

Strategy

Tokyo Tatemono has aligned the Group's nature-related strategy with the "LEAP approach" recommended by TNFD. The scope of this alignment includes the Commercial Properties Business, Residential Business, Parking Business, Leisure Business, Overseas Business, and new businesses, based on operation of facilities both inside and outside Japan. These businesses were selected in consideration of the degree of the Group's dependence and impact on nature, as well as the scale of nature-related risks and opportunities. These businesses accounted for over 90% of the Group's total revenue in fiscal 2024.

Locate Interfaces with Nature (Locate)

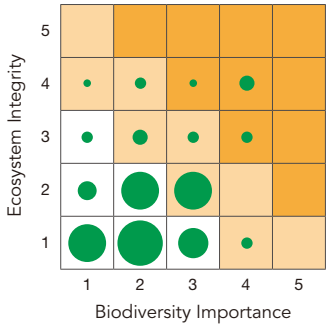
In addressing its dependence and impact on nature, as well as nature-related risks and opportunities, Tokyo Tatemono has assessed its interfaces with nature by identifying location-related information for facilities in relevant businesses and evaluating the state of nature in their surrounding areas. We have evaluated each facility using external tools and other data sources, according to the following five criteria defined by the TNFD: biodiversity importance, ecosystem integrity, rapid decline of ecosystem integrity, water physical risk, and ecosystem service delivery importance.

As a result of evaluating facilities in target businesses, we determined that some Leisure Business facilities outside urban areas, such as resort hotels and golf courses, are located in areas of high conservation importance and biodiversity integrity. We also found that all facilities are located in low to moderate areas for rapid decline of ecosystem integrity, water physical risk, and ecosystem service delivery importance.

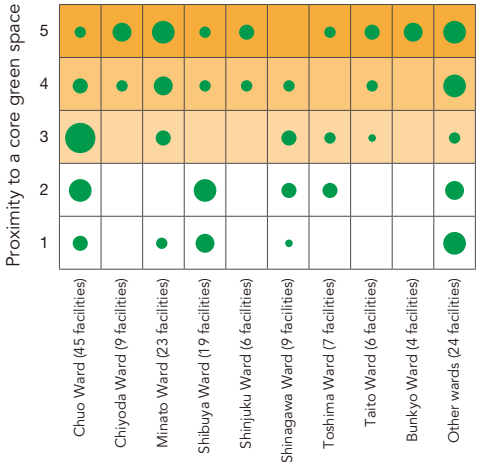
For facilities within Tokyo's 23 wards, we have also assessed their potential contribution to ecological networks by calculating their proximity to core green spaces in each area, using basic green plans established by each local government as reference.

We found that many facilities in our target businesses, especially those in Chuo Ward, Chiyoda Ward, and Minato Ward, are close to core green spaces, indicating strong potential for contributing to ecological networks through green space creation.

Results of Biodiversity Importance and Ecosystem Integrity Assessment



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



Evaluate Dependencies and Impacts on Nature (Evaluate)

Tokyo Tatemono has identified and evaluated the magnitude of dependencies and impacts on nature in its target businesses. This evaluation categorizes the supply chains of target businesses into "direct operations and downstream" and "upstream," using evaluation tools such as ENCORE,* recommended by TNFD.

For "direct operations and downstream," we have determined that all target businesses have high dependencies on cultural services. Many office buildings and for-sale condominiums either have green spaces on their premises or are built facing surrounding green spaces. At such facilities, benefits from nature, such as the opportunity to view greenery and enjoy recreation like walking in the woods, are expected to deliver psychological and physiological benefits, reflecting a dependence on nature's functions. For "upstream," we have determined that the procurement of construction materials has a high degree of dependence and impact on nature across all target businesses in many respects. We have also determined that the procurement of food ingredients provided at hotels and other facilities in the Commercial Properties Business and the Leisure Business has a high degree of dependence and impact on nature in many aspects.

* An acronym for Exploring Natural Capital Opportunities, Risks and Exposure, a tool developed by the UN Environment Programme World Conservation Monitoring Centre (UNEP-WCMC) and the Natural Capital Finance Alliance (NCFA) for understanding the degree of corporate impacts and dependencies on nature.

Environment

Assess Nature-related Risks and Opportunities (Assess)

Tokyo Tatemono has identified nature-related risks and opportunities in its target businesses. This identification was also carried out separately for “direct operations and downstream” and “upstream” in the supply chains of target businesses.

Nature-related Risks in Target Businesses

Category		Item	Impact on Group Business
Direct Operations and Downstream	Transition risks	Policies and regulations	Introduction and strengthening of regulations related to protected areas and urban development	Expansion of protected areas toward achieving 30 by 30 targets and restrictions on acquiring land for new development due to stricter land use regulations
		Technology	Burden of green space management	Increased costs for obtaining environmental and green space certifications, and increased costs for green space maintenance
		Market and reputation	Changes in consumers and society	Decreased occupancy rates and rents due to reduced demand for properties lacking environmental and green space certifications, and properties with high environmental impact
				Reputational damage from development affecting areas of high biodiversity importance, and increased costs for measures to mitigate such impacts
	Physical risks	Acute	Increased frequency and severity of extreme weather events	Decreased rental income during disasters and rising recovery costs due to more frequent and severe extreme weather events
		Chronic	Rise in average temperature	Decreased sales due to reduced customer activity associated with rising average temperatures
				Increased utility costs due to rising average temperatures and the heat island effect
			Degradation of surrounding ecosystems	Decline in property asset values and decrease in number of users due to degradation of surrounding ecosystems caused by factors such as rising average temperatures and pest outbreaks
				Water use restrictions due to destabilization of the water cycle resulting from ecosystem degradation
Upstream	Transition risks	Policies and regulations	Increasing pressure for sustainable procurement	Increased costs associated with implementing sustainability measures and traceability for construction materials (steel and wood)
				Increased costs associated with implementing sustainability measures and traceability for agricultural and marine products
			Tightening of regulations to reduce impacts on nature	Increased costs to comply with tightened regulations on land modification, noise, pollution, and other impacts on nature in important conservation areas
	Physical risks	Acute	Increased frequency and severity of extreme weather events	Destabilization of construction material (steel and wood) procurement due to increased frequency and severity of extreme weather events
				Construction delays due to the increased frequency and severity of extreme weather events
		Chronic	Rise in average temperature and ecosystem degradation	Destabilization of agricultural and marine product procurement due to factors such as rising average temperatures and ecosystem degradation

Nature-related Opportunities for Target Businesses

Category		Item	Impact on Group Business
Direct Operations and Downstream	Technology	Resilience improvement	Damage reduction through development of 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 through reduced waste emissions and promotion of waste reuse
	Products and services	Increased earnings from environmentally friendly properties	Increase in occupancy rates and asset values due to growing demand for properties with environmental certifications, properties working to reduce environmental impact, properties with green spaces, and properties using wood in common areas
		Creation of urban green spaces and nature-based urban development	Increase in local brand value, property occupancy rates, and asset values through urban green space creation and urban development that leverages green spaces, such as Nature-based Solutions and green infrastructure to enhance user convenience and address local issues (including heat island effect mitigation and flood damage reduction through increased water retention in soil)
		Construction of pedestrian-centric spaces	Increase in local brand value, property occupancy rates, and asset values through urban development that incorporates green spaces and pedestrian-centric spaces that promote urban vibrancy and provide pedestrians with opportunities to experience nature
		Provision of spaces for innovation	Increase in local brand value, property occupancy rates, and asset values through the provision of spaces for nature-positive technological innovation, such as food tech
	Financing	Expansion of sustainability finance	Reduction in financing costs
Upstream	Products and services	Promoting sustainable procurement	Use of construction materials (steel and wood) produced through sustainable methods
			Use of food ingredients produced through sustainable agriculture and fisheries

Organize Response and Report (Prepare)

In identifying interfaces with nature, Tokyo Tatemono determined that certain facilities—specifically some Leisure Business facilities outside urban areas, such as resort hotels and golf courses—are located in areas of high biodiversity importance and ecosystem integrity. For these facilities, the primary response measure is conservation of natural capital and biodiversity.

Similarly, for facilities identified as being located in “areas of high potential contribution to ecological networks”—specifically, facilities located in Tokyo’s central districts such as Chuo Ward, Chiyoda Ward, and Minato Ward), our primary response measures are conservation and creation of natural capital and biodiversity.

Response Measures for Natural Capital and Biodiversity

Interface with Nature	Primary Response Measure	Specific Initiative
Properties located in “areas of high biodiversity importance and ecosystem integrity”	Conservation of natural capital and biodiversity	Promoting a decarbonized society (CO2 emissions reduction), conducting environmental impact assessments, appropriate use of water resources, promoting a recycling-oriented society (waste and harmful substance reduction, effective use of natural resources, and proper use of pesticides and other chemicals)
Properties located in “areas of high potential contribution to ecological networks”	Conservation and creation of natural capital and biodiversity	Conservation: Same as above Creation: Creating green spaces and waterscapes

Risk and Impact Management

Tokyo Tatemono has established a Risk Management Committee (p. 60), chaired by the President and Chief Executive Officer, to comprehensively manage risks across the Group. The Sustainability Committee addresses sustainability-related risks in cooperation with relevant departments, and reports important matters regarding implementation status to the Risk Management Committee. In addition, 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—are either reported to or submitted for discussion by the Board of Directors, which oversees the effectiveness of the Group’s overall risk management, including risks related to sustainability.

▶ P. 60 Risk Management

Indicators and Targets

The Tokyo Tatemono Group has established indicators related to the conservation of natural capital and biodiversity for monitoring and target setting. Many of these indicators are aligned with the TNFD disclosure metrics.

Indicators for Conservation of Natural Capital and Biodiversity

Item			Tokyo Tatemono Group Indicators	Relationship with TNFD Disclosure Metrics
	Monitoring	Targets		
Promoting a decarbonized society	●	●	CO_2 emissions (Scopes 1, 2, and 3)	—
Environmental management	●	—	Violations of environmental regulations and environmental incidents	Core global disclosure metric C7.2
Water resources	●	●	Water usage and water usage intensity	Additional global disclosure metric A3.0
	●	—	Water withdrawal and water withdrawal intensity (by water source, by regional water risk)	Core global disclosure metric C3.0
	●	—	Wastewater discharge volume (by destination)	Additional global disclosure metric C2.1
	●	●	Percentage of properties equipped with gray water facilities	—
Promoting a recycling-oriented society	●	●	Waste emissions and waste emission intensity	Core global disclosure metric C2.2
	●	●	Recycling volume 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

Environment

Major Environmental KPIs, Targets, and Results

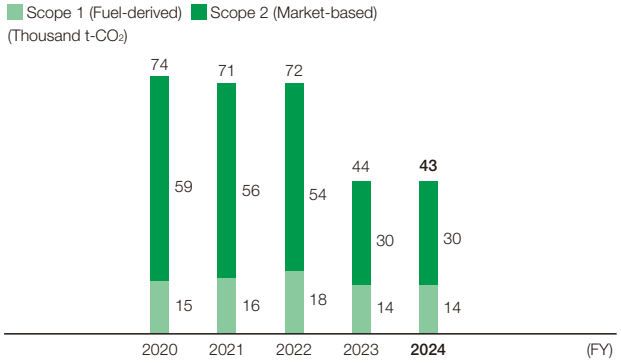
Please refer to material issue KPIs and targets (p. 25) for detailed notes and information on the KPIs and targets established. For detailed information and notes on each item, please refer to the Data section of *Sustainability Report 2025*.

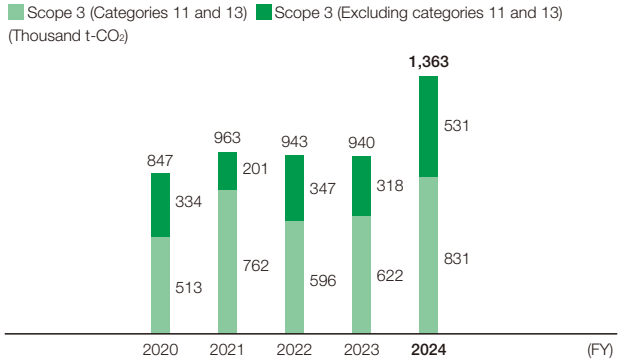
▶ P. 25 Material Issue KPIs and Targets
▶ (*Sustainability Report 2025*) Data (Environment) pp. 95–98

Reduction in Greenhouse Gas Emissions

Tokyo Tatemono Group

Targets: Scopes 1, 2 and 3 : Net zero CO_2 emissions by FY2050
Scopes 1 and 2: 46.2% reduction in CO_2 emissions by FY2030 compared with FY2019
Scope 3 (Categories 11 and 13): 40% reduction in CO_2 emissions by FY2030 compared with FY2019

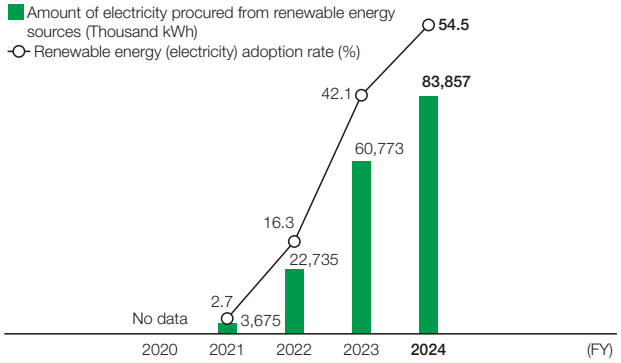




Shift to Renewable Energy (Electricity)

Tokyo Tatemono Co., Ltd.
Commercial Properties Business

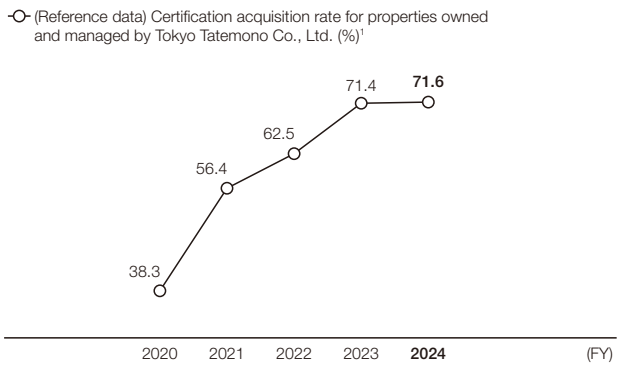
Targets: Procure at least 50% of electricity consumed at properties owned in the Commercial Properties Business from renewable energy sources by FY2024, and 100% by FY2030



Acquisition of Green Building Certification

Tokyo Tatemono Co., Ltd.

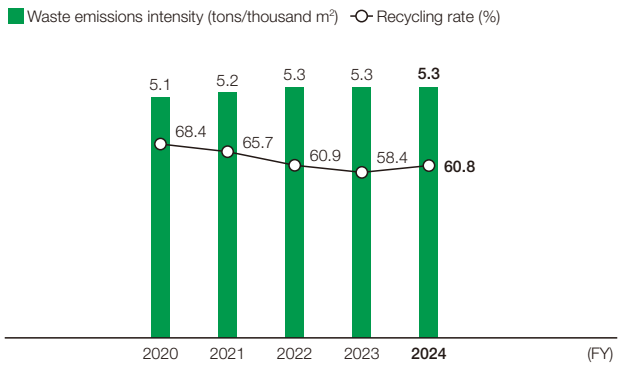
Target: In principle, obtain Green Building Certification for all newly constructed office buildings, logistics facilities, and rental condominiums



Reduction of Waste Emissions and Waste Recycling Promotion

Tokyo Tatemono Co., Ltd.[2]

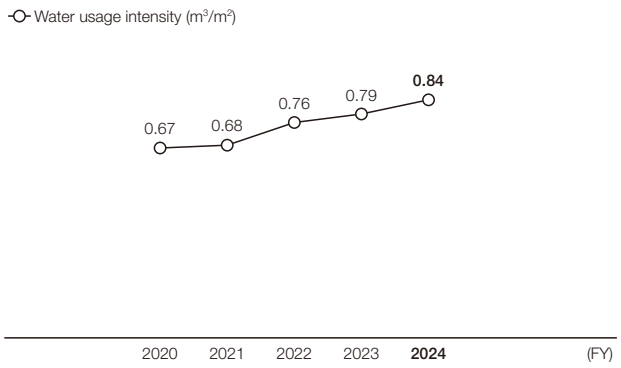
Targets: 20% reduction in waste emissions intensity by FY2030 compared with FY2019
Achieve a waste recycling rate of 90% by FY2030



Reduction of Water Usage

Tokyo Tatemono Co., Ltd.[3]

Target: Reduction of water usage intensity compared with the previous fiscal year



1. This target applies to new buildings for which design work began in January 2023 or later. As of December 31, 2023, there were no applicable properties. The certification acquisition rate for properties owned and managed by Tokyo Tatemono is provided for reference.
2. Main office buildings and commercial facilities in Tokyo Tatemono's long-term portfolio for which it has substantial energy management authority and for which waste reduction and recycling plans have been submitted
3. Main office buildings and commercial facilities in Tokyo Tatemono's long-term portfolio for which it has substantial energy management authority