Policy For Promoting Sustainability Initiatives

Tokyo Tatemono Group's Sustainability Initiatives

We have established the Tokyo Tatemono Group Sustainability Policy, which outlines the key sustainability initiatives we will promote going forward and the goals we aim to achieve through them. By sharing and instilling the principles set forth in this policy throughout the entire Group, we are working together as one to advance our sustainability initiatives.

We have identified 14 material issues connected to our sustainability initiatives from the perspectives of social value creation and the platform needed to create such value, with a focus on generating shared value with society through our business.

Our Long-Term Vision for 2030, "Becoming a Next-Generation Developer" states our commitment to using our business to offer better solutions to society's problems and bring our own growth as an enterprise to a higher level. By doing so, we aim to be a good company for all our stakeholders. In the current medium-term business plan formulated to achieve our long-term vision, we have established "evolution of management infrastructure to support growth" as a basic policy and identified "sustainability (Environmental, Social, and Governance)" as one of its key elements.

Based on these, the Group will work as one to advance various sustainability initiatives, thereby achieving growth as a company while contributing to the realization of a sustainable society.

Tokyo Tatemono Group Sustainability Policy

Guided by our Group philosophy of "Trust beyond the era," the Tokyo Tatemono Group will continue to advance our sustainability initiatives through our business operations toward the realization of a sustainable society. To accomplish this, each individual Group officer and employee will continue to address social issues with integrity and build relationships of trust and cooperation with all stakeholders.

- **We are committed to contributing to the realization of a sustainable environment through our business activities that promote harmony with the planet.**
  We are committed to contributing to the realization of a sustainable environment where future generations can feel safe and secure and enjoy peace of mind. We will achieve this through the development and maintenance of environmentally friendly buildings and the provision of related services; the creation and preservation of green spaces in urban areas; the utilization of energy to promote a decarbonized society; the use of resources to promote a recycling-oriented society; and measures to respond to natural disasters caused by climate change.
- **We are committed to supporting people and contributing to the creation of a society where everyone can live fulfilling and active lives.**
  We are committed to contributing to the creation of a society where everyone can live fulfilling and active lives. We will achieve this through initiatives such as human resource development to improve employee satisfaction and working environment, the improvement of health, and the practice of diversity and inclusion; the provision of products and services that put our customers first; urban development that engages with local society; and efforts to respect the values and human rights of all people.
- **We are committed to sustainably enhancing our corporate value by engaging in fair and sound corporate activities.**
  We are committed to meeting the trust and expectations of all our stakeholders and sustainably enhancing our corporate value by strictly complying with laws and regulations, social norms and corporate ethics, while working toward the advancement of governance through measures such as strengthening the risk management framework and ensuring transparency through appropriate disclosure.

Highlights of Participation in Initiatives and External Evaluation

The major initiatives in which the Tokyo Tatemono Group participates are listed below. In addition, the Group has been selected and evaluated by the ESG indexes and benchmarks listed.

Evaluation Organizations, Initiatives and Indexes	Participation Status and Evaluations
United Nations Global Compact (UNGC)	Participation
Task Force on Climate-related Financial Disclosures (TCFD)	Approval
Task Force on Nature-related Financial Disclosures (TNFD)	Approval
SBT initiative (SBTi)	Certification (Re-certification)
RE100	Participation
CDP Climate Change	A
GRESB Standing Investment Benchmark	5 Star
Health & Productivity Management Outstanding Organizations Recognition Program	Certified Health & Productivity Management Outstanding Organization
Eruboshi	Certification
Kurumin	Certification
FTSE4Good Index Series	Selection
FTSE JPX Blossom Japan Index	Selection Selected as a constituent of all Japanese stock ESG indices used by the GPIF
FTSE JPX Blossom Japan Sector Relative Index	
Morningstar Japan ex-REIT Gender Diversity Tilt Index (GenDi J)	
MSCI Nihonkabu ESG Select Leaders Index	
MSCI Japan Empowering Women Index (WIN)	
S&P/JPX Carbon Efficient Index	

Sustainability Finance

We have developed multiple financing frameworks that conform to the four principles (use of proceeds, project evaluation and selection process, management of proceeds, and reporting) of the Green Bond Principles, the Social Bond Principles, the Green Loan Principles, and the Social Loan Principles referenced by the International Capital Market Association (ICMA) and others, and we continue to procure funds using green loans as well as issue green bonds and sustainability bonds in accordance with these principles.

Balance of green bonds and sustainability bonds issued (As of December 31, 2025)

210.0 billion yen (including 140.0 billion yen in hybrid corporate bonds)