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 2026*) Environmental Management P. 28–30

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)

Environmental Management Framework

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 guidance of the Sustainability Committee and the Sustainability Promotion Committee

Roadmap to Reducing Greenhouse Gas (GHG) Emissions

The Tokyo Tatemono Group has identified the promotion of a decarbonized society as one of its material issues and has established relevant KPIs and targets to guide it in addressing this issue through its business. In addition, we are promoting the shift to renewable energy and the development of ZEB and ZEH buildings to reduce GHG emissions.

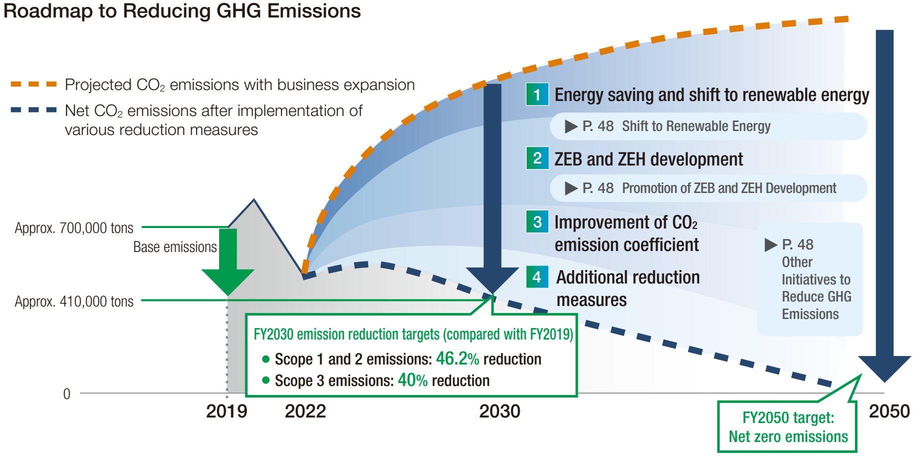
Medium- to Long-Term Targets for Reducing GHG Emissions

CO_2 Emissions

Scope 1, 2, and 3	Net zero CO_2 emissions by FY2050
Scope 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 achieving our medium- to long-term target for reducing GHG emissions, and we are implementing a range of initiatives to generate and use electricity derived from solar power (hereinafter referred to as renewable electricity).

▶ (*Sustainability Report 2026*) Shift to Renewable Energy P. 32–33

Generation and Use of Renewable Energy Through Solar Power

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

Furthermore, in 2024 Tokyo Tatemono installed AGC Inc.'s Sunjoule® photovoltaic (PV) 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. In 2025, this building became 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 Brillia Fukasawa Hatchome Received the Better Living Chairman's Award at the 2nd SDGs Housing Awards

In 2026, Brillia Fukasawa Hatchome received the Better Living Chairman's Award at the 2nd SDGs Housing Awards, hosted by the Institute for Built Environment and Carbon Neutral for SDGs (IBECs). The SDGs Housing Awards recognize leading housing projects that, in addition to offering high residential quality, contribute to the achievement of the SDGs across the entire life cycle, from planning to eventual disposal, through the collaboration of owners (residents), designers, and builders. This property was recognized for demonstrating that it is possible to address the SDGs without significantly compromising business viability, through measures such as improving energy efficiency and generating renewable energy by combining widely applicable technologies and specifications as well as achieving a high level of comfort.

2 Promotion of ZEB and ZEH Development

Our current goal is to, in principle, develop all newly constructed office buildings, logistics properties, for-sale condominiums, and for-rent condominiums as ZEB or ZEH. 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 2024, Brillia Kobe Old Foreign Settlement (scheduled for completion in October 2026) was selected for the Ministry of the Environment's fiscal 2024 High-Rise ZEH-M Support Project. This property is being developed as ZEH-M Ready. In fiscal 2025, we developed 17 ZEB and ZEH buildings, including one logistics property in the highest category of "ZEB" and one for-sale condominium building in the "ZEH-M" category, bringing the total number of ZEB and ZEH buildings developed to date to 51.

▶ (*Sustainability Report 2026*) Promotion of Development of ZEB and ZEH P. 33–35

	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

We are proactively using and upgrading energy-saving equipment at buildings and for-rent condominiums in our long-term portfolio. As of the end of fiscal 2025, LED retrofit work had been completed or was underway at all buildings in our long-term portfolio. 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 have been certified as an S-class operator—the highest level in the business classification evaluation system of the Act on the Rational Use of Energy—for 11 consecutive years since fiscal 2016.

▶ (*Sustainability Report 2026*) Other Initiatives to Reduce GHG Emissions P. 35–36

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.

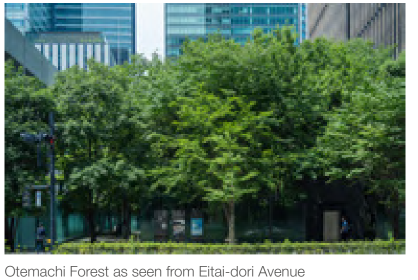
We have established environmental guidelines for our Commercial Properties Business and our Residential Business. Both sets of guidelines outline policies that include promoting greening of buildings and their surrounding grounds to help mitigate the heat island effect, support the preservation of biodiversity 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 2026*) Biodiversity P. 42–43

Highlights Creating Green Spaces and Waterscapes in Urban Areas

At THE OTEMACHI TOWER, 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 high-rise buildings, was certified in 2023 as a Nature Symbiosis Site[1] contributing to the Ministry of the Environment's 30by30[2] target. Furthermore, in December 2025, we received the Minister of Land, Infrastructure, Transport and Tourism Award, the highest honor, at the 6th Green Infrastructure Awards hosted by the Green Infrastructure Public-Private Partnership Platform (led by the Ministry of Land, Infrastructure, Transport and Tourism). In addition to the creation of large-scale green spaces in urban areas, our efforts have been recognized for consideration of biodiversity during the maintenance phase, ongoing maintenance, and initiatives to utilize green spaces in ways that are open to the local community.

1. One of 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.
2. 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.



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. 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.

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 fiscal 2025, waste emissions intensity was 5.3 tons per 1,000 m^3, achieving a reduction of 28.4% (compared to fiscal 2019).

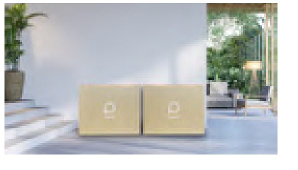
To properly and accurately manage and track the waste generated at the office buildings owned and operated by Tokyo Tatemono, we introduced a centralized waste management system using electronic manifests.

▶ (*Sustainability Report 2026*) Promoting a Recycling-oriented Society P. 46–48

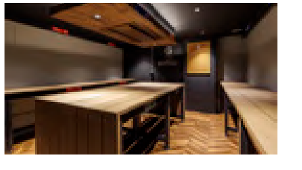
Highlights Waste Not Life Project

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, 2025, the project had been implemented at 15 properties, and we plan to expand it to additional properties going forward.

The project uses collection boxes installed in condominium common areas to collect used cooking oil in a way that reduces the burden on residents.



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 the recommendations of the TCFD. 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 2026.

▶ (*Sustainability Report 2026*) Disclosure Based on TCFD Recommendations P. 18–21

Governance

The Company's Sustainability Committee, chaired by the President and Chief Executive Officer, deliberates and reports on important matters such as the identification of the Group's climate-related risks and opportunities, the formulation of GHG reduction and other decarbonization targets, and the planning of concrete measures for achieving these targets. Important matters among the matters discussed and reported by the Sustainability Committee 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 information on matters discussed and reported 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 preindustrial 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 time frames: 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. 76), 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. 47 Roadmap to Reducing 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 Time Frame	Materiality	
					4°C	1.5°C and 2°C
Transition Risks	Policies	Adoption of carbon pricing	Imposition of carbon tax on own emissions (Scope 1 and 2)	Medium term	—	Medium
			Price hikes for construction materials, construction costs, etc.	Medium term	—	Medium
	Regulations	Stricter standards for GHG emissions and energy saving	Higher costs of converting new buildings to ZEB 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	Shot to medium term	—	Low
			Higher utility costs due to higher demand for fossil fuels	Shot to medium term	Low	—
		Burden from renewable energy procurement	Higher renewable energy procurement costs	Shot 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	Shot to medium term	—	Medium
		Improvement of energy-saving performance	Addition of energy-saving performance to rental income	Shot to medium term	—	Low
	Markets	Expansion of sustainable finance	Reduction in financing costs	Short term	—	Low

▶ (*Sustainability Report 2026*) Estimating Business Impact and Countermeasures P. 20

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 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 2026*) Disclosure Based on TNFD Recommendations P. 22–27

Governance

The Company's Sustainability Committee discusses and reports on important matters related to the Tokyo Tatemono Group's nature-related efforts. This includes evaluating nature-related dependencies and impacts, identifying nature-related risks and opportunities, setting monitoring indicators and targets related to nature, developing response policies, and tracking the progress of these initiatives. It also discusses and reports on 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 reported on 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, the Residential Business, the Parking Business, the Leisure Business, the 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 nature-related dependencies and impacts 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 2025.

Locate Interfaces with Nature (Locate)

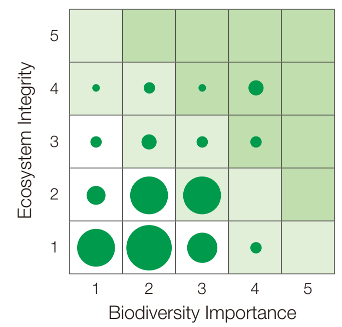
In addressing its dependence and impact on nature, as well as nature-related risks and opportunities, Tokyo Tatemono has assessed its interfaces with nature by identifying location-related information facilities in relevant businesses and evaluating the state of nature in their surrounding areas. We have evaluated each facility using external tools and other data sources, according to the 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.

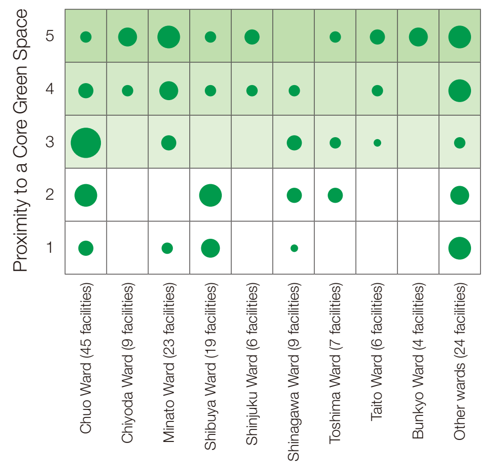
For facilities within Tokyo's 23 wards, we have also assessed their potential contribution to ecological networks by calculating their proximity to core green spaces in each area, using basic green plans established by each local government as reference.

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 United Nations Environment Programme World Conservation Monitoring Centre (UNEP-WCMC) 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

Classification			Item	Impact on the Group's 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 and addition of restrictions on acquiring land for new development through stricter land-use regulations in order to achieve the 30by30 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
		Market and 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
				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
	Physical risks	Acute	Increased frequency and severity of extreme weather events	Reduction of rental income due to increasing frequency and intensity of extreme weather events / rising recovery costs
		Chronic	Rise in average temperature	Decrease in sales due to reduced customer activity associated with rising average temperatures
				Increase in utility costs due to rising average temperatures and the heat island effect
			Degradation of surrounding ecosystems	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
Upstream	Transition risks	Policies and regulations	Increasing pressure for sustainable procurement	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
			Tightening of regulations to reduce impacts on nature	Increased costs of compliance with tightened regulations on land alteration, noise, and pollution impacting nature in areas of high conservation importance
	Physical risks	Acute	Increased frequency and severity of extreme weather events	Destabilization of the supply of construction materials (steel, wood, etc.) due to the increasing frequency and intensity of extreme weather events
				Construction delays caused by the increasing frequency and intensity of extreme weather events
		Chronic	Rise in average temperature and ecosystem degradation	Destabilization of the supply of agricultural and marine products due to rising average temperatures, ecosystem decline, and other factors

Nature-Related Opportunities for Target Businesses

Classification		Item	Impact on the Group's 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 sustainable 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)

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.

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 (CO_2 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

The Company has established a Risk Management Committee (P. 76), chaired by the President and Chief Executive Officer, to comprehensively manage risks across the entire Group. Management of nature and other sustainability-related risks 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.

▶ P. 76 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	Monitoring	Targets	Tokyo Tatemono Group Indicators	Relationship with TNFD Disclosure Metrics
Promoting a decarbonized society	●	●	CO_2 emissions (Scope 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

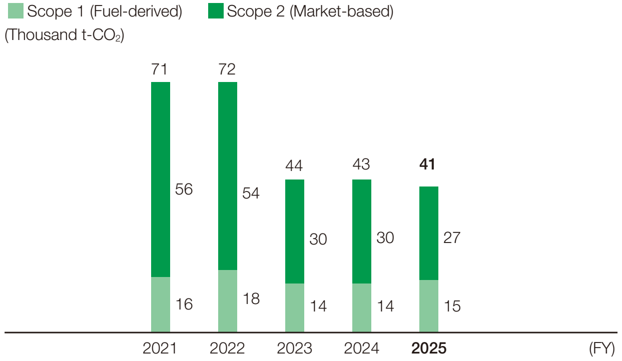
Please refer to material issue KPIs and targets (p. 46) for detailed notes and information on the KPIs and targets established. For detailed information and notes on each item, please refer to the Data section of Sustainability Report 2026.

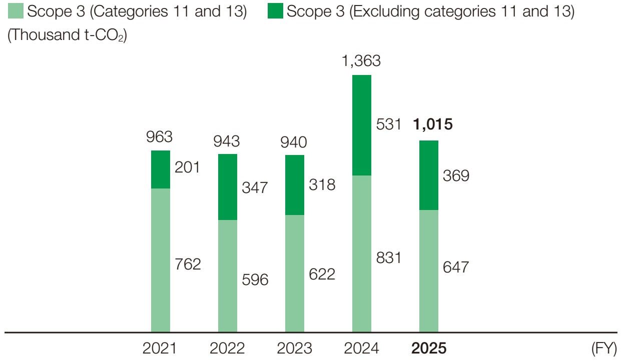
▶ P. 46 Material Issue KPIs and Targets
▶ (*Sustainability Report 2026*) Data (Environment) P. 103–106

Reduction in greenhouse gas emissions

Scope of data collection: Tokyo Tatemono Group

Targets: Scopes 1, 2 and 3 : Net zero CO2 emissions by FY2050
Scopes 1 and 2: 46.2% reduction in CO2 emissions by FY2030 compared with FY2019
Scope 3 (Categories 11 and 13): 40% reduction in CO2 emissions by FY2030 compared with FY2019

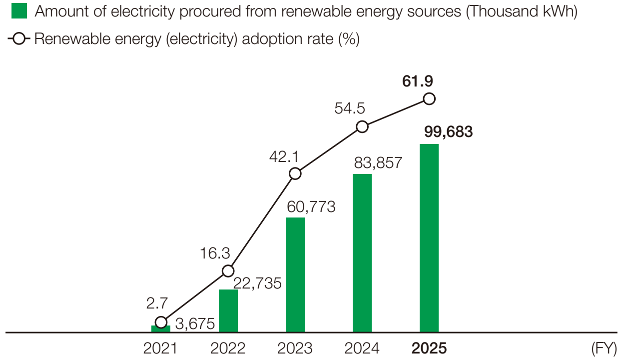




Shift to Renewable Energy (Electricity)

Tokyo Tatemono Co., Ltd. Commercial Properties Business

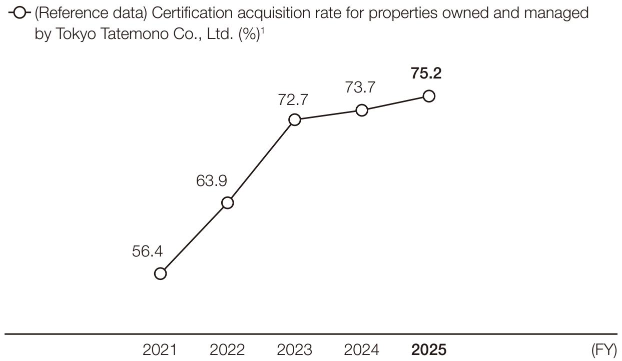
Targets: Procure at least 50% of electricity consumed at properties owned in the Commercial Properties Business from renewable energy sources by FY2024, and 100% by FY2030



Acquisition of Green Building Certification

Scope of data collection: Tokyo Tatemono Co., Ltd.

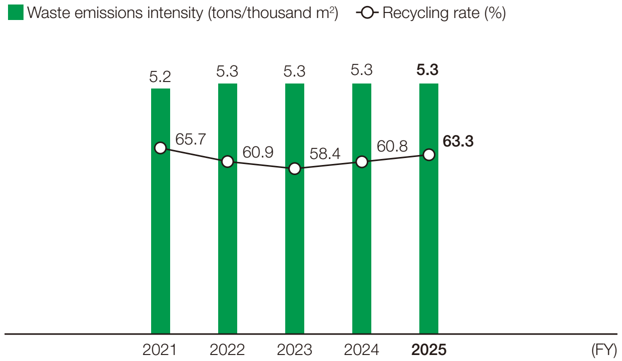
Target: In principle, obtain Green Building Certification for all newly constructed office buildings, logistics facilities, and rental condominiums



Reduction of Waste Emissions and Waste Recycling Promotion

Scope of data collection: Tokyo Tatemono Co., Ltd.[2]

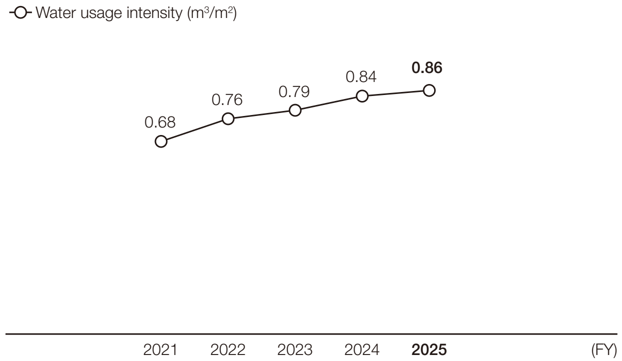
Targets: 20% reduction in waste emissions intensity by FY2030 compared with FY2019
Achieve a waste recycling rate of 90% by FY2030



Reduction of water usage

Scope of data collection: 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