

## Environment

# External Evaluation and Certification for Green Building

### Highest Ranking in ESG Benchmark GRESB

Tokyo Tatemono has received the highest rating of 5 Stars in the GRESB\* Real Estate Evaluation, a benchmark that evaluates ESG (environment, society, and governance) initiatives in the real estate sector. This assessment is GRESB Real Estate Standing Investments Benchmark based on an evaluation of the real estate management portfolio. We are the only real estate developer in Japan to receive the highest rating of 5 stars for four consecutive years.

We have also received a 5 Star rating in the GRESB Development Benchmark, a benchmark introduced in 2020 that evaluates new real estate development and large-scale renovation portfolios.



\* GRESB (Global Real Estate Sustainability Benchmark). An ESG benchmark specializing in real estate, established by a group of European pension funds.



### Acquisition of DBJ Green Building Certification

DBJ Green Building Certification is a system established by the Development Bank of Japan Inc. to evaluate real estate projects that are environmentally and socially conscious. The system scores initiatives based on five categories: environmental performance, tenant comfort, risk management, consideration of the surrounding environment and community, and collaboration with stakeholders. Initiatives are awarded a rank between one and five stars\* based on the total score from these categories.



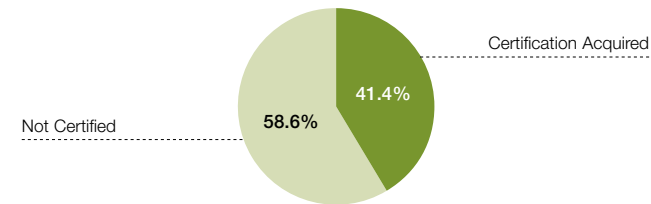
As of the date of this report, nine offices and commercial buildings owned and managed by Tokyo Tatemono have received high ratings of four or five stars in the DBJ Green Building Certification.

Tokyo Tatemono will continue to develop real estate in response to the social demands of real estate stakeholders and the diversification of tenant needs, aware of our impact on the environment and society.

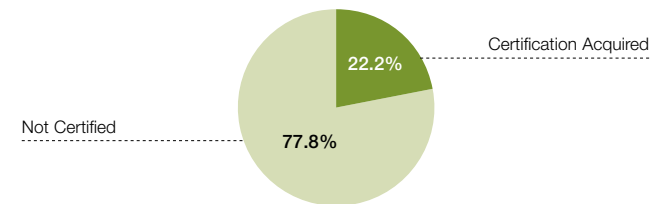
\* Evaluation by rank—Five Stars: Building with the top class environmental and social awareness in Japan; Four Stars: Buildings with exceptionally high environmental and social awareness; Three Stars: Building with excellent environmental and social awareness; Two Stars: building with high environmental and social awareness; One Star: Building with satisfactory environmental and social awareness

### Acquisition Rate of Green Building Certification\* (as of December 31, 2020)

#### Acquisition Rate of Certification for the Leasable Area of Office Buildings



#### Acquisition Rate of Certifications per Leasable Area of Residential Buildings



\* DBJ Green Building Certification or CASBEE Building

### (Data) Acquisition Rate of Green Building Certification P.69

### Certified Properties

DBJ Green Building Certification	BELS*1
★★★★ ★★	★★★★ Hareza Tower
	★★
	★★★★ Otemachi Tower
	★★
★★★★	★★
★★	★★

ZEB*2	ZEB ready
★★	★★
★★	★★
★★	★★

### CASBEE\*3 Building

S rank: Hareza Tower / Nagoya Prime Central Tower

### ABINC Certification\*4 (Association for Business Innovation in harmony with Nature and Community® Certification)

Otemachi Tower / Tokyo Square Garden

### SEGES certification\*5 (Urban Oasis)

Otemachi Tower / Tokyo Square Garden

\*1 BELS (Building-housing Energy-efficiency Labeling System) is a guideline established by the Ministry of Land, Infrastructure, Transport and Tourism to accurately evaluate and display the energy saving performance of nonresidential buildings.

\*2 ZEB (Net Zero Energy Building) is a building that has targeted a net-zero balance of annual primary energy consumption.

\*3 CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for evaluating and grading the environmental performance of structures

\*4 ABINC Certification is a third-party evaluation and certification system for biodiversity conservation efforts, using the Japan Business Initiative for Biodiversity-developed Association for Business Innovation in harmony with Nature and Community®, Certification Guideline and the Land Use Score Card® as evaluation standards.

\*5 SEGES is the Social and Environmental Green Evaluation System

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