

Environment

Pollution Control and Resource Recycling

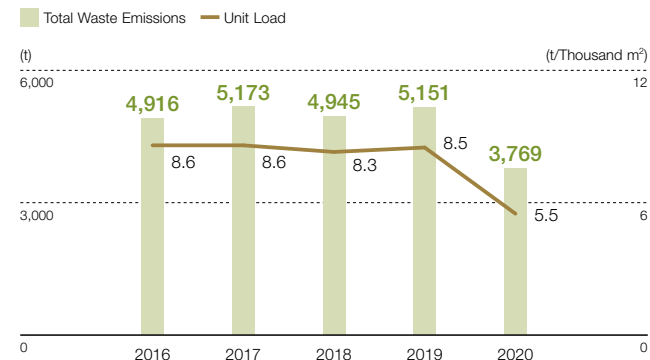
Policy and Concept

The waste and hazardous substances that are byproducts of our business activities have the potential to impact our stakeholders and our surrounding environment in significant ways.

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the earth. We take every opportunity to save resources by using less materials and reducing waste discharge. We are also working to prevent pollution of the air and water by decreasing the generation of and properly managing waste and hazardous substances.

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Waste Emissions (Facilities that have submitted reuse plans)



Waste Reduction and Management Initiatives in our Commercial Properties Business

■ Introduction of a Centralized Waste Management System

For the office buildings owned and operated by Tokyo Tatemono, we strive to limit waste generation and promote recycling through stronger garbage sorting and recycling. In addition, in order to properly and accurately manage and understand waste, we have introduced a centralized waste management system using electronic manifests in 2018.

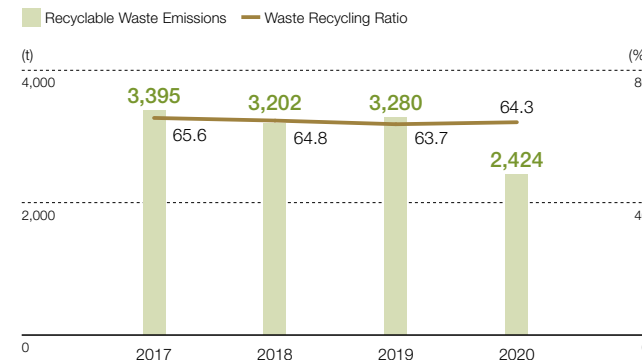
■ Realization of Recycling of Recovered Paper

We collect and recycle used paper discharged from our head office building and reuse it as toilet paper. By putting waste recycling into practice, we plan to foster recycling awareness among our employees and tenants.

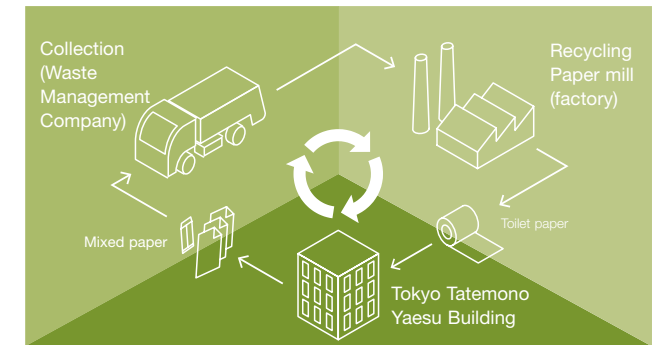
■ Meetings of the Waste Management Committee

We hold regular Waste Committee meetings in cooperation with our tenants to promote the 3Rs (Reduce, Reuse, Recycle)

Recyclable Waste Emissions (Facilities that have submitted reuse plans)



Paper Recycling System



through resource saving and waste reduction, sorting games, and explanations from government of social trends.

■ Initiatives to Reduce Waste Emissions from Tenants

To promote waste separation by tenants, we have created a waste separation chart that can be posted near the waste bins. We are distributing them sequentially to tenants.

We have also distributed to tenants eco-bags that we created to reduce plastic waste, which has become a particular problem in recent years.



Garbage Separation Table
(Noncombustible Rubbish)

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

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Environmental Management

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External Evaluation and Certification for Green Building

Responding to Climate Change

> **Pollution Control and Resource Recycling**

Water Resources

Biodiversity

Responding to Natural Disasters

Social

Diversity & Inclusion

Work-Life Balance

Human Resource Investment and Development

Health Management / Occupational Safety and Health

Respect for Human Rights

Improving Quality and Customer Satisfaction

Revitalizing and Utilizing Real Estate Stock

Contributing to Our Communities

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took appropriate steps in response, including removal or containment and sharing information with the building tenants.

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 dispose of the fluorocarbons retrieved from the air conditioning systems.

Measures Against Volatile Organic Compounds (VOC) in Construction Materials

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. In order to maintain the health of our tenants and other building occupants, we have established a formaldehyde countermeasure standard that prohibits the use of formaldehyde-emitting products, which are the main cause of sick building syndrome, in buildings in addition to the provisions of the Building Standards Law. We measure the concentration of formaldehydes in new buildings in accordance with our own standards to verify the safety of indoor environments.

Proper Processing of Polychlorinated Biphenyls (PCBs)

Electronic devices (transformers, capacitors, stabilizers) containing PCBs that are no longer in use pose the risk of loss, oil leaks, or other incidents. To eliminate such risk, we disposed of these devices appropriately with the cooperation of a specialized waste disposal company.

Measures Against Nitrogen Oxide (NOx) and Sulfur Oxide (SOx)

Tokyo Tatemono identifies, measures, and appropriately manages air pollutants emitted from our businesses. 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.

Valuable Recycling of Waste

Tokyo Fudosan Kanri recycles construction industrial waste as valuable materials*, using resources more effectively. The company sells a number of waste items to recyclers as valuable goods, sorting and separating products for reuse. These materials include wires from restoration construction, move-in construction, equipment restoration, etc., air conditioner refrigerant piping, OA floors, fluorescent lamps, flexible aluminum ducts, and other metal and plastic materials.

* "Valuable materials" refers to items with a net value of ¥1 after subtracting the cost of recycling from the sales price of the item. These materials include air conditioners, iron products, etc. For example, air conditioners, steel products, etc.

Path of Industrial Waste Disposal to Recycling as a Valuable Material

