

Corporate Philosophy, Corporate Data, Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion

- Sustainability Promotion Policy
- Sustainability Promotion Framework
- Material Issue KPIs and Targets
- Stakeholder Engagement
- Participation in Initiatives
- External Evaluation for Sustainability

Environment

- Disclosure Based on TCFD Recommendations
- Disclosure Based on TNFD Recommendations
- Environmental Management**
  - Promoting a Decarbonized Society
  - Responding to Natural Disasters
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  - Promoting a Recycling-oriented Society
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Social

- Respect for Human Rights
- Supply Chain Management
- Improving Quality and Customer Satisfaction
- Revitalizing and Utilizing Real Estate Stock
- Contributing to Local Society and Communities
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# Environmental Management

## Policy and Concept

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 and the environment, a value we share with society.

### 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 life 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 to biodiversity.
- **Climate change prevention that leads the community**  
We will actively implement 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 through 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.

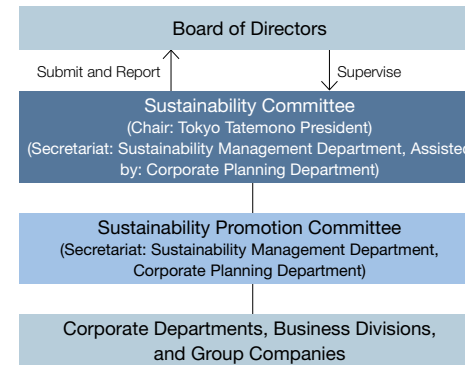
Established January 2011

## Environmental Management Framework

The Tokyo Tatemono Group promotes environmental measures across the entire Group under the Sustainability Committee, chaired by our president, and the Sustainability Promotion Committee, a subordinate organization of the Sustainability Committee.

We have also established environmental management systems aligned with the characteristics of each of our businesses. Our PDCA cycle was built based on these systems, enabling us to formulate environmental measures, share information, support implementation, provide guidance, manage progress, and carry out improvements to initiatives.

### Environmental Management Framework



[Sustainability Promotion Framework Chart \(P.10\)](#)

## Environmental Management in Businesses

<b>Commercial Properties Business</b>	<ul style="list-style-type: none"> <li>Establishment of the Environmental Measures Promotion Group, a specialized department within the business division's Planning Department</li> <li>Holds an Environmental Committee with participation from all departments across the business divisions</li> </ul>
<b>Residential Business</b>	<ul style="list-style-type: none"> <li>Established an Environmental Measures Project Team with involvement across business divisions</li> </ul>
<b>Other Businesses and Group Companies</b>	<ul style="list-style-type: none"> <li>Each business and company advances operations in accordance with environmental guidelines established in line with the Group Environmental Policy</li> <li>Under the Sustainability Committee and the Sustainability Promotion Committee, energy use data for Group companies is managed and sustainability initiatives are implemented</li> </ul>

## Environmental Management in the Commercial Properties Business

In the Commercial Properties Business, we have formulated and implemented an Environmental Action Plan and Guidelines aimed at achieving more robust environmental product planning, attaining goals set by the Group, and establishing a PDCA cycle. We work with customers to address a variety of environmental issues, including decarbonization, energy conservation, resource recycling, the effective use of water resources, and biodiversity.

We have set a quantitative indicator in the form of energy consumption intensity to reduce energy consumption. Here, we target a 1% annual unit reduction averaged over five years, in accordance with the Act on the Rational Use of Energy. We are actively adopting environmental and energy-saving technologies in new buildings. For existing buildings, we promote energy saving by systematically upgrading to energy-saving equipment. From an operating standpoint, we also work with our tenants to conserve energy and reduce environmental impact.

[Details of the Environmental Action Plan and Guidelines of Tokyo Tatemono Group's Commercial Properties Business](#)

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### ● Environmental Management in the Residential Business

In the Residential Business, considering the growing environmental awareness in society, Tokyo Tatemono has established standards to be implemented for the Brillia for-sale condominium brand and Brillia ist rental apartment brand we develop. To clearly communicate these standards to our customers and the public, we have formulated the Brillia Environmental Guidelines. The guidelines define a set of environmental performance ratings with four levels of environmental friendliness. Projects are carried out while confirming detailed specifications and other requirements necessary to satisfy each standard.

And we continue to increase the value of the Brillia brand by revising these guidelines periodically in response to social changes and technological advancements.

We also aim to enhance environmental awareness among employees by encouraging those involved in the Residential Business to take the Certification Test for Environmental Specialists and by providing a system that helps them acquire extensive knowledge about environmental issues.

**Brillia Environmental Guidelines Environmental Performance Ratings (as of April 2026)**  
(Ex. Setting energy efficiency standards)

	Level	Level 1*	Level 2	Level 3	Level 4 (High Standard)	
Level	Dwelling unit	Energy conservation criteria	ZEH Oriented	GX ZEH Oriented	GX ZEH Ready or higher	
	Residential building	Energy conservation criteria	ZEH-M Oriented	GX ZEH-M Oriented	GX ZEH-M Ready or higher	
	Renewable energy classification	Excluding renewable energy	Excluding renewable energy	Excluding renewable energy	Excluding renewable energy	Including renewable energy
Private area BEI	Standard value	1.0 or less	0.8 or less	0.65 or less	0.65 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.62 or less	0.62 or less	0.47 or less
Residential building BEI	Standard value	1.0 or less	0.8 or less	0.65 or less	0.65 or less	0.5 or less
	Design target value	0.97 or less	0.77 or less	0.62 or less	0.62 or less	0.47 or less
Housing performance evaluation	5-1. Insulation performance grade	Grade 4	Grade 5	Grade 6	Grade 6	
	5-2. Primary energy consumption grade	Grade 4	Grade 6	Grade 8	Grade 8	

\*No further adoption planned.

### Brillia Environmental Guidelines Overview

#### 1 Creating a lush green living environment

- Create a rich sense of familiarity with nature and seasonal changes, a comfortable living space, and a landscape for the entire region; use greening to reduce the heat inside and around the building (heat island phenomenon).
- Plant trees that match local vegetation to cultivate a rich natural environment that sustains biodiversity.
- Provide environmental education programs, etc. to residents to help foster awareness of environmental considerations in local communities.

#### 2 Creating residences with lower environmental impact

- Aim to achieve low-carbon residential buildings by proactively adopting equipment and services that contribute to global warming prevention and resource conservation.
- Actively develop ZEH-M (Zech Mansion), which reduces energy consumption by making the building itself highly insulated and by using renewable energy.
- Help reduce environmental impact throughout a building's life cycle by using visual displays of energy consumption to raise awareness among tenants.

## Environmental Impact Assessment

When executing new development projects in Japan and overseas, Tokyo Tatemono conducts the necessary environmental impact assessments in accordance with laws and regulations while creating plans that leverage company expertise to consider how each project affects the environment.

Environmental impact assessments cover a wide range of subjects, including GHG, water cycle, water pollution, air and soil pollution, waste, and biological and ecological systems. Evaluation items are selected based on the characteristics of the region and the project. If a negative environmental impact is found, we work to avoid or mitigate it.



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### ● Brownfield Redevelopment

When we develop real estate on land that has been significantly underutilized compared to its potential value or remains unused (brownfield) due to the presence of or concerns about soil contamination, we conduct detailed soil surveys as necessary and implement other specialized measures to deal with soil contamination, properly treating the land before proceeding with the project.

### ● Compliance with Environmental Laws and Regulations

At each stage of property development and operation, we comply with all relevant laws and regulations related to the environment.

There were no environmental incidents or violations of environmental laws or regulations in 2025.

[\(Data\) Environmental Incidents and Violations of Environmental Laws or Regulations \(p. 105\)](#)

### ● External Cooperation in Environmental Initiatives

Tokyo Tatemono drives the advancement of environmental initiatives in the real estate industry in various ways, such as by consistently providing the chair position for the Environmental Committee of the Real Estate Companies Association of Japan, and collaborates with industry organizations to promote environmental conservation.

[Participation in Initiatives \(p. 14\)](#)