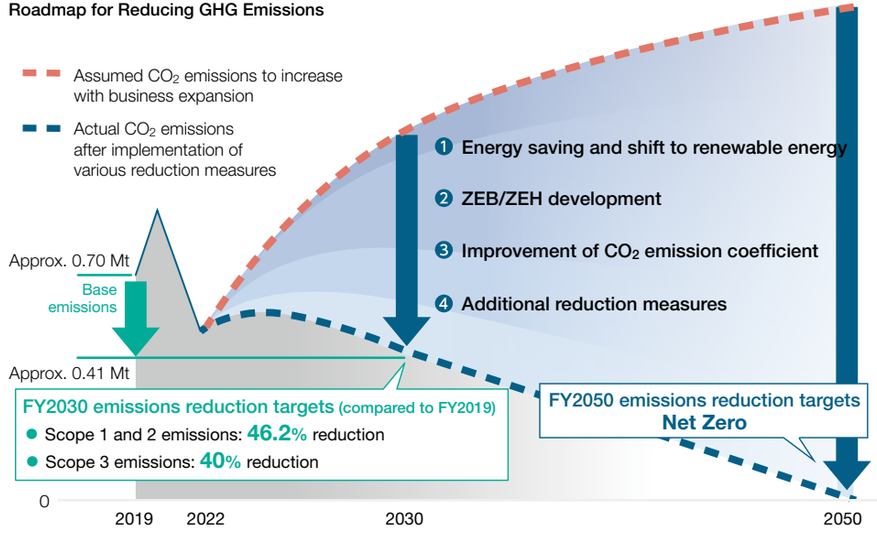
Promoting a decarbonized society

Policy and Concept

Promoting a decarbonized society is a social issue that calls for global action. The real estate industry must also strive to reduce greenhouse gas (GHG) emissions derived from real estate holdings and business activities. The Tokyo Tatemono Group further believes that the increasing intensity and frequency of storms, flooding, and other natural disasters owing to GHG emissions could have a significant impact on the assets it owns. From this perspective as well, we recognize the need to prioritize this issue. The Tokyo Tatemono Group Environmental Policy calls for us to lead the community in the prevention of global warming. In addition, we have identified the promotion of a decarbonized society as a material issue. In order to address this issue through our business, we have set KPIs and targets related to the promotion of a decarbonized society and are accelerating initiatives to reduce GHG emissions. Regarding GHG emissions reduction targets, by fiscal 2030, we aim to reduce Scope 1 and 2 CO_2 emissions by 46.2% and Scope 3 emissions by 40%, compared to fiscal 2019 levels, and aim for net zero CO_2 emissions by fiscal 2050. We have obtained SBT (Science Based Targets) certification for our fiscal 2030 target as being aligned with the 1.5°C pathway, which aims to limit the global average temperature rise to 1.5°C above pre-industrial levels. In addition, based on these targets, we put in place a roadmap (action plan) for reducing GHG emissions in the Group toward FY2050.

Item	Scope of coverage	KPI and targets
Reduction in greenhouse gas emissions	All businesses*1	Net zero CO_2 emissions by FY2050
		46.2% reduction in Scope 1 and 2 CO_2 emissions compared to FY2019 levels by FY2030
		40% reduction in Scope 3*2 CO_2 emissions compared to FY2019 levels by FY2030
Promotion of development of ZEB and ZEH*3	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties*4
	Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent*5
Shift to renewable energy	All businesses*1	Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050
	Commercial Properties Business	Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030
Acquisition of Green Building Certification*6	Commercial Properties Business / Residential Business	Acquire Green Building Certification for, in principle, all new office buildings, logistics properties, and condominiums for rent*7
Promotion of the use of wood material	Long-term buildings, condominiums for sale or rent	By FY2030, use domestic timber and certified timber in the interior and furniture of common areas of all new office buildings, for-sale and for-rent condominiums
	Condominiums for sale or rent	By FY2026, develop for-sale and for-rent condominiums that use timber for major structural components
Collaboration and co-creation with customers	Long-term buildings	Communicate with tenants about sustainability at least four times a year
	Condominiums for sale or rent	Communicate with residents and plan and implement sustainability measures

Roadmap for Reducing GHG Emissions



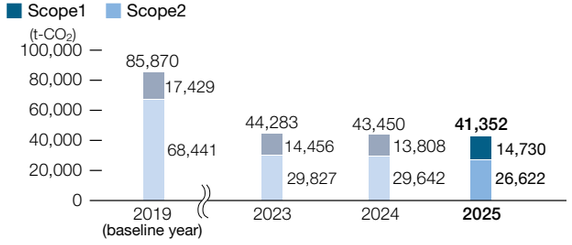
Material Issue KPIs and Targets (p. 11)
Participation in Initiatives (p. 14)
Disclosure Based on TCFD Recommendations (p. 18)
Environmental Management (p. 28)
Responding to Natural Disasters (p. 38)
External Evaluation and Certification Related to Environmental Friendliness (p.49)

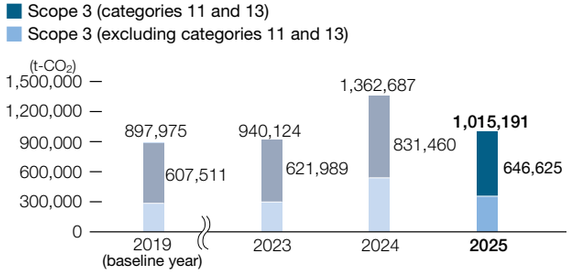
*1 Applies to the Tokyo Tatemono Group. *2 Applies to Scope 3 categories 11 and 13. *3 In addition to "ZEB" and "ZEH(-M)", includes Nearly ZEB, ZEB Ready, ZEB Oriented, Nearly ZEH(-M), ZEH(-M) Ready, and ZEH(-M) Oriented.
*4 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.
*5 Applies to new buildings for which design work began in June 2021 or later. Excludes certain properties such as joint venture properties or properties with special uses.
*6 Mainly refers to, but is not limited to, DBJ Green Building Certification, CASBEE Certification for Buildings, and BELS (Building Energy Saving Performance Labeling System) Certification.
*7 Applies to new buildings for which design work began in January 2023 or later. Excludes certain properties such as joint venture properties or properties with special uses.

Initiatives to Achieve GHG Emission Reductions

The Group's CO_2 emissions for FY2025 were 1,056,543t-CO_2 (Scope 1 and 2: 41,352t-CO_2, Scope 3: 1,015,191t-CO_2). We will continue to promote efforts to reduce GHG emissions going forward.

CO_2 Emissions Reduction (Tokyo Tatemono Group)



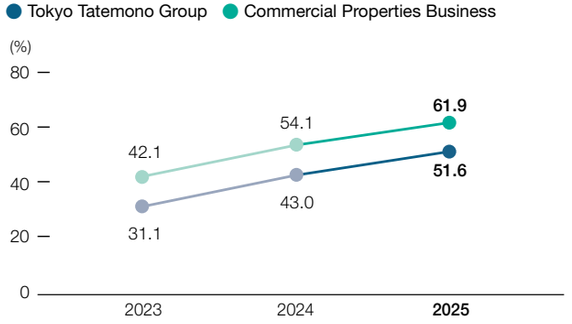


(Data) GHG (CO_2) Emissions (p.103)

Shift to Renewable Energy

Tokyo Tatemono has set the adoption of renewable energy as a process goal for achieving its medium- to long-term GHG emissions reduction targets. Across all businesses, we have set KPIs and targets of "Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050," and, in the Commercial Properties Business, "Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030," and progress is proceeding steadily.

Renewable energy (electricity) adoption rate



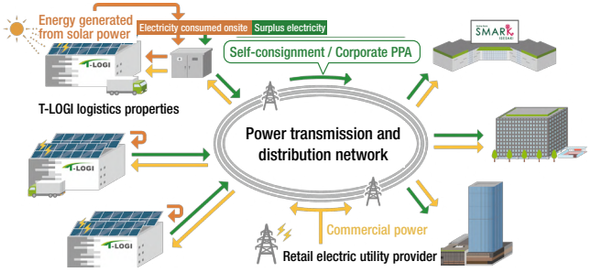
Generation and Use of Renewable Energy through Solar Power

Tokyo Tatemono is advancing various initiatives to generate and utilize 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 (onsite 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 onsite consumption. For surplus power, we utilize self-consignment and corporate PPAs to transmit electricity to commercial facilities and office buildings owned by Tokyo Tatemono, and are implementing and planning this initiative across multiple areas.

T-LOGI logistics facilities website (Only available in Japanese)

Overview of Onsite Consumption and Self-Consignment / Corporate PPA



We are also utilizing storage batteries to make better use of the renewable energy we generate. At the Tokyo Tatemono Hakata Building (Fukuoka-shi, Fukuoka Prefecture; completed in June 1985), renewable energy generated by solar panels installed on the rooftop of T-LOGI Fukuoka (Sue-machi, Kasuya-gun, Fukuoka Prefecture; completed in April 2022) is transmitted to the building; however, because electricity demand is lower on Saturdays, Sundays, and holidays, surplus renewable energy tends to occur, and this surplus power is stored in storage batteries installed at the building. Stored renewable energy is used to strengthen tenant BCP measures and reduce electricity consumption during peak usage times.

We are also working with other companies to generate renewable energy even in city centers, where electricity demand is especially high but production space is limited.

In 2024, AGC Inc.'s solar power-generating glass, SUNJOULE®, was installed on the canopy and glass panels of the step terrace at the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011). This makes it possible to maintain the utility of architectural glass while leveraging the previously untapped energy generation potential of those vertical surfaces. In 2024, this initiative was the first to be selected under the Ministry of the Environment's program to accelerate the adoption of building-integrated photovoltaics, specifically for integrations into windows, walls, and other architectural elements. In 2025, this building was also the first to be certified as a land-efficient PV-equipped structure under the JSA-S1024 standard,

Promoting a decarbonized society

which defines evaluation methods for the effective land use scores for buildings equipped with solar panels.

Tokyo Tatemono received the Encouragement Award in the Project Category of the NIKKEI Decarbonization Awards 2023, hosted by Nikkei Inc., for its “Efforts Toward Practical Decarbonization Solutions in Urban Centers.” Tokyo Tatemono was recognized for several key initiatives: fully utilizing large rooftops at its T-LOGI series of logistics properties to install the maximum possible number of solar panels, allowing the buildings to achieve “ZEB” status by effectively reducing net primary energy consumption to zero; and intentionally generating surplus electricity in excess of consumption to directly supply urban centers where renewable energy production is more difficult.

Going forward, we will continue accelerating the implementation of initiatives for generating and using renewable energy.

Promoting the Use of Renewable Energy through On-site Corporate PPAs

Tokyo Tatemono has implemented solar power generation at Brillia Shin-Yurigaoka (Kawasaki-shi, Kanagawa Prefecture; completed in April 2025) through the first on-site corporate PPA*1 model for the Brillia brand, with Tsunagu Network Communications Inc. serving as the PPA provider, supplying electricity to both private and common areas of the building. Power needs exceeding the capacity of solar generation are met using electricity considered to be from renewable sources*2 supplied through a high-voltage bulk power receiving system. This allows the building to effectively achieve 100% renewable energy usage. These mechanisms allow residents to use electricity without bearing the installation or maintenance costs of solar power systems, while also benefiting from lower base fees and electricity usage charges than standard individual contracts through the high-voltage bulk power receiving system.

*1 PPA (Power Purchase Agreement): A system in which electricity is generated by a solar power generation system and supplied for a fee. The solar power system is installed by a PPA provider who owns and manages solar power generation facilities on the roofs of buildings and idle land where solar power generation facilities can be installed.
*2 Electricity that incorporates environmental value and is backed by non-fossil certificates.

Promoting the Use of Renewable Energy through Off-site Corporate PPAs

Tokyo Tatemono has introduced an off-site corporate PPA*2 using geothermal power for the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011), Tokyo Tatemono Yaesu Sakura-dori Building (Chuo-ku, Tokyo; completed in November 1974), and Osaki Center Building (Shinagawa-ku, Tokyo; completed in March 2009), the first initiative of its kind in the real estate industry*1. Renewable energy generated at geothermal power plants owned by Kyuden Mirai Energy is supplied to the three buildings above through Nippon Steel Engineering, a retail electricity provider. This is expected to result in the receipt of approximately 900 MWh of electricity annually and achieve a reduction of approximately 360 tons of CO_2 per year.

*1 According to Kyuden Mirai Energy (as of May 2025).
*2 A contractual arrangement in which a renewable energy generator that owns the power source and a purchaser of electricity enter into a power purchase agreement at a pre-agreed price and for a specified period, and renewable energy is supplied via the transmission and distribution grid to a consumer located away from the generation site.

Switching to Electricity from Renewable Energy Sources

In our commercial properties and facilities as well as for-rent condominiums, we are working to switch to renewable energy. As part of this effort, we use power that has Non-fossil Fuel Certificates with Tracking. Provided by power companies, these certificates verify the environmental value of electricity generated from solar power, biomass, or the like.

In addition, since May 2016, we have been using the framework of Green Power Certificates to switch to 100% renewable energy sources for the electricity used in our Brillia condominium model rooms. In 2025, we utilized Green Power Certificates for approximately 0.72 million kWh of electricity.

Development of Mega Solar Business

Tokyo Fudosan Kanri, a Tokyo Tatemono Group company, has been involved in the mega solar business since 2012. Through this company, we are developing solar power plants mainly in the northern Kanto region. As of the end of FY2025, we had eight plants with a total power generation capacity of approximately 13 MW.

Promotion of Development of ZEB and ZEH

Tokyo Tatemono is currently moving forward with the set goal of developing ZEB and ZEH for, in principle, all newly constructed office buildings, logistics properties, for-sale condominiums, and for-rent condominiums.

In the Commercial Properties Business, Tokyo Tatemono has been a registered ZEB Leading Owner with the Sustainable Open Innovation Initiative (SII) since the year in which that initiative was established. As such, we are committed to helping promote ZEB.

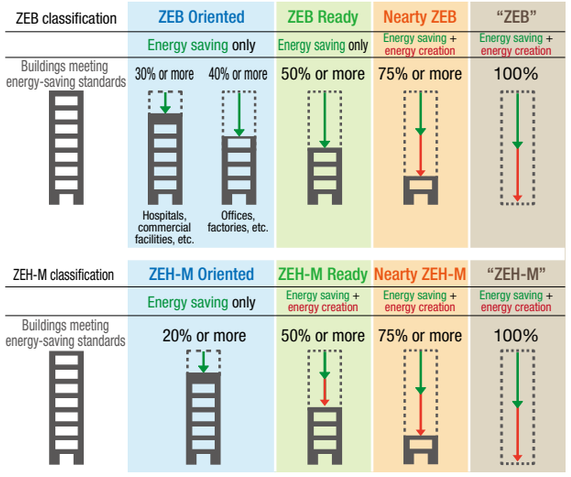
In the Residential Business, Tokyo Tatemono is actively involved in developing ZEH-M (ZEH condominiums), having been among the first to join the ZEH Developer Registration System established in May 2018.

In FY2025, we developed 17 ZEB/ZEH properties, including 1 top-level “ZEB” logistics properties, bringing our total number of ZEB/ZEH properties developed to 51.

Material Issue KPIs and Targets (p. 11)
External Evaluation and Certification Related to Environmental Friendliness (p. 49)

Promoting a decarbonized society

ZEB/ZEH Classifications



Major Achievements in ZEB/ZEH Development

2018	• Brillia Tsurumaki (completed in December 2019) became the first building in the Tokyo metropolitan area to be selected by the Ministry of Economy, Trade and Industry for the 2018 High-rise ZEH-M Demonstration Project (for buildings with 6 to 20 floors of residential use), and achieved ZEH-M Oriented status.
2019	• The office section of Hareza Tower (completed in May 2020) became the first high-rise mixed-use building to achieve ZEB (ZEB Ready) status. • Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (completed in September 2022) was selected by the Ministry of Economy, Trade and Industry for the 2019 Ultra High-rise ZEH-M Demonstration Project (for buildings with 21 floors or more of residential use), and achieved ZEH-M Oriented status.
2022	• Brillia Jiyugaoka (completed in May 2024) was selected by the Ministry of the Environment for the 2022 Mid- and High-rise ZEH-M Support Project, and achieved ZEH-M Oriented status.
2023	• Brillia Fukasawa Hatchome (completed in December 2024) was selected by the Ministry of Land, Infrastructure, Transport and Tourism for the 2023 Sustainable Building Leadership Project (Leadership in CO_2 Reduction), and became the first large-scale building in Japan to achieve "ZEH-M" status.
2024	• Brillia Kobe Old Foreign Settlement has been selected for the Ministry of the Environment's FY2024 High-Rise ZEH-M Support Project, and is being developed as ZEH-M Ready (scheduled for completion in October 2026).

Demonstration experiment on the comfort of ZEH-renovated dwelling units

Tokyo Tatemono, in collaboration with Keio University and YKK AP Inc., conducted a demonstration experiment at the large-scale rental apartment complex Brillia ist Shinonome Canal Court (Koto-ku, Tokyo; completed in March 2005) from August 2025 to February 2026 to scientifically verify the impact of renovations to ZEH standards on residents' comfort and health.

In the experiment, a "ZEH-renovated unit," in which environmental performance was improved to ZEH standards*1 using high-insulation windows and insulation materials, and a standard renovated unit without changes to insulation specifications were set up within the property. In addition to measuring indoor environmental conditions such as room temperature and electricity consumption, vital data such as blood pressure and pulse obtained from participants staying overnight in each unit for a certain period were compared.

Results showed that the ZEH-renovated unit maintained a stable thermal environment throughout the year, with suppressed increases in room temperature in summer and retained warmth in winter, and electricity consumption was reduced by more than 10%*2 in both summer and winter compared to the standard renovated unit. In addition, sleep efficiency and task performance also improved. Through these scientific verifications, we have demonstrated that ZEH renovations not only provide economic benefits such as reduced electricity costs, but also contribute to improved thermal environments and enhanced resident comfort and health. We will continue to promote the adoption of ZEH standards in existing properties.

*1 In this demonstration, "ZEH-renovated units" conform to the "ZEH Oriented" standard (meeting enhanced ZEH envelope performance criteria and achieving a reduction of at least 20% in primary energy consumption from the baseline, excluding renewable energy, etc.).
*2 Based on measurements from a single air conditioner installed in the living room.

Indoor environment measurement setup

Examples of ZEB/ZEH Development Initiatives ①

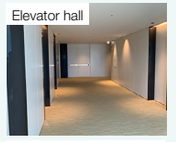
Hareza Tower achieved ZEB Ready status (Office Section)

▶▶ Achieved a 50% reduction in primary energy consumption

<Specific Initiatives>

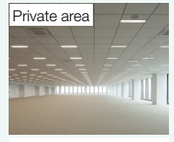
• Energy-saving Lighting

The interior lighting of offices was set at 500 lx, which is lower than usual. However, rather than simply reducing the illumination level, it was designed so that there would not be any negative impact on the brightness of spaces through such means as the use of carpet tiles with high light reflectance and the creation of differences in illumination level and color temperature between common areas and private areas.



Illuminance: 100-150 lx
Color temperature: 3,000 K

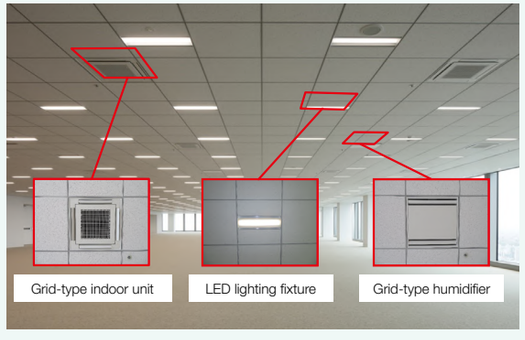
Illuminance: 150-200 lx
Color temperature: 3,000 K



Illuminance: 500 lx
Color temperature: 4,000 K

• Energy-saving Air Conditioning

Grid-type air conditioners and grid-type humidifiers developed with the manufacturer were used, reducing air distribution energy compared to conventional concealed-type air conditioners.
In addition, a system was employed using sensor data, including for outdoor air temperature and the difference between the indoor temperature and set temperature, to enable highly efficient and optimal operational control of air conditioners.



Examples of ZEB/ZEH Development Initiatives ②

Brillia Fukasawa Hatchome achieved "ZEH-M" status

▶▶ **Achieved a 101% reduction in primary energy consumption**

<Specific Initiatives>

• High-insulation specifications

In addition to high-performance insulation materials, all windows in every unit were fitted with aluminum-resin composite sash frames and Low-E glass filled with argon gas, achieving Thermal Insulation Performance Grade 6, which exceeds the ZEH requirement (Thermal Insulation Performance Grade 5), across all units.*

*Some units achieved Grade 7, the highest rating.

• Energy saving and energy creation

Fuel cell "Ene-Farm" systems have been installed in all units, along with high-efficiency energy-saving equipment such as total heat exchangers, LED lighting, and water-saving faucets. 336 solar panels were also installed across the entire rooftop to supply renewable energy to both individual units and common areas. As a result, the building achieved a 101% reduction in primary energy consumption, and was completed as Japan's first large-scale development in which all units meet both "ZEH" and "ZEH-M" standards.

*In the category of large-scale buildings (total floor area of 2,000 m^2 or more) under the Building Energy Efficiency Act, this was the earliest to be completed (i.e., construction of the building was finished).

Solar panels installed across the entire rooftop

Brillia Fukasawa Hatchome (exterior)

TOPICS

Brillia Fukasawa Hatchome received the Better Living Chairman's Award at the 2nd SDGs Housing Awards

Brillia Fukasawa Hatchome (Setagaya-ku, Tokyo; completed in December 2024) 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), in 2026. 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 lifecycle, 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. In addition, the property was also recognized for its multifaceted environmental initiatives, including the introduction of V2H (vehicle to home)*1, the reuse of materials from existing buildings and their use in art, and the collection of used cooking oil, which is attracting attention for its use in SAF*2 (aviation fuel), as well as for establishing mechanisms that help raise environmental awareness in residents.

*1 V2H (Vehicle to Home) is a system that uses electricity stored in electric vehicle batteries as a household power source. It can also be used as an emergency power source in the event of a disaster.
*2 SAF (Sustainable Aviation Fuel) is an aviation fuel produced from materials such as used cooking oil and biomass, and compared with conventional jet fuel made from fossil fuels, it contributes to reducing CO_2 emissions across the entire lifecycle, from production to combustion.

Awards related to ZEB and ZEH development

TOPICS: Winner of the Ministry of the Environment's FY2025 Climate Change Action Awards (p. 39)

Other Initiatives to Reduce GHG Emissions

Adoption and Upgrading of Energy-saving Equipment and Devices

In our long-term office buildings and for-rent condominiums, we are actively adopting and upgrading energy-saving equipment and devices. As of the end of FY2025, the conversion to LED lighting has already been implemented or is in the process of being implemented at all long-term buildings. We have set a short-term target of reducing our energy consumption intensity by 1% each year on a five-year moving average basis, and are working to conserve energy and reduce our environmental impact. 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 eleven consecutive years since fiscal 2016.

Energy Management System Implementation

In order to promote efficient energy use in office buildings and for-sale condominiums, we are promoting the installation of energy management systems that enable real-time monitoring of energy use within these buildings.

Energy Management System Implementation

Building type	Type of energy management system	Major properties with installed systems
Office buildings	BEMS	• Shinjuku Center Building (Shinjuku-ku, Tokyo; completed in October 1979) • Tokyo Square Garden (Chuo-ku, Tokyo, completed in March 2013) • The Otemachi Tower (Chiyoda-ku, Tokyo, completed in April 2014) • Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)
For-sale condominiums	HEMS	• Brillia Tsurumaki (Setagaya-ku, Tokyo; completed in December 2019) • Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (Tama-shi, Tokyo; completed in September 2022) • Brillia Jiyugaoka (Setagaya-ku, Tokyo; completed in May 2024) • Brillia Fukasawa Hatchome (Setagaya-ku, Tokyo; completed in December 2024)

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Adoption of Smart Meters, etc.

Smart meters are installed, in principle, at all for-sale condominiums we develop.

We are also moving forward with the installation of electricity meters capable of remote meter reading in the office buildings, etc. we develop.

Promotion of Use of Wood Materials

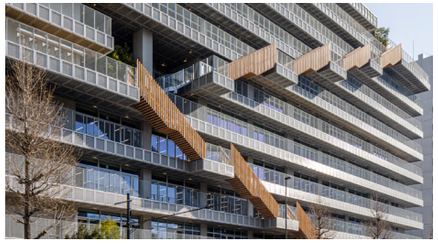
Wood not only absorbs CO_2 and stores (fixes) carbon, it also requires less energy than steel and reinforced concrete during manufacturing, processing, and construction, which helps curb CO_2 emissions. It is also a recyclable resource that can be reused as building materials after buildings are demolished.

Tokyo Tatemono believes it is important to utilize wood appropriately, as it helps to address the Group's material issues of promoting a decarbonized society and promoting a recycling-oriented society.

With promoting the use of wood materials as one of our KPIs and targets, for long-term office buildings and for-sale and for-rent condominiums, we aim to use domestic and certified timber for interiors and furnishings in the common areas of all new office buildings and for-sale and for-rent condominiums by FY2030.

At Ave. Takanawa (Minato-ku, Tokyo, completed in January 2026), domestically sourced timber is used for the handrails and soffit louvers of the symbolic grand staircase connecting each floor through the outdoor space. In addition, this property uses 0.001 m^3 of timber per 1 m^2 of floor area and has received a ★Certification under the Minato Model Carbon Dioxide Fixation Certification Program.

At Brillia ist Shin-Okachimachi (Taito-ku, Tokyo; completed in February 2025), domestic Japanese cypress is used for louvers in the entrance hall, and solid wood tables made from domestic timber are installed in the shared work lounge, showcasing our active use of domestic wood materials. In addition, the work lounge features a wide range of environmentally conscious materials in its furniture and interior finishes, including desks made from plastic processed into panels from ocean waste and sound-absorbing boards made from recycled felt produced from discarded clothing in Japan, alongside the use of wood materials.



Ave. Takanawa Grand Staircase

Brillia ist Shin-Okachimachi Work Lounge

Development of wooden condominiums for rent

As another KPI and target for promoting the use of wood materials, we aim to develop condominiums for sale or rent that use wood for major structural components by FY2026.

In March 2026, Brillia ist Senzokuike no Mori (Ota-ku, Tokyo; completed in March 2026), a property covered by this target, was completed. This property is Tokyo Tatemono's first wooden rental apartment building*1, with timber used for the main structural components, and has been selected for the FY2024 Program to Promote the Development of High-Quality Wooden Buildings*2, in recognition of its scale and significant carbon storage effects. In addition, natural wood materials are used for interior finishes in common areas such as the entrance hall and elevator hall, as well as for flooring and fittings in some dwelling units. The total volume of wood used for this property's structural members and interior and exterior finishing materials is 503.02 m^3 (structural members: 491.96 m^3; finishing materials: 11.06 m^3). Compared with a reinforced concrete building of similar scale, this results in a reduction of 309 t-CO_2 in upfront carbon and a carbon storage amount of 538 t-CO_2.

*1 Partially reinforced concrete construction.
*2 A Ministry of Land, Infrastructure, Transport and Tourism program that supports projects incorporating innovative wood-based design and construction technologies, or facilitating the wider adoption of mid- to large-scale wooden buildings with expected carbon storage benefits.

Brillia ist Senzokuike no Mori (exterior)

Adoption of Internal Carbon Pricing System

Tokyo Tatemono has introduced an internal carbon pricing system, which works by converting CO_2 emissions into monetary values to visualize the impact of the CO_2 emitted through our operations and the effects of energy-saving measures and the shift to renewable energy. We will estimate the additional costs associated with the introduction of carbon pricing in Japan and, by visualizing CO_2 emissions as economic costs, accelerate various initiatives to promote a decarbonized society.

Collaboration and Co-creation with Stakeholders on GHG Emissions Reduction

Communicating with Tenants/Occupants

As part of our KPIs and targets for collaboration and co-creation with customers, for long-term buildings, we aim to communicate with tenants about sustainability at least four times a year, and for condominiums for sale or rent, we aim to communicate with residents and plan and implement sustainability measures.

In the Commercial Properties Business, we hold SDGs promotion meetings in cooperation with tenants every year, sharing information on and discussing general sustainability issues such as energy-saving measures, switching to renewable energy, and waste separation and recycling. We also introduce tenants' energy-saving efforts and explain the Tokyo Tatemono Group's energy-saving activities and GHG emissions reduction targets, promoting the advancement of activities to reduce both our own and our tenants' environmental impact.

Adoption of Green Lease Provisions

We are promoting the adoption of green lease clauses in the lease agreements we conclude with tenants and residents of the buildings and for-rent condominiums owned and managed by Tokyo Tatemono, and are working with tenants and residents to reduce their environmental impact through energy conservation and waste reduction. As of the end of fiscal 2025, the adoption rate of green lease clauses is approximately 32% of the total floor area of all properties owned by Tokyo Tatemono.

Visualization of Energy Consumption

By visually displaying the consumption of electricity and other forms of energy, we aim to enhance the shared awareness of environmental considerations between tenants and building management companies.

Examples of Energy Consumption Visualization

Tokyo Tatemono Yaesu Building, Empire Building	• Introduction of a system for visualizing electricity usage Provides tenants with graphical data on electricity consumption by year, month, and day, as well as comparisons with the previous year.
Shijo-Karasuma FT Square	• Visualization of Energy Consumption Daily energy consumption (electricity, gas, and water) for the building is displayed on monitors in the common areas.
Tokyo Square Garden	• Providing a Visual Display of Air Conditioner Settings and Energy Consumption We issue individual accounts to each tenant and provide a web service that allows them to view and adjust their air conditioning schedules and indoor temperatures, as well as monitor air conditioning heat load, electricity consumption, and CO_2 emissions.

Demonstration Project for the Creation of Voluntary Credits

Tokyo Tatemono, iforest Inc., Yamaha Motor Co., Ltd., Biome Inc., the Natural Capital Credit Consortium (NCCC), and the Urban Institute of Kyushu University (Kyushu UI) are working to calculate CO2 absorption and fixation volumes, quantify information related to biodiversity, and create carbon credits based on these efforts in forests located in the Tama region of Tokyo.

In this demonstration project, we have combined data from Yamaha Motor Co., Ltd. that recreates the current state of forest resources, big data on species distribution and on-site survey data held by Biome Inc., and satellite data analysis technology from Kyushu UI to calculate CO_2 absorption and fixation volumes and quantify biodiversity information based on scientific evidence. Through these efforts, we have aimed to establish a methodology for creating carbon credits using this information and to have them certified and issued by the NCCC. In March 2026, credits based on this method were certified and issued by the NCCC for the first time. Going forward, Tokyo Tatemono will continue to promote the creation of new relationships between cities and forests and the circulation of environmental value through co-creation with diverse stakeholders.

Implementation of Demand Response Using EVs and EV Stations

We are conducting joint research with Professor Hiroto Takaguchi of Waseda University on implementing demand response using electric vehicles (EVs) and EV stations. This study aims to decarbonize and strengthen the resilience of existing buildings by developing a system in which EVs (electric vehicles) function as storage batteries that help mitigate demand spikes when connected to renewable energy sources during normal times, and serve as emergency power sources in the event of a disaster. As part of this initiative, an EV station has been installed at the Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011), where demonstration testing is being conducted to identify technical and societal challenges.

System Configuration of the EV Demonstration Experiment