Promoting a Recycling-oriented Society

Policy and Concept

As pollution of the air, soil, and water caused by waste and hazardous substances and the depletion of natural resources are issues shared by all of society, there is an increasing need to reduce the generation of waste and hazardous substances in business activities and to use natural resources effectively.

The Tokyo Tatemono Group Environmental Policy includes a call for 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, and have also established KPIs and targets related to waste in order to address the resolution of this issue through our business activities. We are striving to reduce our environmental impact through our businesses and contribute to creating 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.

Item	Scope of coverage	KPI and targets
Reduction of waste emissions	Long-term buildings*	By FY2030, 20% reduction in the rate of waste emissions intensity compared with FY2019
Waste recycling promotion	Long-term buildings*	By FY2030, achieve a waste recycling rate of 90%

* Our long-term buildings and commercial facilities for which we have substantial energy management authority and for which we have submitted a written plan for waste reuse and reduction.

Material Issue KPIs and Targets (p. 11)
Environmental Management (p. 28)
(Data) Waste Emissions and Recycling Amount / Recycling Rate (p. 105)

Waste Reduction Initiatives

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 FY2025, waste emissions intensity was 5.3t per 1,000 m³, achieving a reduction of 28.4% (compared to FY2019).

Introduction of a Centralized Waste Management System

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

Collaboration and Co-creation with Customers in Waste Reduction

The Tokyo Tatemono Group carries out a range of initiatives aimed at reducing waste through collaboration and co-creation with the tenants of the office buildings owned and operated by Tokyo Tatemono as well as the residents of Tokyo Tatemono's for-sale and for-rent condominiums, such as promoting the 3Rs (Reduce, Reuse, and Recycle). In the Commercial Properties Business, together with Mizuho Financial Group, Inc., which is headquartered in Otemachi Tower (Chiyoda-ku, Tokyo; completed in April 2014), we are promoting the creation of a "zero-waste office" aimed at achieving a 100% waste recycling rate in the office areas of the building. In 2025, we launched a reusable cup service provided by Mitsui Chemicals, Inc. as a demonstration experiment for Mizuho Financial Group's in-office café and some restaurant tenants in Otemachi Tower. By collecting and washing used cups and reusing them for beverage service, we expect to reduce waste by approximately 100 kg over a six-month period. In addition, the reusable cups are made from polypropylene derived from biomass naphtha*1, which can reduce greenhouse gas (GHG) emissions by approximately 60% compared with petroleum-derived polypropylene, thereby contributing to the promotion of a decarbonized society.

In 2024, the Residential Business launched the Waste Not Life Project as a waste reduction initiative at condominiums developed by Tokyo Tatemono. By the end of 2025, the project had been implemented at 15 properties*2, and we plan to expand it further, taking into account factors such as property size and other characteristics.

*1 A hydrocarbon produced from renewable biological resources such as plants, with properties equivalent to those of petroleum-derived naphtha.
*2 Implementation may vary depending on property size and other factors. For properties already sold, adoption is considered in consultation with the management association.

Example Initiatives from the Waste Not Life Project

Collection of Waste Cooking Oil

We collect waste cooking oil because, when properly processed, it can be recycled into fertilizer, feed, soap, and SAF (aviation fuel). We place collection boxes in condominium common areas, a method that minimizes the burden for residents.

Waste oil collection box (Brillia Shin-Yurigaoka)

Collection of Clothing and Miscellaneous Goods

In order to reuse unwanted clothing, toys, and other miscellaneous items, PASSTO—a service provided by ECOMMIT Co., Ltd. that streamlines the collection, sorting, and redistribution of unwanted items—was instituted in condominium common areas. The collected unwanted items are redistributed as gently-used goods in Japan and overseas by ECOMMIT. Those that can't be reused due to damage, etc. are recycled through recycling partners.

PASSTO collection boxes

GOMMY, a Garbage Disposal Area That People Will Enjoy Using

Many residents raise concerns about waste separation and sanitation. Believing that changing the trash area could also change attitudes, we redesigned the space with warm lighting similar to that in living areas, extensive use of pictograms, and English and other signage to create an environment that is easy for anyone to use.

Example GOMMY disposal area (Brillia Jiyugaoka)

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Other Examples of Waste Reduction Initiatives with Customers

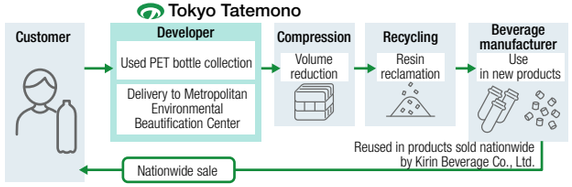
SDGs Promotion Meetings
Engaging in Information Sharing and Opinion Exchange on Overall Sustainability, Including Waste Separation and Recycling, with Tenants (P. 00)

Recycling Waste Materials

At the office buildings owned and managed by Tokyo Tatemono, we are conducting various demonstration experiments and trials aimed at recycling and reusing waste. By actually putting waste recycling into practice, we strive to not only reduce waste but also foster and increase recycling awareness among our employees and tenants. In FY2025, we achieved a waste recycling rate of 63.3%.

In 2023, we launched a bottle-to-bottle initiative in cooperation with Kirin Beverage Company, Ltd., a domestic beverage manufacturer, to collect used PET bottles and recycle them into new PET bottles. In Japan, once PET bottles are recycled into something other than a PET bottle, it is technically difficult to recycle them back into PET bottles. Waste and other foreign matter in collected used PET bottles also hinder bottle-to-bottle implementation. As a result, the stable supply of used PET bottles with low levels of contamination suitable for recycling is a pressing issue. Through this initiative, we created a resource recycling scheme in which recycling bins are placed in Nakano Central Park (Nakano-ku, Tokyo; completed in May 2012), where the Kirin Group has its headquarters, to collect used PET bottles. These bottles then undergo intermediate processing to make them suitable for use as a recyclable resource. They are then recycled into new PET bottles that are used for products sold by Kirin Beverage throughout Japan, thereby reducing plastic waste. In the future, we plan to expand the scope of this initiative, placing recycling bins in additional buildings and facilities owned by Tokyo Tatemono.

Process of PET Bottle Collection, Recycling and Transformation to Commercial Products



Initiatives to Recycle Waste at Individual Office Buildings

Property name	Details of initiatives
Tokyo Tatemono Yaesu Building, others	Established a resource circulation scheme by collecting used and mixed paper, recycling it into toilet paper at a paper factory, and purchasing the recycled toilet paper for use in building restrooms.
Shinjuku Center Building	Conducted a demonstration experiment in which organic waste generated and incinerated at the office building is converted into fuel
Otemachi Tower	Food scraps and kitchen waste generated by restaurant tenants are collected and recycled as compost at a recycling center
Tokyo Square Garden	Conducted a demonstration experiment for recycling waste plastic in which PET bottles and other plastic waste from tenants' offices were sorted and processed into pellets for use as a raw material for new plastic office supplies

Reconditioning and Reuse of Storage Batteries

At Nakano Central Park East (Nakano-ku, Tokyo; completed in March 2012), which is managed by Tokyo Tatemono, storage batteries installed for emergency lighting were replaced in 2025 with batteries that can be reconditioned and reused, and this process will begin in 2031. Normally, storage batteries need to be replaced at regular intervals due to capacity degradation with use; however, this initiative enables reuse by restoring the capacity of degraded batteries through chemical reactions. In the future, we plan to expand this initiative to other buildings owned by Tokyo Tatemono, contributing not only to the reduction of waste but also to the reduction of CO_2 emissions during manufacturing.

Reduction of Food Loss

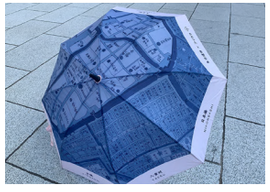
At Hareza Tower (Toshima-ku, Tokyo; completed in May 2020) and Tokyo Tatemono Brillia HALL (Toshima-ku, Tokyo; completed in April 2019), emergency food supplies kept as disaster preparedness stockpiles that are nearing their expiration dates are donated to the FOOD LOSS RE:BORN CENTER as part of efforts to reduce food loss.

Using Reusable Bottles to Eliminate the Use of Paper Cups

Tokyo Tatemono is reducing paper cup waste across the entire company, including branch offices, by promoting the use of reusable bottles. In 2022, we conducted a demonstration experiment in collaboration with Thermos K.K., Panasonic Corporation, Apex Corporation, and Ajinomoto AGF, Inc. targeting approximately 300 of our employees working on the 7th floor of the Tokyo Tatemono Yaesu Building, and achieved a reduction of about 50 kg of paper cup waste over two months, which is equivalent to approximately 300 kg annually. In response, we distributed reusable bottles to all officers and employees working at Tokyo Tatemono and promoted their use throughout the Company, resulting in an annual reduction of approximately 766 kg of paper cup waste at our headquarters.

Use of Umbrella Sharing Service

We are participating in the 2030 Zero Disposable Umbrella Project for Buildings, led by Nature Innovation Group Co., Ltd., which operates the umbrella sharing service Aikasa with the goal of eliminating disposable umbrellas in Japan. As part of this initiative, we are in the process of installing Aikasa in office buildings owned and operated by Tokyo Tatemono. In addition to offering the convenience of being prepared for sudden rain, the project helps reduce the use of disposable umbrellas and contributes to reducing resource waste and CO_2 emissions during production.



Aikasa (a collaborative design by the Tokyo Station City Management Council and Tokyo Tatemono)

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Recycling Valuable Materials from Waste

Tokyo Fudosan Kanri previously disposed of waste generated by move-in construction, restoration, and facility renewal work as construction industry waste. Now, however, materials primarily made of metal, such as steel partitions, OA floors, lighting fixtures, air conditioners, electric wires, cables, piping, and ducts, are sold by the company to recyclers as valuable materials*, after which they are dismantled and sorted for reuse in new products.

* Items with a net value of ¥1 or more after subtracting the cost of recycling from the sales price of the item. These materials include air conditioners, steel products, etc.

Control and Proper Management of Hazardous Substances

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

Tokyo Tatemono appropriately manages air pollutants emitted from our businesses in accordance with the law. 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.

(Data) Hazardous Substance Emissions (p. 105)

Measures Against Volatile Organic Compounds (VOC)

To protect the health of its tenants, we have established our own formaldehyde control standards in addition to the requirements of the Building Standards Act. In accordance with these standards, we prohibit the use of formaldehyde-emitting products, one of the primary causes of sick building syndrome, in new buildings, and measure formaldehyde concentrations to verify the safety of indoor environments.

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

In addition, when demolishing buildings in which the use of asbestos has been confirmed, we comply with applicable laws and regulations and implement appropriate measures to prevent the dispersion of asbestos.

(Data) Hazardous Substance Emissions (p. 105)

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 destroy the fluorocarbons recovered from air conditioning units. In some buildings, we also reclaim fluorocarbons to further reduce environmental impact.

Proper Processing of Polychlorinated Biphenyls (PCBs)

Tokyo Tatemono ensures that electronic devices containing PCBs, such as transformers, capacitors, and stabilizers, that are no longer in use in our buildings are properly disposed of by specialized waste disposal companies.

(Data) Hazardous Substance Emissions (p. 105)

TOPICS

Policy for Promoting the Reuse of Air Conditioning Refrigerants

In 2025, Tokyo Tatemono established a policy to recover and reuse refrigerants used in air conditioning equipment and other systems at long-term properties instead of disposing of them during equipment replacement.

While the transition to new refrigerants with lower environmental impact is progressing, international regulations on fluorocarbons are becoming stricter, and production and import volumes are being gradually restricted, raising concerns about future shortages of virgin refrigerants. In addition, large volumes of refrigerant are expected to be recovered from existing air conditioning equipment as it is replaced, meaning that securing refrigerant supply and ensuring proper recovery and processing are simultaneous challenges during this transitional period.

During this transition, the reuse of refrigerants is essential to ensure the stable operation of air conditioning systems and to maintain social infrastructure. The reuse of refrigerants contributes to resource conservation and the realization of a recycling-oriented society, while also helping to reduce GHG emissions by lowering the environmental impact associated with the production of new refrigerants and reducing the risk of atmospheric release through proper recovery and management.

At 18 office buildings owned by Tokyo Tatemono where fluorocarbon refrigerants are primarily used in air conditioning systems, it is estimated that approximately 35 t-CO_2 of GHG emissions could be reduced if all recovered refrigerants are reused. Going forward, we will also consider using reclaimed refrigerant as makeup refrigerant.