

Environmental Initiatives

Policy and System for Environmental Initiatives

Policy and Concepts

Tokyo Tatemono Group has formulated the Group Environmental Policy to contribute in building a sustainable society through business activities that consider the environment.

Creating a pleasant city and living with greenery

We will create a rich and comfortable environment for 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 in 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

System

Tokyo Tatemono Group has built a management system that matches the characteristics of each business, an office buildings business that engages in the construction and management of buildings, and a development business that engages in the development of the Brillia brand and other

housing under the Group Environmental Policy. In other businesses and Group companies, business is conducted considering the environment by formulating environmental guidelines for each business based on the Group Environmental Policy.

Environmental Promotion Structure



Environmental Management of Office Buildings

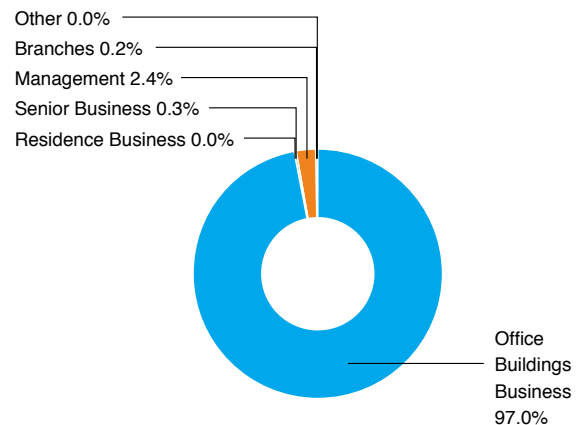
In the business activities of Tokyo Tatemono, the Office Buildings Business that operates and manages office buildings (commercial) uses the most energy. The ratio of energy use makes up 97.0% of Tokyo Tatemono (calculation based on the Energy Conservation Act*). Therefore, reducing the amount of energy used in the Office Buildings Business largely contributes to the reduction of the total amount of energy use at Tokyo Tatemono.

In the Office Buildings Department, we have formulated an environmental execution plan based on a high awareness of energy conservation with consideration to the issue of climate change and strive daily in energy-saving activities. We actively adopt environmental energy-saving technologies in the development of new buildings for the purpose of building environmentally-friendly buildings praised by society. In existing buildings, we promote energy savings from an operational perspective in addition to systematically updating energy-saving equipment. Moreover, in the reduction of energy consumption, we have defined unit consumption based on floor area as an indicator and set 1% unit reduction every year on average

over five years as a target in accordance with the Act on the Rational Use of Energy.

*Act on the Rational Use of Energy

Ratio of Energy Use at Tokyo Tatemono by Business



Environmental Execution Plan

Field of Initiative	Description of Initiative
1. Energy savings through development	When formulating plans for new buildings, we carefully consider the matching, cost, and appeal with the characteristics of a property to incorporate environmental energy-saving technologies in design specifications (rooftop greening, reuse of rain water, visualization of tenant's energy usage, etc.) →Results in Climate Change P.15 ● CASBEE® ¹ : Target values for self-assessment of new construction <ul style="list-style-type: none"> · Large-scale properties that use urban development systems, etc.: S-rank · Other than above: A-rank <ul style="list-style-type: none"> ● PAL* Reduction rate - ERR - BEI target values^{2-3,4} · If using the Tokyo urban development system: Stage in accordance with the system usage policy
2. Energy savings through renewal	Update of equipment related to energy savings (Transition to LED lighting, update of equipment to high-efficiency heat pumps, etc.) →Results in Climate Change P.15
3. Energy savings through operational improvements	(1) Manage energy each month by introducing energy management systems (2) Comprehensively manage the air-conditioning temperature in common areas (3) Use BEMS ⁵ at offices that have implemented BEMS (4) Share information to realize management that leads to maximum design performance (5) Analyze and review the energy usage status of the previous year (6) Execute energy diagnostics through external institutions →Results in Climate Change P.15
4. Awareness of environmental investment value and the amount of energy savings	Use a construction history management system to aggregate investment value and energy savings every year
5. Cooperation with tenants	(1) Save power in summer and winter seasons (2) Distribute informational power saving pamphlets (3) Regularly distribute information about the environment and energy (4) Hold an energy-saving promotion conference once a year at offices that are part of the total reduction policy →Results in Climate Change P.15
6. Promotion of recycling waste	(1) Adopt recycle and reuse products (2) Maintain a recycling rate through comprehensive management and the provisions of bins to separate garbage (3) Consider new recycling methods (4) Regularly inspect treatment plants (5) Hold conferences to promote the separation of garbage with tenants →Results in Waste and Hazardous Substance Management P.20
7. Measures to prevent global warming	(1) Reduce the amount of CO ₂ emissions (2) Consider power with a low CO ₂ emissions factor →Climate Change P.15 (3) Proper management and processing of air-conditioning fluorocarbons →Results in Waste and Hazardous Substance Management P.20

*1 CASBEE®: A system to comprehensively evaluate the quality of buildings not limited to just energy savings or the use of building materials that have a lower environmental impact but also consider the comfort and view of rooms. Registered trademark of the Institute for Building Environment and Energy Conservation. www.ibec.or.jp/CASBEE/english/

2 Perimeter Annual Load (PAL) Reduction rate: Index for the amount of reduction in the thermal load that is possible from the building exterior to the inside of buildings. PAL illustrates the thermal insulation and heat thermal performance. Higher performance is indicated by a higher value.

*3 Energy Reduction Ratio (ERR): Energy reduction rate of all equipment systems. ERR indicates the energy-saving performance of equipment. Higher performance is indicated by a higher value.

*4 Building Energy Index (BEI): Index to evaluate primary energy consumption for five equipment categories -- air conditioning, ventilation, hot water supply, lighting, and elevators. Lower energy consumption in the design is indicated by a lower value.

*5 Building Management System (BEMS): Building energy management system.

Environmental Management in the Residence Business

In the Residential Development Department, we are formulating Environmentally Conscious Housing Guideline that systematized our environmental measures to promote considerations toward the environment and improve the brand value of Brillia. We design individual properties based

on these guidelines for residential development and strive to reduce the environmental impact. These guidelines continue to be revised according to social changes and technological advancements.

Brillia Environmentally Conscious Housing Guideline

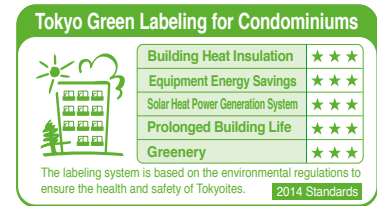
● Three Concepts Underlying All Things

Condominiums are diverse in size, life of the building, and the materials used, which have a large impact on the environment and a wide range of distinct countermeasures. Therefore, we have put in place three concepts to Think Green, Think Lifestyle, and Think Future to incorporate in the entire Brillia series.

- I Think Green — Green & Cool residential spaces filled with greenery:** Setting up green spaces acts as a heat island countermeasure and brings about a rich natural environment friendly to the ecosystem.
- II Think Lifestyle — Introduction of high-efficiency green residential equipment:** High-efficiency equipment comfortably saves energy and contributes to disaster prevention in case of an emergency.
- III Think Future — Eco Life Cycle Improvement Plan for Energy and Greenery:** Resident participation in operation and management as well as community development will continue in a cycle with concepts I and II.

● Ratings for Environmental Performance

Level 1 and Level 2 have been set as two levels for environmental performance to objectively judge at what level a condominium satisfies environmental performance. Each level is equivalent to housing performance evaluation systems and evaluated by acquiring CASBEE® and the Tokyo Green Labeling System for Condominiums. We also put in place optional specifications for even greater consideration toward the environment.



Supply Chain Initiatives

The Tokyo Tatemono Group actively incorporates environmentally-friendly technology and ideas into its products and services in every stage of its business

activities in accordance with the Group Environmental Policy, and it strives to save resources and use materials that reduce the environmental impact.

Highly Evaluated by the World's Benchmark in Real Estate

Tokyo Tatemono has been highly evaluated by the Global Real Estate Sustainability Benchmark (GRESB)*, which is a benchmark to evaluate efforts in environmental, social, and governance (ESG) performance of real estate centers, with the highest honor of the "Green Star" for two consecutive years. We also earned the high praise of "5 stars" (out of 5 stars) in the GRESB Real Estate Rating that provides a comparative assessment based on a comprehensive score that was introduced in 2016.

*Global Real Estate Sustainability Benchmark (GRESB): ESG benchmark that specializes in real estate established through European superannuation funds and other financing. www.gresb.com/









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Acquisition of DBJ Green Building Certification Certifying Environmental and Social Awareness

Currently six properties from offices to commercial buildings owned and managed by Tokyo Tatemono have acquired the DBJ Green Building Certification and received high praise. The DBJ Green Building Certification is a system established by the Development Bank of Japan to evaluate initiatives for environmental and social awareness of real estates. The certification is ranked* from One Star to Five Stars based on a comprehensive score from five perspectives of environmental performance in the building, comfortability of tenants, risk management, consideration for the surrounding environment and community, and collaboration with stakeholders. Tokyo Tatemono will continue to respond to social requests related to real estate from its stakeholders, respond to the diversification of tenant's needs, and develop real estate considering the environmental and social impact.

Properties Certified by the DBJ Green Building Certification

Name (Location)	Rank
"Nakano Central Park (East/South)" (Nakano, Nakano-ku, Tokyo)	2016 
"Tokyo Square Garden" (Kyobashi, Chuo-ku, Tokyo)	2016 
"Otemachi Tower" (Otemachi, Chiyoda-ku, Tokyo)	2016 
"Tokyo Tatemono Nihonbashi Building" (Nihonbashi, Chuo-ku, Tokyo)	2016 
"SMARK" (Isesaki, Gunma)	2016 
"Apartments Tower Kachidoki" (Kachidoki, Chuo-ku, Tokyo)	2016 

*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

For more information about the DBJ Green Building Certification, see:
www.dbj.jp/service/finance/g_building/index.html

Climate Change

Policy, Concept, and System

As demand for initiatives toward the realization of a low-carbon society with consent to limit the average temperature rise worldwide to 2°C in the Paris Agreement, efforts to reduce greenhouse gases are indispensable not only in the real estate industry but also property holdings and business activities. Moreover, preparing for the effects of climate change is vital because an increase in natural disasters such as wind and flood damage due to climate change has a dramatic impact on society while at the same time having the potential to impact real estate such as lowering the value.

The Tokyo Tatemono Group raises the **climate change prevention that leads to community** as one aspect in the Group Environmental Policy to work in developing real estate with superior environmental performance, such as energy-saving equipment, while simultaneously advancing the development of real estate resistant to natural disasters such as wind and flood damage.

→Policy and System for Environmental Initiatives **P.11**

Indicators and Results

The Office Buildings Business that operates and manages office (commercial) buildings uses the most energy in the business activities of Tokyo Tatemono, and the ratio of energy use makes up 97.0% of the energy used by Tokyo Tatemono (calculated based on the Act on the Rational Use of Energy). Therefore, reducing the amount of energy used in the Office Buildings Business largely contributes to the reduction of energy use of Tokyo Tatemono as a whole and the reduction of greenhouse gas (GHG) emissions. We have defined unit consumption based on floor area as an indicator for the reduction of energy use and set 1% unit reduction every year on average over five years as a target in accordance with the Act on the Rational Use of Energy. In FY2016, we reduced the amount of energy we used as well as our GHG emissions in addition to lowering our unit consumption of energy use by introducing LED lighting together with renovations of large-scale commercial facilities as well as selling office buildings with low energy efficiency. The unit load of GHG emissions increased due to a dramatic rise in the emission factors of some power companies, but we check the CO₂ emissions factors of power companies at all Tokyo Tatemono properties to conduct reviews, such as whether to switch to power companies with a low CO₂ emission factor as necessary.

● Collection Period

- April to the following March each year

● Collection Scope

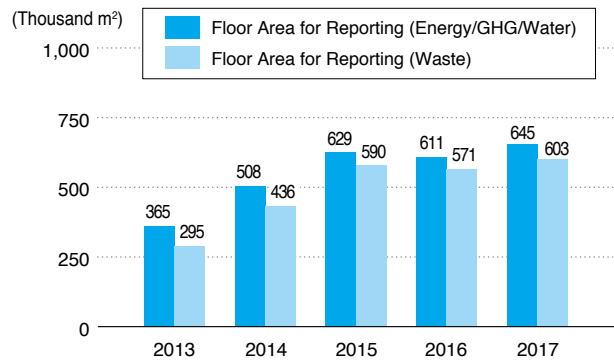
- Facilities required to provide notification under the Act on the Rational Use of Energy

*The floor area of buildings for reporting changes each year.

● Collection Targets

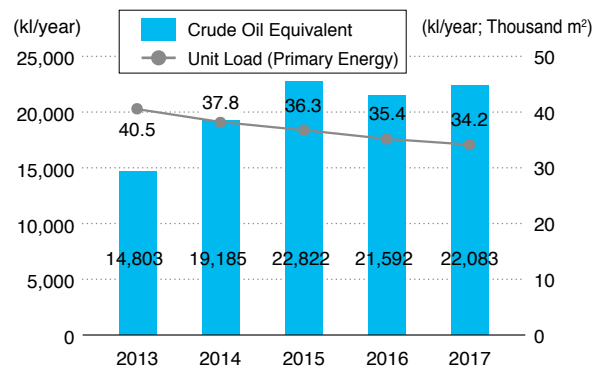
- Amount of energy use and unit consumption
- Amount of GHG emissions and unit rate

Trends of Floor Area for Reporting (Standard Unit Load) (revised June 2018)

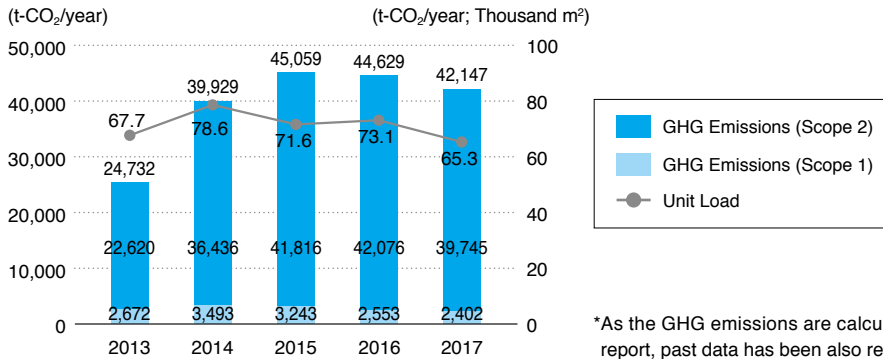


*The unit load is calculated by adding the occupation rate to the floor area of the building for reporting.
The floor area of the building for reporting changes each year.

Trends in the Amount of Energy Use (revised June 2018)



Trends in GHG Emissions (revised June 2018)



*As the GHG emissions are calculated using the market-base since the FY2017 report, past data has been also revised.

Climate Change Initiatives in the Office Buildings Business

At office buildings owned and managed by Tokyo Tatemono, we are working to reduce greenhouse gas emissions by promoting the initiatives below. The Empire Building completed in September 2017 adopted a variety of environmental and energy-saving equipment, such as BEMS LED lighting and natural ventilation systems and succeeded in a more than 16% (AA) PAL* reduction rate, a more than 29% (AAA) in ERR, and an A-Rank in CASBEE® (self-assessment).

[Equipment Adoption and Renewal Initiatives (New/Existing Buildings)]

- Renewal to high-efficiency air conditioning systems (2017: 9 existing Buildings)
- Transition to LED lighting in private areas (2017: 1 new building/12 existing buildings)
- Transition to LED lighting in common areas (2017: 2 new buildings/16 existing buildings)
- Introduction of auto-off air-conditioning and lighting functions linked to security (2017: 2 existing buildings)

[Initiatives to Improve Operational Methods (Existing Buildings)]

- Comprehensive management of the air-conditioning temperature in common areas (2017: 23 existing buildings)
- Use of BMS at offices that have introduced BEMS (2017: 7 existing buildings)

- Informational sharing to realize management that leads to maximum design performance (2017: 7 existing buildings)
- Execute energy diagnostics through external institutions (2017: 3 existing buildings)
- Lights-out and thinning of backyard lighting

[Initiatives to Cooperate with Tenants (Existing Buildings)]

- Power saving during the winter and summer seasons (2017: 33 common areas/25 private areas)
- Energy-saving promotion conference held once a year at offices that are part of the total reduction policy (2017: 5 existing buildings)

[Energy Saving at the Head Office]

- Lights-out during lunch
- Easing of air-conditioning temperature in summer through the introduction of Cool Biz
- Introduction of LED lighting
- Introduction of task ambient lighting
- Thinning of non-emergency lighting

For more information about the Tokyo Carbon Reduction Reporting Program, see:

www8.kankyo.metro.tokyo.jp/ondanka/ (Japanese Only)

We are submitting Tokyo Carbon Reduction Reports in accordance with the Tokyo Metropolitan Environmental Security Ordinance from the FY2009 results.

Climate Change Initiatives in the Residence Business

In Brillia, we are introducing various equipment related to energy savings in order for customers living to comfortably save energy. The Brillia brand equips condominiums with measures that include equipment able to realize energy savings in the backdrop of daily life from LED lighting and windowpanes with high heat insulation to faucets that conserve hot water and toilets that conserve water. We also introduced a Home Energy Management System (HEMS) that visualizes the status of power use to support

customers in their own primary energy saving efforts. At Brillia Oyama Park Front, the adoption of ENE-FARM in first-floor units generate power with city gas to use exhaust heat as a hot water supply when generating energy. This effort has realized a high-level of efficiency in primary energy use of 85.8%*1 (approximately 37%*2 at large-scale power generation plants).

*1 Calculated based on the Higher Heating Value (HHV)

*2 Source: Act on the Rational Use of Energy

Use of Renewable Energy Through Renewable Energy Certificates

The power used in model rooms for Brilliia condominiums by Tokyo Tatemono takes advantage of the renewable energy certificate framework and has switched to 100% renewable

energy since May 2016. In 2017, we used renewable energy certificates for approximately 620,000 kWh of power.

Energy Creation Business Through Solar Power Generation Plants

At Tokyo Real Estate Management, which conducts building management, we make energy-saving proposals from the perspective of building management and engage in an energy creation business through solar power generation plants together with the start of a fixed price purchasing system for renewable energy. Solar power energy plants are expanding primarily in the Tohoku region. These eight plants have a total generation capacity of 12,382 kW as of December 2017.

Name (Location)	Generation Capacity	Operation Date
Oyama Solar Power Station (Oyama City, Tochigi)	785kW	February 2013
Iwaki Mega Solar Power Plant (Iwaki City, Fukushima)	2,454kW	November 2013
Joso Solar Power Generation Plant (Joso City, Ibaraki)	672kW	September 2014
Hatoyama Solar Power Generation Plant (Hatoyama Town, Hiki District, Saitama)	1,908kW	March 2015
Tochigi Hirai Solar Power Generation Plant (Tochigi City, Tochigi)	1,559kW	March 2015
Tochigi Seiho Solar Power Generation Plant (Tochigi City, Tochigi)	1,884kW	June 2015
Shirakawa Solar Power Generation Plant (Tanagura Town, Shirakawa District, Fukushima)	2,034kW	November 2015
Higashihiroshima Solar Power Plant (Higashi-Hiroshima City, Hiroshima)	1,086kW	December 2015

Development of Real Estate Resistant to Wind and Flood Damage

In recent years, large-scale wind and flood damage occurs more often due to factors such as climate change. The Tokyo Tatemono Group assumes various disasters will strike such as typhoons, floods and earthquakes in the development of buildings and condominiums and adopts designs and equipment as measures against those disasters. We are conducting the initiatives below at the Tokyo Tatemono Nihonbashi Building completed in February 2015.

- Adoption of seismic isolation structure (B1 column base seismic isolation)
- Installation of emergency power generators that can operate for up to 72 hours

- Installation of tide prevention plates above potential flooding as a measure against flooding in sudden rain and collapse of the Arakawa embankment
- Setup of a disaster prevention center on the second floor as a core function of buildings
- Installation of transformers and emergency power generators on building roofs (provides an uninterrupted power supply to allow ongoing operations even in the event flooding in the building)

→Safety & Security Initiatives/Disaster Prevention Measures

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Raising Awareness About the Issue of Climate Change

2017 was a turning point as the 20th anniversary since the Kyoto Protocol was enacted as numerical targets for the reduction of greenhouse gas emissions. Therefore, to further interest in the issue of climate change, we worked together with the event and international committee held in Kyoto in December 2017 and provided the SMARK commercial facility owned by Tokyo Tatemono as an event space for the Global Environment Festival held by the new energy festival.

Many people participated in events where parents and children alike had fun while learning about the environment from a three-screen multicast video stage, craft and power generation workshops, introductions to corporate initiatives, a quiz rally and more.



Quiz Rally

Biodiversity

Policy, Concept, and System

Real estate development is closely related to regional ecosystem services and requires the consideration of the direct and indirect impact the businesses have on the surrounding ecosystem.

Tokyo Tatemono Group has formulated the Group Environmental Policy to contribute in building a sustainable society through business activities that consider the environment. We have raised **creation of a pleasant city and living with greenery** as one part of our Group Environmental Policy for biodiversity and will create a rich and comfortable environment for earth and people by utilizing the strength of greenery as much as possible with consideration to biodiversity.

Therefore, when creating green spaces at properties developed by Tokyo Tatemono Group, we consider the distribution of vegetation and other life native to the region and select the appropriate plant species.

These initiatives use third-party certification systems such as SEGES and ABINC and are highly evaluated from a fair, third-party perspective.

● Examples of Third-party Certification for Biodiversity



SEGES Building Green/Urban Oasis/ABINC Certification

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Creating New Greenery in Cities

Artificial greenery is required more than preserving natural greenery when designing a certain scale of greenery in office districts that generally have little greenery. The area surrounding Tokyo Station is an office district that bustles with gigantic buildings, but the imperial palace and ocean are close by with many birds and insects migrating to live. Approximately 3,600 m² of Otemachi Forest was created in Otemachi Tower, which makes up roughly one-third of the entire property. We reproduced a richly diverse forest

in Otemachi by gathering natural trees from mountains in the Kanto region based on the concept of a real forest. We also created the Kyobashi Hill as approximately 3,000 m² greenery dynamically linked from the first floor basement to the fifth floor of Tokyo Square Garden. The greenery at Otemachi Tower and Tokyo Square Garden has been recognized by the Social and Environmental Green Evaluation System (SEGES) third party certification entity that evaluates greenery as space visitors can relax.

Preservation of Original Landscapes in Regions

The preservation of green spaces native to regions is desirable from the perspective of conserving biodiversity. This is able to preserve species of microorganism and plants living in the soil and topography is thought to also have a relationship with conserving the surrounding environment.

Myrica City is a large-scale development project boasting a size of 13 ha born from the hope of co-existing with nature thriving in Senrioka, Settsu City, Osaka. Approximately 40% of the grounds, or roughly 5.1 ha, are green spaces, such as greenery for preservation and the provision of a park. We took full advantage of the cherry tree lined landscape and ponds in Senrioka as well as the existing trees, such as the myrica trees where Myrica got its name, while considering the harmony with the surrounding ecosystem.

Brillia Okayama Park Front, which is under development in the Itabashi ward of Tokyo, also neighbors Itabashi Park. We are aiming to have charm and passion in daily life by providing green spaces on the premises that connects to the rich greenery of the park.



Brillia Oyama Park Front (Conceptual Drawing)

Water Resources

Policy, Concept, and System

As the lack of water worldwide becomes even more severe, developed nations and the rest of the world require ongoing improvements for the efficient use of water. The Tokyo Tatemono Group has raised **resource-saving activities that are kind to the earth** as one part of the Group

Environmental Policy to recognize the importance of water resources, work at water-saving activities and the reduction of our environmental impact through every opportunity while striving to conserve water resources.

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Indicators and Results

● Collection Period

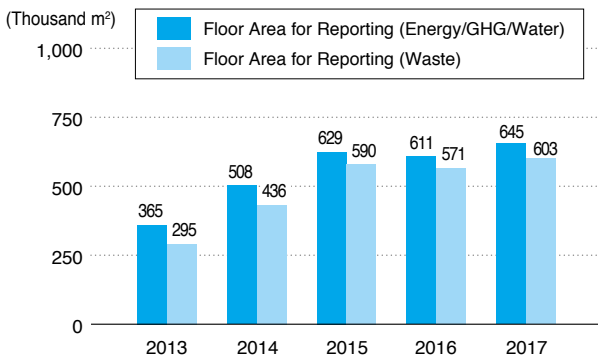
- April to the following March each year

● Collection Scope

- Facilities required to provide notification under the Act on the Rational Use of Energy

*The floor area of buildings for reporting changes each year.

Trends of Floor Area for Reporting (Standard Unit Load) (revised June 2018)



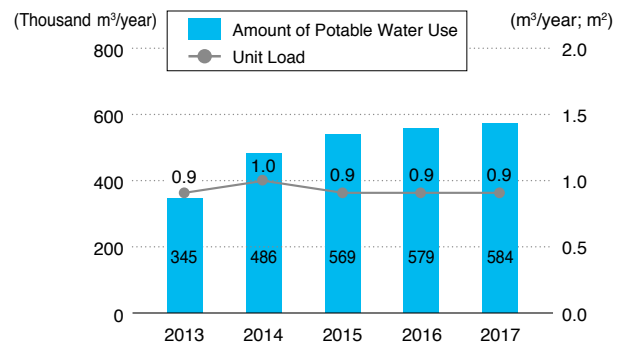
*The unit load is calculated by adding the occupation rate to the floor area of the building for reporting.

The floor area of the building for reporting changes each year.

● Collection Targets

- Amount of potable water use/unit consumption

Trends in the Amount of Water Use (revised June 2018)



Water Resource Initiatives in the Office Buildings Business

In the office buildings owned and operated by Tokyo Tatemono, we have formulated a medium- to long-term repair and investment plan in 20-year increments. We promote systematic renovation construction as well as strive to introduce equipment that contributes to a reduction in the environmental impact during that renovation construction.

[Water Resource Initiatives]

- Update to water-saving equipment
- Introduction of automatic flushing devices
- Halt of outdoor fountains during rainy weather
- (When developing office buildings) Introduction of equipment to process rain water and greywater inside buildings (re-use for non-drinking purposes)

Waste and Hazardous Substance Management

Policy, Concept, and System

The waste and hazardous substances produce through our business activities have the potential to greatly impact related parties and the surrounding environment. The Tokyo Tatemono Group has raised **resource-saving activities that are kind to the earth** as one part of the Group Environmental Policy. We work at water-saving activities and the reduction of the environmental impact

through every opportunity and strive to minimize the impact on people and the environment through the reduction and appropriate management of the waste and hazardous chemicals that are produced.

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Indicators and Results

●Collection Period

· April to the following March each year

●Collection Scope

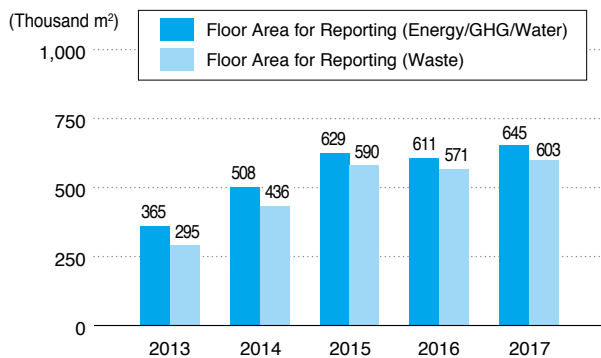
· Part of office buildings and commercial facilities which are designated as facilities required to provide notification under the Act on the Rational Use of Energy

*The floor area of buildings for reporting changes each year.

●Collection Targets

· Total waste emissions and unit load

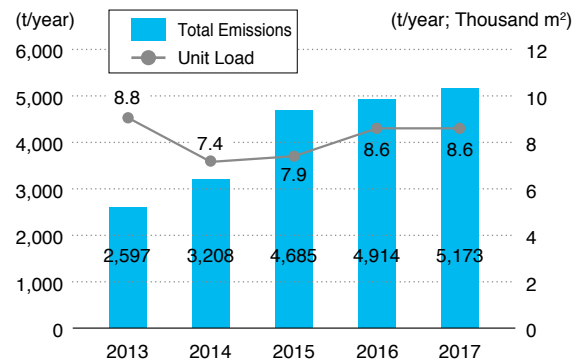
Trends of Floor Area for Reporting (Standard Unit Load) (revised June 2018)



*The unit load is calculated by adding the occupation rate to the floor area of the building for reporting.

The floor area of the building for reporting changes each year.

Trends of Waste Emissions (revised June 2018)



Waste Reduction and Management Initiatives in the Office Buildings Business

In the office buildings owned and managed by Tokyo Tatemono, we are working to limit the production of waste and promote recycling by strengthening sorting and recycling of garbage. We also visually inspect waste treatment facilities so that waste is disposed of appropriately.

[Waste Reduction and Management Initiatives (New/Existing Buildings)]

- Encouragement for the adoption of reuse and recycling products in property management manuals
- Improvement of recycling rate through thorough separation and informational sharing
- Recycling of spent fluorescent tubes and dry cell batteries (2017: 2 new buildings; 32 existing buildings)
- Visual confirmation of waste treatment facilities (2017: 1 new building; 2 existing buildings)
- Convening of meetings to promote the separation of garbage for tenants
- Promotion of bottle cap recycling

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Measures for Asbestos

Asbestos causes health problems such as lung cancer when the particles are breathed in. The Ordinance on Prevention of Health Impairment due to Asbestos was enacted in July 2005 and business operators have the duty to take steps such as the removal, containment, and secure storage if there may be a risk of scattering, such as spraying asbestos in buildings where employees work.

Tokyo Tatemono has conducted surveys on the usage status of spraying materials that contain asbestos for all the buildings it owns. In buildings the use of asbestos was found, we took the proper steps such as the removal and containment and shared information with the tenants.

Proper Processing of Fluorocarbons

Fluorocarbons are used in large amounts as coolants and solvents, but fluorocarbons are clearly a chemical and greenhouse gas causing the depletion of the ozone layer. Today, broad restrictions have been applied to the use 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 (CFC, HCFC, etc.),

more strictly recover coolants, and thoroughly check for leaks through simplified and regular inspections to limit the release of fluorocarbons into the atmosphere. Moreover, in renewal of the air-conditioning systems in buildings and in the demolition of buildings, we are properly processing the fluorocarbons of air-conditioning systems that are collected.

Measures to Prevent Sick Building Syndrome

The impact on health from chemical substances produced from construction materials (Sick Building Syndrome) is regarded as a problem, and regulations to address this sick building syndrome have been stipulated in the Revised Building Standard Law enacted in July 2003. To maintain the health of tenants and other residents in buildings, Tokyo Tatemono restricts the use of products

emitting formaldehydes, which is a substance that is the primary cause of sick building syndrome, in buildings separate to the regulations of the Building Standard Law to define standards to counter formaldehydes. We measure the concentration of formaldehydes in new buildings in accordance with these standards to verify the safety of the indoor environments.

PCB Management

Polychlorinated Biphenyl (PCB) is used for a variety of applications, but the new manufacture of PCBs are restricted today because the adverse effects on the human body are clear. The electronic devices that contain PCBs (transformers, capacitors, and stabilizers) that are no longer used in

each building owned by Tokyo Tatemono are collected and managed in a PCB storage room of the designated building to reduce risks such as loss and leakage accidents. In 2017, we processed waste with trace PCB currently stored and some waste with high-concentration PCB through a specialized treatment operator.