

Group Philosophy, Corporate Data,
Financial Highlights, Editorial Policy

Message from the President and CEO

Promotion of Sustainability Initiatives

Policy for Promoting Sustainability Initiatives
Framework for Promoting Sustainability Initiatives
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
Biodiversity
Water Resources
Promoting a Recycling-oriented Society
External Evaluation and Certification Related to Environmental Friendliness
Sustainability Finance

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
Human Resource Development
Health Management / Occupational Health and Safety
Diversity & Inclusion

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Third-party Assurance

Responding to Natural Disasters

Policy and Concept

Natural disasters such as major earthquakes and typhoons threaten our way of life. Climate change has resulted in frequent destructive typhoons and extreme weather in recent years. As a result, interest is rising faster than ever in the safety of real estate, which is a foundation of our lives.

The Tokyo Tatemono Group believes that improving resilience against disasters in ordinary times and providing safety and security to our customers and other stakeholders are important responsibilities.

We have identified contributing to a safe and secure society as a material issue for the Group and are promoting various initiatives through our business. As part of these efforts, we will continue to further strengthen our measures to address natural disasters.

Developing Real Estate That Is Resilient to Natural Disasters

There has been an increase in recent years in the number of large-scale natural disasters identified as having been caused by climate change among other factors. The Tokyo Tatemono Group has employed designs and equipment in our commercial and residential properties in preparation for presumed future disasters, including typhoons, floods, and major earthquakes.

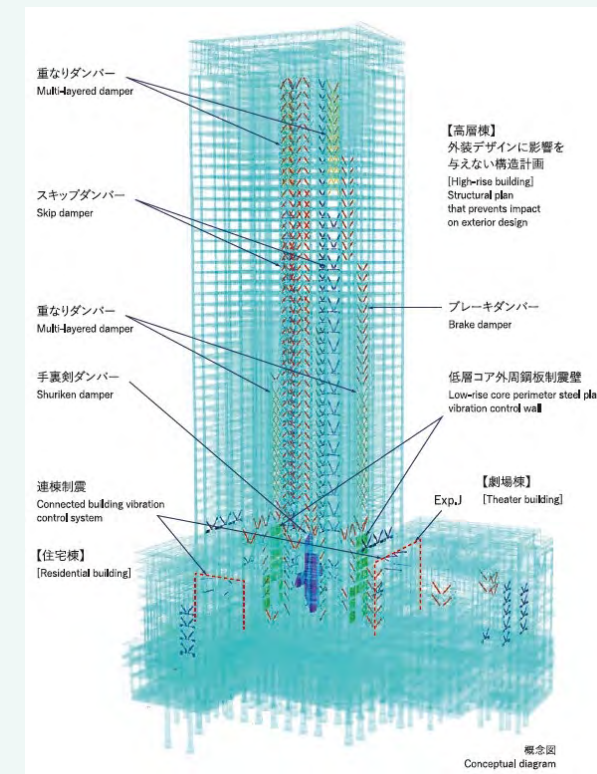
In the Commercial Properties Business, we have established the "Office Building Standard Design Guidelines," which set design policies and specification standards for preparedness against various disasters, including earthquake, wind, and snow resistance, flood countermeasures, and disaster prevention performance.

In the Residential Business, for for-sale condominiums, we have established our own "Brillia Quality Standards," under which we implement various measures at the design and construction stages, including responses to long-period ground motions caused by major earthquakes, flood countermeasure policies assuming typhoons and heavy rainfall, and the installation of automatic fire alarm systems equipped with functions that allow inspection from outside the unit.

Examples of Initiatives at TOFROM YAESU TOWER

Reducing Vibrations Caused by Earthquakes

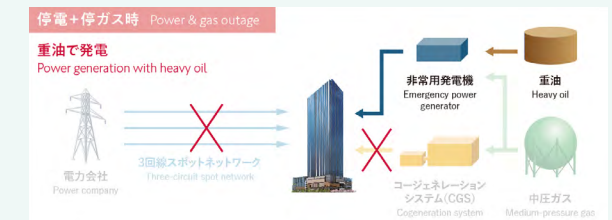
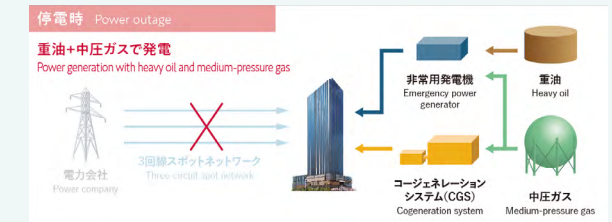
A hybrid vibration control structure that combines brake dampers and oil dampers is employed. This project employs shuriken dampers and overlapping dampers, technologies used here for the first time in the world, to secure energy absorption capacity capable of withstanding major earthquakes, and achieves high seismic performance that can withstand 1.5 times the seismic motion specified in the structural design standards for super high-rise buildings.



Securing the Supply of Power in Emergencies

Under normal conditions, the building is supplied with stable power through a highly reliable triple-circuit spot network power receiving system and a cogeneration system (CGS) that uses disaster-resilient medium-pressure gas. A dual-fuel emergency generator that can operate on both fuel oil and medium-pressure gas has been installed. In the event of a power outage, electricity can be supplied by operating the generator using either fuel, and even in the event of a combined power and gas outage, approximately 72 hours of operation using fuel oil alone is expected to be secured.

In addition, space has been secured for tenant emergency generators (1,500 kVA × 4 units).



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● Installation of Emergency Generator for Power Supply to Office Spaces

The Great East Japan Earthquake heightened demand for emergency power supplies in office buildings as a business continuity planning measure for disasters.

In new office buildings under development over a certain size, it is possible for emergency power to be supplied not only to common areas but also to tenant office spaces. At Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011) and Tokyo Square Garden (Chuo-ku, Tokyo; completed in March 2013), emergency power was initially supplied only to the common areas. But after considering the disaster preparedness needs of tenants, we installed an emergency generator to supply power to tenant office spaces as well. The system now in place has the capacity to supply, at additional cost to tenants, 15 VA/m² for up to 72 hours. This enables us to support our tenants' business continuity planning for power outages.

A Building Capable of Supplying Emergency Power to Office Spaces

- Tokyo Tatemono Yaesu Building (Chuo-ku, Tokyo; completed in November 2011)
- Nakano Central Park South (Nakano-ku, Tokyo; completed May 2012)
- Tokyo Square Garden (Chuo-ku, Tokyo, completed in March 2013)
- Tokyo Tatemono Nihonbashi Building (Chuo-ku, Tokyo; completed in February 2015)
- Hareza Tower (Toshima-ku, Tokyo; completed in May 2020)

● Improving Community Disaster Resilience

Together with Toei Housing Corporation, and with the goal of strengthening disaster resilience in the Seiseki Sakuragaoka area of Tama City, which faces the Tama River and is considered at risk of flooding, Tokyo Tatemono undertook both the Seiseki Sakuragaoka North District Land Readjustment Project and a condominium development project. This project has contributed to

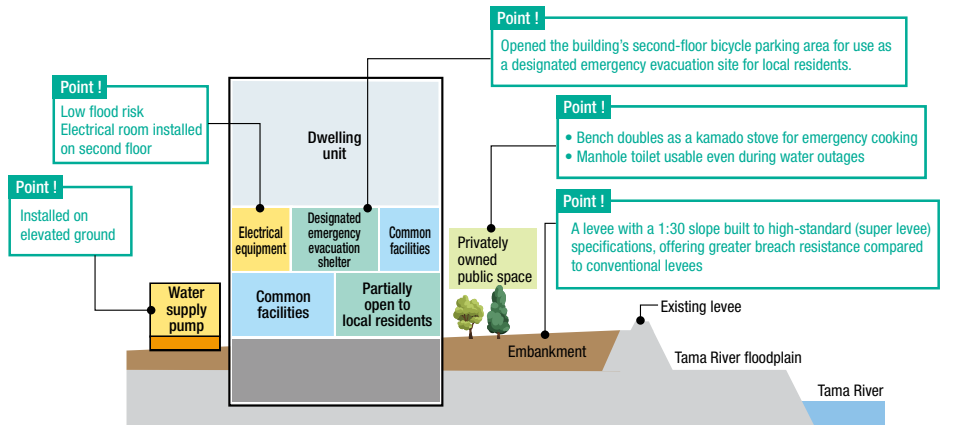


improving community disaster resilience through a range of measures. At Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE (Tama-shi, Tokyo; completed in October 2022), electrical infrastructure was relocated to higher floors and water supply systems were elevated to higher ground. Additionally, embankments were constructed along the Tama River in accordance with high-standard levee (super levee) specifications, and the building's bicycle parking area was developed to serve as a designated emergency evacuation site in the event of flooding. The project has revitalized the surrounding area through collaboration with local government and businesses while being conscious of decarbonization and biodiversity issues. The urban

development measures also enhanced disaster resilience and walkability while fostering vibrancy and harmony with nature, earning them high acclaim and the Japan Association for Real Estate Sciences Chairperson's Award* of the Achievement Award of the Japan Association for Real Estate Sciences. As of December 2025, the initiative has also received a total of six related awards and recognitions.

*Awarded in recognition of outstanding achievements as evaluated according to the academic principles of real estate studies.

Disaster Preparedness at Brillia Tower Seiseki Sakuragaoka BLOOMING RESIDENCE



TOPICS

Winner of the Ministry of the Environment's FY2025 Climate Change Action Awards

Tokyo Tatemono, together with multiple project partners (Toei Housing Co., Ltd., Keio Corporation, and Itochu Urban Development Co., Ltd.) and the Seiseki Sakuragaoka Area Management Association, in which we also participate as a board member, has brought together the expertise of each party to promote initiatives for climate change mitigation and adaptation in the Seiseki Sakuragaoka North District. This initiative received the Climate Change Action Grand Prize* in the Advanced Implementation and Proactive Practice Category (Mitigation and Adaptation) of the FY2025 Climate Change Action Awards, hosted by the Ministry of the Environment. In this initiative, in for-sale condominiums, ZEH-M Oriented performance has been achieved by improving insulation performance of exterior walls, adopting high-insulation sash windows, and installing high-efficiency water heating systems, while also generating renewable energy through the introduction of solar power systems. As a result, CO₂ emissions are reduced by 810 t-CO₂ per year. This initiative was recognized for addressing both climate change "mitigation" and "adaptation," and for achieving CO₂ reductions across the entire area, including residential properties, while strengthening resilience. The initiative was also recognized for its thorough consideration of disaster preparedness measures, including countermeasures for heavy rainfall, strong winds, and heat, as well as the provision of evacuation sites, and for its ongoing efforts in "soft" disaster preparedness through community building among local residents, in addition to physical measures, leading to the award.

*An award system that honors individuals and organizations with outstanding achievements in promoting climate change measures; the "Climate Change Action Grand Prize" is its highest distinction.

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Tsunami Evacuation Facility on the Rooftop of a For-sale Condominium

Brillia Shonan Tsujido Seaside Park (Fujisawa-shi, Kanagawa Prefecture; completed in March 2019) is the first for-sale condominium in Fujisawa-shi to receive a subsidy for the construction of tsunami evacuation facilities. It features a 400 m² tsunami evacuation facility on the rooftop. The facility will allow not only condominium residents but also members of the local community to evacuate in the event of a tsunami. With capacity for approximately 660 people, the facility provides a safe location to wait until the tsunami recedes.



Brillia Shonan Tsujido Seaside Park



The tsunami evacuation facility unveiling ceremony

Preparations for Natural Disasters

Strengthening Disaster Preparedness throughout our Businesses

In the Commercial Properties Business, at buildings owned and managed by Tokyo Tatemono, we implement “hard” measures for disaster response, such as maintaining or enhancing seismic resistance and installing or improving emergency power sources. We also implement “soft” measures, such as installing batteries for recharging mobile phones and distributing stockpile goods. We are strengthening disaster preparedness measures and our business continuity plan (BCP), while also conducting ongoing reviews and updates.

In addition, we equip our buildings with a system that uses data from multiple sensors to determine the degree of deformation and damage and immediately confirm safety after an earthquake. After installation, the system collects all information from subsequent seismic events, automatically calculating the cumulative damage

to the building structure. In addition, even for earthquakes with a mainshock that is preceded by multiple, strong foreshocks—like the earthquake that occurred in Kumamoto in 2016—the system can anticipate the mainshock and determine the safety level at the foreshock stage.

Buildings owned by Tokyo Tatemono are served by a Disaster Status Monitoring System. Field staff and Tokyo Tatemono personnel can access this system via the internet and share information quickly about the situation on the ground, and a system is in place to issue response instructions as appropriate after information has been shared. Training exercises are also conducted at night with this system, as a disaster could come at any time, day or night.

In the Residential Business, Brillia offers “Triple Safety” disaster preparedness measures based on three phases (normal, disaster, and post-disaster), incorporating both “hard & soft” and “self-help & mutual help” perspectives. As part of our services which place an emphasis on providing peace of mind from day one, these measures are based on the Brillia Disaster Prevention Guidelines, which were created to provide a practical disaster response policy.

Examples of Triple Safety Measures

	Common	Private
Prepare (Normal Times)	- Holding disaster prevention briefings for residents - Lifesaving training for management staff - Evacuation drill support	Creating original disaster prevention manual
Protect (During Disasters)	- Installing elevators with earthquake countermeasure functions - Installing disaster prevention cabinets in elevators - Installing automated external defibrillator (AED) units	- Installing blocking for furniture tip-over prevention - Installing earthquake-resistant entrance door frames
Support Each Other (After Disasters)	Installation of emergency supply storage facilities for disasters	- Providing original Brillia disaster prevention backpacks as standard equipment for each unit - Distribution of safety status cards (magnetic)

Fire Brigade Training

We conduct fire brigade training once or twice yearly to strengthen our voluntary disaster prevention systems. In this training, participants follow the instructions from members of the local fire brigade as they engage in several hands-on exercises for earthquake and fire response. These exercises include initial response, first-line fire-fighting, rescue and lifesaving, transporting injured persons, and evacuation drills. Our fire squad conducts regular training.

For many years, the squad has participated in the Self-Defense Fire-Fighting Drill Review Board held by the Nihonbashi Fire Department, earning many wins to date.

In addition, we conduct first aid and lifesaving courses to enhance initial response capabilities in emergencies and ensure the safety and peace of mind of users. At Tokyo Tatemono, 401 employees, and at Tokyo Fudosan Kanri, 681 employees, have completed the course (as of the end of FY2025).



Self-Defense Fire-Fighting Drill Review Board

Support for Stranded Commuters During Disasters

Community Support in the Event of a Disaster (p. 75)

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● Sharing Disaster Preparedness Information with for-sale Condominium Residents

At Brillia properties and buildings managed by Tokyo Tatemono Amenity Support, a Tokyo Tatemono Group company, we actively share disaster preparedness information with residents and condominium associations, providing opportunities for preparedness in everyday life. The official Brillia website features a “Disaster Preparedness Column” page within its special articles section, where useful information is regularly shared under expert supervision, including guidance on emergency response, and necessary preparations and knowledge for unforeseen situations. The booklet “Amenity Life,” which is regularly delivered to each unit in properties managed by Tokyo Tatemono Amenity Support, promotes sufficient disaster preparedness by introducing disaster drills and events organized by each management association, and by including the “Brillia Disaster Prevention Card,” which compiles useful information for emergencies, such as everyday preparedness measures and actions to take in the event of an earthquake or when flood warnings or advisories are issued, as well as video tutorials explaining how to use emergency supplies.

We also offer the “Brillia Disaster Prevention Game,” a simulated disaster experience developed for management associations based on realistic scenarios depicting what can happen in condominiums during earthquakes.

 **Disaster Preparedness Column page (Only available in Japanese)**

TOPICS

Brillia Tama Center Management Association Receives Grand Prize at the Regional Fire and Disaster Prevention Awards

At Brillia Tama Center (Tama-shi, Tokyo; completed in March 2007), a large-scale condominium complex with 530 residential units, the management association has worked with Tokyo Tatemono Amenity Support, which manages the condominium, on hard disaster prevention measures since immediately after the association was established. These measures include installing water supply pumps capable of securing drinking water during power outages and developing disaster preparedness storage facilities stocked with emergency food supplies and drinking water. In addition, the complex's disaster prevention management committee has established a disaster response manual and strengthened soft disaster prevention measures as well. To improve the effectiveness of the manual, the committee utilizes the Brillia Disaster Prevention Game proposed by Tokyo Tatemono Amenity Support, through which participants brush up on emergency response procedures by experiencing various simulated scenarios that could occur during an earthquake.

These combined hard and soft disaster prevention initiatives were highly evaluated, and in 2025 the association received the Grand Prize at the 22nd Regional Fire and Disaster Prevention Awards hosted by the Tokyo Fire Department.



Training on breaking partition walls



Simulated disaster exercise using the “Brillia Disaster Preparedness Game”