

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

Governance

- Corporate Governance
- Risk Management
- Compliance

Data

Third-party Assurance

Water Resources

Policy and Concept

As water shortages become even more severe worldwide, both developed countries and the global community face demands for efficient water use and continuous improvement.

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the Earth. We have also identified “Promoting a Recycling-Oriented Society” as one of our material issues. To address this challenge through our business activities, we have established KPIs and targets related to water resources. We work to conserve water resources by reducing environmental impact and engaging in resource-saving activities such as water conservation and the reuse of rainwater and miscellaneous wastewater (gray water) whenever possible.

Item	Scope of coverage	KPI and targets
Reduction of water use	Long-term buildings*	Reduction of water use intensity compared to the previous year
Promotion of the use of recycled water	Office buildings with total floor area of more than 30,000 m ²	By FY2030, install gray water treatment facilities at, in principle, all new office buildings with a total floor area of more than 30,000 m ²

*Applies to the main long-term buildings and commercial facilities for which we have substantial energy management rights

- 📖 [Material Issue KPIs and Targets \(p. 11\)](#)
- 📖 [Environmental Management \(p. 28\)](#)
- 📖 [\(Data\) Water Use / Intensity \(p. 104\)](#)

Creation of Management Plans for Water Resources

We have created management plans for water use for all of the properties we own* in our Commercial Properties Business. Under these plans, the amount of water used is monitored monthly for each property. If there is a large increase or decrease compared to the amount used in the same month of the previous year, we take measures such as identifying the reason for the increase or decrease. This helps to ensure appropriate water use in the future.

*Representing 88.8% of our total leased space

Conducting Water Stress and Water Risk Assessments

Using Aqeduct, an assessment tool developed by the World Resources Institute (WRI), as of the end of FY2025, we have conducted water stress and water risk assessments for all properties owned by the Commercial Properties Business*. As a result of the assessment, no properties were located in areas rated “High” or higher, therefore no water was withdrawn or used in high-risk areas. We will continue to conduct regular monitoring going forward.

*Representing 88.8% of our total leased space

📖 [\(Data\) Water risk analysis results from the Aqeduct Water Risk Atlas \(p. 104\)](#)

Initiatives Related to Water Resources

● **Reduction of Water Use through the Installation of Water-saving Devices, Etc.**

We actively employ water-saving devices at all of the properties we develop, own, and operate.

In the Commercial Properties Business, in addition to stating our commitment to reducing our environmental impact through water conservation and the use of gray water in our Environmental Action Plan and Guidelines, we have established 10-year repair and investment plans for existing buildings, and are systematically switching to water-saving devices in conjunction with renovation work. We also work with our partners and tenants to conserve water in our daily operations and management. In FY2025, the water use intensity for long-term buildings increased by 0.02 points compared to the previous fiscal year.

Example of Water-saving Devices Installed at Shijo-karasuma FT Square

Construction period	2019 - 2021
Overview	Restroom renovation work Installation of water-saving sanitary equipment
Water use	Reduction from 9,913 m ³ in FY2021 to 23,261 m ³ in FY2018 (57.3% reduction rate*)

*This figure includes other effects, such as less frequent toilet use due to COVID-19.

In the Residential Business, based on the Brillia Environmental Guidelines, Brillia and Brilliast require that kitchen faucets, bathroom shower faucets, and wash basin faucets be hot-water-saving faucets as a standard. This requirement helps provide for-sale and for-rent condominiums with a reduced environmental impact.

Additionally, at golf courses, hotels, and spa facilities operated by Tokyo Tatemono Resort, a Tokyo

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Tatemono Group company, we are working to reduce water use by replacing showerheads with water-saving models and installing water-saving devices on showers.

Example of Implementation at Tokyo Tatemono Resort

Time Period	2021
Scope	Seven golf courses operated by Tokyo Tatemono Resort
Overview	Replacement with water-saving showerheads Installation of water-saving devices
Water use	Across all seven facilities, water usage per minute in showers was reduced from 96.0 liters before implementation to 58.9 liters after implementation (a 38.7% reduction).

Promoting Resource Recycling Through the Use of Recycled Water

In buildings above a certain size, we are actively introducing equipment that can treat rainwater and miscellaneous wastewater from tenants’ kitchens into gray water within the building. The water which has been treated to gray water is reused for non-potable purposes such as toilet flushing and watering exterior plants. As a KPI and target, we will, in principle, install gray water treatment facilities at all new office buildings with a total floor area of more than 30,000 m² by FY2030.

Major Buildings with Gray Water Treatment Systems
(Total Floor Area over 30,000 m²)

- Kasumigaseki Common Gate
(Chiyoda-ku, Tokyo; completed September 2007)
- Osaki Center Building
(Shinagawa-ku, Tokyo; completed March 2009)
- Nakano Central Park South
(Nakano-ku, Tokyo; completed May 2012)
- 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)
- TOFROM YAESU TOWER
(Chuo-ku, Tokyo, completed in February 2026)

Compliance with Laws and Regulations on Water Use

We have installed wastewater treatment facilities in buildings that are subject to water pollution laws. We treat wastewater to ensure that it complies with standards before discharging it into public water bodies such as sewers, rivers, and the sea. There were no violations of water use-related laws or regulations (including permits and standards related to water quality and quantity) in FY2025.