



Promotion of Sustainability Initiatives

- Policy for Promoting Sustainability Initiatives
- Framework for Promoting Sustainability Initiatives
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- 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 for Green Building

- 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
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Data

Third-party Assurance

External Evaluation and Certification Related to Environmental Friendliness

Policy and Concept

The Tokyo Tatemono Group recognizes that, to meet the expectations and demands of our customers, investors, and other stakeholders, it is essential that we develop and operate real estate while taking into consideration the reduction of our environmental impact as well as the comfort and diversity of our customers. It is also key that we provide open disclosure of our performance and initiatives related to such real estate. Accordingly, the Tokyo Tatemono Group has identified the promotion of a decarbonized society as one of its material issues, and has established KPIs and targets for promoting the development of ZEB and ZEH as well as acquiring Green Building Certifications in order to address this issue through its business activities.

In addition to new buildings, we are actively obtaining external green building evaluations and certifications for our existing office buildings and for-rent condominiums.

Item	Scope of coverage	KPI and targets
Promotion of zero-energy buildings and homes	Commercial Properties Business	Develop ZEB for, in principle, all new office buildings and logistics properties
	Residential Business	Develop ZEH for, in principle, all new condominiums for sale or rent
Acquisition of green building certification	Commercial Properties Business / Residential Business	Acquire green building certification* for, in principle, all new office buildings, logistics properties, and condominiums for rent

* 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.

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Promoting the Acquisition of External Evaluation and Certification for Green Building

The Tokyo Tatemono Group is promoting the acquisition of external green building evaluations and certifications, such as the DBJ Green Building Certification*¹, CASBEE*², and BELS*³.

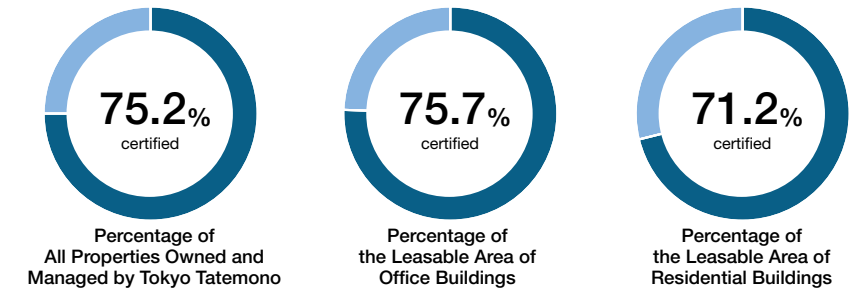
We will continue to contribute to the promotion of a decarbonized society through the development of Green Buildings.

*¹ DBJ Green Building Certification is a system established by the Development Bank of Japan Inc. to evaluate and certify real estate projects that are needed by society and the economy. The certification is based on a comprehensive evaluation that includes not only the environmental performance of the real estate but also its response to various stakeholders, including disaster prevention and consideration for community.

*² CASBEE Certification is a system in which a third-party organization reviews and certifies the accuracy of evaluation results based on CASBEE (Comprehensive Assessment System for Built Environment Efficiency).

*³ BELS (Building-Housing Energy-efficiency Labeling System) is a third-party evaluation system designed to ensure that the evaluation and labeling of the energy efficiency performance of buildings are conducted fairly and appropriately by accredited organizations.

Acquisition Rate of External Evaluations and Certifications for Green Building (as of the end of FY2025)



Promotion of Acquisition of External Evaluation and Certification Related to Environmentally Conscious Initiatives

Tokyo Building Service, a Tokyo Tatemono Group company, has acquired the Eco Mark for Cleaning Services for certain properties. The Eco Mark is an environmental labeling program operated by the Japan Environment Association, and is awarded to products and services that demonstrate environmental consideration, such as effective use of resources, waste reduction, and reduced environmental impact. Certification has been granted in recognition of the provision of environmentally conscious cleaning services, including the use of eco-friendly cleaning equipment and materials, as well as appropriate waste and wastewater treatment.

In addition, Tokyo Fudosan Kanri has been certified as an Eco-Tuning Operator.* Eco-tuning is an initiative to reduce greenhouse gas emissions by improving the operation of building systems while maintaining building comfort and productivity. Based on this concept, Tokyo Fudosan Kanri proposes appropriate operational improvements for equipment and systems.

* Certified by the Eco-Tuning Promotion Center based on standards established by the Ministry of the Environment.



Eco Mark for
Cleaning Services
Certification
No. 25 510 002