




Environmental Action Plan and Guidelines

Area		Environmental Action Plan	Guidelines
<div>Greening</div> <div>15 JET SET LAGO</div> 	Creating rich greenery that helps cities transform and thrive	Promote rich greening that evokes a sense of urban transformation and vibrancy.	<div>New construction</div> <div>New construction / Renovation</div> <div>Operations</div> <p>Aim for greening of at least 5% of the structure area and at least 50% of the exterior area; also promote interior greening and greening proposals for tenants' private areas</p> <p>Promote structure and exterior greening for all buildings, creating rich environments for users and the community</p> <p>Create and maintain a plant management plan; conduct regular monitoring and proposal of plans for improvement</p>
	Regenerating ecosystems with biodiversity	Regenerate abundant, local natural settings that support rich ecosystems in which diverse organisms compete and coexist.	<div>New construction / Renovation / Operations</div> <div>New construction / Renovation</div> <div>Operations</div> <p>Acquire and renew SEGES, ABINC, and other certifications for the preservation of existing trees and the conservation of ecosystems; implement ecosystem-friendly measures</p> <p>Devise planting plans that reflect local characteristics and policies; maintain ecosystems by eliminating intrusive species, devising planting plans that aim to conserve native species, and ensuring continuity with surrounding green spaces</p> <p>Conduct donation and awareness-raising activities</p>
	Designing tree placement to create pleasant urban environments with dappled sunlight and moist air	Help create comfortable urban environments by positioning trees for optimal shadows and heat shielding.	<p>Promote efforts to mitigate the heat island phenomenon</p> <div>New construction</div> <div>New construction / Renovation</div> <p>Conduct exterior fluid simulations and explore placement plans that incorporate exterior wind paths</p> <p>Implement measures related to roof, exterior, and ground surfaces; mitigate reflections from buildings on site pedestrian spaces; incorporate equipment for mitigating thermal environment degradation; explore vacant space planning for wind paths; secure appropriate shade; ensure green and water coverage ratios; minimize pavement area</p>
	Using green assets to improve area value	Increase the value of the area by cultivating public spaces for interaction among lush greenery.	<div>New construction / Renovation</div> <div>Operations</div> <p>Plan environments and facilities that evoke a sense of closeness to nature; improve scenery by greening roadsides, etc.</p> <p>Disclose explanatory materials on planting plans and types of plants planted; sponsor events that offer a sense of closeness to nature; participate in management of local plants and other initiatives</p>

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Energy conservation  	Acquisition and retention of third-party environmental performance certifications Promote the construction and management of buildings, emphasizing environmental performance. Acquire and retain third-party certification for the environmental performance of these buildings and contribute to sustainable decarbonized urban development. Tokyo Tatemono Group KPIs and Targets • Promotion of development of ZEB and ZEH ↳ Develop ZEB and ZEH for, in principle, all new office buildings, logistics facilities, for-sale condominiums, and for-rent condominiums Scope of coverage: Commercial Properties Business and Residential Business	<div>New construction</div> Acquisition of Green Building Certification For DBJ Green Building certification, a 5-star or 4-star rating, for CASBEE building certification, an S-rank or A-rank rating, and for BELS certification, a 5-star rating with ZEB certification (DBJ Green Building certification applies to long-term holdings; other certifications apply to all assets) <div>Operations</div> Maintain Green Building Certification; acquire Green Building Certification for buildings that do not yet have it
	Creating buildings with high environmental performance Develop buildings that offer high environmental performance while supporting the health and comfort of workers. Quantitative Targets • 1% reduction in energy consumption in terms of crude oil equivalent per year on a 5-year moving average Scope of coverage: All Tokyo Tatemono-owned properties and facilities	Improve environmental performance <div>New construction</div> BPI*1 of no more than 0.90, BEI*2 of no more than the target level for acquisition of third-party certification for each property (actively work toward ZEB*3 status) <div>Operations</div> Understand and present actual primary energy consumption unit values Conduct environmentally friendly planning and management. <div>New construction / Renovation / Operations</div> Use LED lighting and luminance of 500 lx in dedicated areas; consider interior illumination intensity and brightness levels <div>New construction / Renovation</div> Consider energy conservation when introducing outside air; use energy-saving glass, motion sensors, and automatic lighting control; encourage subdivided lighting zones <div>Renovation / Operations</div> Study energy conservation measures, including energy conservation checkups <div>Operations</div> Carry out appropriate filter cleaning
	Adopting environmentally advanced technology initiatives Actively incorporate advanced environmental technologies and initiatives to promote the realization of environmentally-advanced buildings that lead the community. Tokyo Tatemono Group KPIs and Targets 1. Reduction in greenhouse gas emissions ↳ Scope 1, 2, and 3: Net zero CO ₂ emissions by FY2050 ↳ Scope 1 and 2: 46.2% reduction in CO ₂ emissions compared to FY2019 levels by FY2030 ↳ Scope 3*4: 40% reduction in CO ₂ emissions compared to FY2019 levels by FY2030 Scope of coverage: All businesses 2. Shift to renewable energy ↳ Procure 100% of electricity consumed in business activities from renewable energy sources by FY2050 Scope of coverage: All businesses ↳ Procure 100% of electricity consumed at owned properties from renewable energy sources by FY2030 ↳ Procure at least 50% of electricity consumed at owned properties from renewable energy sources by FY2024 Scope of coverage: Commercial Properties Business	<div>New construction</div> Explore introducing renewable energy plans and using electric air conditioning <div>New construction / Renovation</div> Install solar power generation systems; explore use of renewable energy, including off-site; adopt passive energy-saving technologies that utilize nature (e.g., leveraging natural lighting/ventilation, geothermal energy); adopt daylight-harnessing technology; incorporate insulation/heat shielding technology; purchase Green Power Certificates, etc.; install CO ₂ monitoring systems and high efficiency equipment; utilize subsidies, energy saving diagnosis projects, etc. <div>Renovation</div> Consider updating from gas air conditioning to electric air conditioning <div>Operations</div> Create and manage manuals for CO ₂ monitoring systems; introduce renewable energy plans; grasp the amount of renewable energy generated; consider carbon offsets by purchasing energy certificates
	Using energy management to reduce consumption Pursue environment-friendly building management in cooperation with various building stakeholders, including customers.	<div>New construction / Renovation / Operations</div> Set target values for overall building energy consumption <div>New construction / Renovation</div> Introduce BEMS and visualization systems <div>Operations</div> Disclose environmental data to tenants; create building operation systems and management policies; execute power saving measures





*1 BPI (Building Palstar Index): A standard for annual heat load established in accordance with revisions to the Act on the Rational Use of Energy calculated with PAL (Perimeter Annual Load, also called PALSTAR, the annual heat load per unit of perimeter floor space).

*2 BEI (Building Energy Index): The ratio of primary energy consumption of the designed building compared to a standard building. Based on the Energy Consumption Performance Calculation Program.

*3 ZEB (Net Zero Energy Building): A building targeting a net-zero balance of annual primary energy consumption.

*4 Applies to Scope 3 categories 11 and 13.

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<div>Waste and water</div> <div>   </div>	Cooperating with customers to contribute to a recycling-oriented society	<p>Help create a recycling-oriented society by working with customers to promote the reduction, reuse, and recycling of waste.</p> <p>Tokyo Tatemono Group KPIs and Targets</p> <p>1. Reduction of waste emissions</p> <p>└ By FY2030, 20% reduction in the rate of waste emissions intensity compared with FY2019</p> <p>Scope of coverage Long-term buildings</p> <p>2. Waste recycling promotion</p> <p>└ By FY2030, achieve a waste recycling rate of 90%</p> <p>Scope of coverage Long-term buildings</p>	<p>New construction / Renovation / Operations Implement trash weighing systems and kitchen waste weight/volume reduction and composting</p> <p>New construction / Renovation Plan appropriate recycling stations; plan stock spaces enabling separation of multiple types of waste; prevent unused interior waste; identify construction waste and consider how to reduce it; confirm construction waste management policies, recycling rates, etc.</p> <p>New construction / Operations Introduce waste disposal pay-as-you-throw schemes for tenants; implement measures to reduce unused interior waste when tenants vacate</p> <p>Operations Separate and reuse waste; conduct educational activities on waste reduction, separation, recycling, etc. through meetings with tenants, etc.; establish contracts with waste collection, transportation, and disposal companies that include provisions on recycling; implement measures to promote collection of recyclables; implement systematic collection plans, etc., for valuable materials; implement and manage waste reduction measures; computerize waste disposal manifests; implement tours of waste disposal sites based on the Act on Waste Management and Public Cleaning; implement tenant tours of waste disposal sites</p>
	Reducing environmental impact from water conservation/use of gray water	<p>Use water conservation and rainwater utilization to help reduce our environmental impact.</p> <p>Tokyo Tatemono Group KPIs and Targets</p> <p>1. Reduction of water use</p> <p>└ Reduction of water use intensity compared to the previous year</p> <p>Scope of coverage Long-term buildings</p> <p>2. Promotion of use of recycled water</p> <p>└ By FY2030, install gray water 10 treatment facilities at, in principle, all new office buildings with a total floor area of more than 30,000m²</p> <p>Scope of coverage Office buildings with total floor area exceeding 30,000m²</p>	<p>New construction / Renovation Use water-saving equipment in wash basins, hot water heaters, etc.; use water-saving toilets; reuse rainwater and miscellaneous wastewater (gray water); implement rainwater runoff control measures; comply with discharge standards such as the Water Pollution Prevention Act and Sewerage Act; conserve water through the introduction of drought-resistant plants; introduce irrigation facilities that contribute to water conservation (smart irrigation facilities); monitor water use with metering for each system; prevent water leakage; prevent water leakage; treat rainwater on-site.</p> <p>Renovation / Operations Examine and ascertain the volume of water saved through renovations</p> <p>Operations Ascertain actual water use and cooling tower water use; examine water conservation related to cooling towers</p>
	Achieving long building lifespans through development that considers future maintenance and upgrades	<p>Make plans during construction phases to facilitate maintenance and upgrades to ensure an extended building lifespan.</p>	<p>New construction Create long-term repair plans; ensure the strength of core building frames; plan for easy separation of finishing materials from building frames; plan rooms and finishes in consideration of upkeep and maintenance; adopt ducting/piping that ensure long service lives</p> <p>New construction / Renovation Adopt finishing materials that offer long service lives for exterior and interior walls; include maintainability of key equipment as part of planning; consider ease of upgrades when planning air conditioning piping, sanitary piping, high-voltage wiring, and low-voltage wiring; create facility upgrade plans and secure upgrade routes; ensure maintainability of structures and deploy backup equipment, etc., when upgrading facilities</p> <p>New construction / Operations Create medium- and long-term repair plans at the time of building construction; implement maintenance and repairs based on these plans</p> <p>Operations Share medium- to long-term repair plans with building management companies; calculate planned costs and energy savings based on the medium- to long-term repair plans</p>
	Proactive use of eco-materials and recycled materials	<p>Work to create a cycle of recycling by utilizing eco-materials and recycled materials.</p> <p>Tokyo Tatemono Group KPIs and Targets</p> <p>• Promotion of the use of wood materials</p> <p>└ By FY2030, use domestic timber and certified timber in the interior and furniture of common areas of all new office buildings, for-sale and for-rent condominiums</p> <p>Scope of coverage Long-term buildings, condominiums for sale or rent</p>	<p>New construction Consider reuse of construction building frames; use recycled materials for major structural components; use recycled materials outside of building frame materials; reduce use of materials which release chemical substances; use inert gas fire extinguishers; regulate the ozone depletion potential and global warming potential of insulation materials used</p> <p>New construction / Renovation Use domestic and certified timber</p>
<div>Environmental awareness</div> <div>   </div>	Dissemination of information on the environment and spread/improvement of environmental conservation awareness	<p>Share information about the environment to promote environmental conservation awareness among stakeholders such as employees, communities, and customers.</p> <p>Tokyo Tatemono Group KPIs and Targets</p> <p>• Collaborating and Co-creating with Customers</p> <p>└ Communicate with tenants about sustainability at least 4 times a year</p> <p>Scope of coverage Long-term buildings</p>	<p>New construction / Renovation / Operations Disclose our sustainability initiatives</p> <p>Operations Hold events focusing on sustainability</p>
	Forming the Environmental Committee and ongoing PDCA cycles	<p>Run environmental organizations; engage in high-impact environmental activities; set, execute, and monitor environmental goals; engage in ongoing improvement activities.</p>	<p>Operations Conduct regular surveys related to energy and environmental conservation; sponsor on-site cleanup activities; hold energy conservation meetings; green leases offered to tenants of underlying property portfolio; conduct energy conservation efforts in cooperation with tenants; formulate environmental policies and manage properties based on them; grasp environmental data and confirm certification status upon the purchase of properties; determine the energy reduction rates and costs of energy and water conservation renovation work upon their implementation</p>