Reducing Environmental Burden
(Pollution Control and Effective Use of Resources)

Policy, Concept, and System

Tokyo Tatemono uses many resources and chemical substances in our development business, resulting in waste discharge. The waste and hazardous substances that are byproducts of our business activities have the potential to impact our stakeholders and our surrounding environment in significant ways.

The Tokyo Tatemono Group Environmental Policy includes a call for resource-saving activities that are kind to the earth. We take every opportunity to save resources and reduce our environmental impact. We work to prevent pollution and use resources effectively by decreasing the generation of and properly managing waste and harmful substances.

→ See Policies and Systems for Environmental Initiatives, P.16

Waste Reduction and Management Initiatives in our Office Buildings Business

For the office buildings owned and operated by Tokyo Tatemono, we strive to limit waste generation and promote recycling through stronger garbage sorting and recycling. In 2018, we also adopted a centralized waste management system that utilizes an electronic manifest to ascertain the state of and control waste emissions accurately.

【2019 Waste Reduction and Management Initiatives】

- Encouraged our adoption of reused and recycled products in property management manuals
- Improved our rate of recycling via thorough garbage separation and information sharing
- Promoted the recycling of bottle caps
- Used fluorescent tubes/dry cell batteries recycled: 30
- Meetings convened to promote the separation of garbage for tenants: 5

Measures Against Asbestos

Tokyo Tatemono has conducted surveys on the usage status of spraying materials that contain asbestos for all the buildings we own. In buildings where asbestos was found in use, we took appropriate steps in response, including removal or containment and sharing information with the building tenants.

▸ Pollution Control and Effective Use of Resources　Indicators and Results

Category	Unit	2015	2016	2017	2018	2019	2020 Target
Total Waste Emissions*	tons (t)	4,685	4,914	5,173*	4,945*	5,151*	—
Unit Load	t/Thousand m^2	7.9	8.6	8.6	8.3	8.5	8.3
Recyclable Waste Emissions*	t	-	-	3,395	3,202*	3,280*	—
Waste Recycling Ratio	%	—	—	65.6	64.8	63.7	—
Area of Scope	Thousand m^2	590	571	603	593	606	—

- Data Collection Period: April to March each fiscal year
- Scope of Collection: Of the facilities subject to the Act on the Rational Use of Energy, office buildings and a portion of commercial facilities
  *Floor area for buildings under reporting scope fluctuates year by year.
- Data for Collection: Total waste emissions, unit load

Data/categories relating to society and the environment marked with an asterisk (*) indicates that it has received third-party certification by Lloyd's Register Quality Assurance Limited (LRQA) to ensure the integrity of Tokyo Tatemono-reported data.
Third-party quality assurances are included in our ESG Data Book.

Proper Processing 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 (including CFCs and HCFCs), strive to be rigorous in recovering cooling agents, and check thoroughly for leaks via both basic and regular inspections to limit the release of fluorocarbons into the atmosphere.

When upgrading air conditioning systems or demolishing buildings, we properly dispose of the fluorocarbons retrieved from the air conditioning systems.

Measures Against Volatile Organic Compounds (VOC) in Construction Materials

Formaldehydes are the primary substances behind sick building syndrome. To maintain the health of its tenants and other building inhabitants, Tokyo Tatemono restricts the use of products emitting formaldehydes in buildings and stipulates standards for action against formaldehydes in conjunction with the regulations of the Building Standards Act. We measure the concentration of formaldehydes in new buildings in accordance with our own standards to verify the safety of indoor environments.

Proper Processing of Polychlorinated Biphenyls (PCBs)

Electronic devices (transformers, capacitors, stabilizers) containing PCBs that are no longer in use in Tokyo Tatemono-owned buildings had previously been stored in a building's designated PCB storage room. However, in the interest of reducing risk of loss, oil leaks, or other incidents, we disposed of these devices appropriately with the cooperation of a specialized waste disposal company.

In the future, we will continue to utilize waste disposal specialists to appropriately dispose of electrical equipment containing PCBs when upgrading assets.

Measures Against Nitrogen Oxide (NOx) and Sulfur Oxide (SOx)

Tokyo Tatemono identifies, measures, and appropriately manages air pollutants emitted from our businesses. Tokyo Tatemono regularly measures the concentration of nitrogen oxide (NOx), sulfur oxide (SOx), and other chemicals emitted from equipment producing smoke and soot, including cooling/heating systems and boilers that are in use in some of our office buildings. We also comply with the environmental standards defined in the Air Pollution Control Act in the operation of these systems.

Valuable Recycling of Waste

Tokyo Fudosan Kanri Co., Ltd. recycles construction industrial waste as valuable materials*, using resources more effectively. The company sells a number of waste items to recyclers as valuable goods, sorting and separating product for reuse. These materials include wires from restoration construction, move-in construction, equipment restoration, etc., air conditioner refrigerant piping, OA floors, fluorescent lamps, flexible aluminum ducts, and other metal and plastic materials.

* By valuable materials, we mean items with a net value of ¥1 after subtracting the cost of recycling from the sales price of the item. These materials include air conditioners, iron products, etc.

▸ Path of Industrial Waste Disposal to Recycling as a Valuable Material