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To the media and press

Tokyu Fudosan Holdings Corporation

Tokyu Fudosan Holdings publishes its “2025 Environmental Management Report” and “2025 DX Report”

Tokyu Fudosan Holdings Corporation (Headquarters: Shibuya-ku, Tokyo; President & CEO: Hironori Nishikawa; “Tokyu Fudosan Holdings” below) hereby announces that it has prepared and published two kinds of reports: its “2025 Environmental Management Report” and its “2025 DX Report.”

In its long-term vision “GROUP VISION 2030” announced in May 2021, Tokyu Fudosan Holdings declared that “WE ARE GREEN” is the banner of the Group, and aims to realize a future where everyone can be themselves and shine with vitality through the creation of attractive and diverse lifestyles by 2030, the target year of the vision. It has positioned “environmental management” and “DX” as the pillars of its Group policy to realize its ideal state, and is working to become a corporate group that continuously creates new value by solving social issues through its business activities.

On May 9, 2025, Tokyu Fudosan Holdings disclosed its new “Medium-Term Management Plan 2030,” which positioned the second half of its long-term management policy as the resilience phase. Under its commitments to this Plan, Tokyu Fudosan Holdings will build a solid and distinctive portfolio through the creation of premium value in its various operations and aim to realize its ideal shape.

Tokyu Fudosan Holdings decided to publish its “2025 Environmental Management Report” and “2025 DX Report” in order to communicate its unique value creation process through “environmental management” or “DX” that cannot be fully conveyed in its long-term vision, Medium-term Management Plan or annual integrated report. The purpose of the two reports is to provide shareholders, investors, customers, business partners, Group employees and other stakeholders with a better understanding of those two Group policies and initiatives of Tokyu Fudosan Holdings.



2025 Environmental Management Report



2025 DX Report

Please refer to Tokyu Fudosan Holdings' website <<https://www.tokyu-fudosan-hd.co.jp/english/ir/library/>> for details of both reports.

■ (Reference) Outline of “2025 Environmental Management Report”

Environmental Management Strategy

- ① Tokyu Fudosan Holdings formulated environmental management as one of its Group policies under GROUP VISION 2030. In its Medium-term Management Plan 2025, it accelerated initiatives aimed at the key issues of a decarbonized society, a circular society and biodiversity, and established its position as an environmentally advanced company.
- ② As the positioning of environmental management in its Medium-term Management Plan 2030, Tokyu Fudosan Holdings will combine societal solutions backed by environmental progressiveness to create an “environmental premium” unique to the Company. By rolling out initiatives that integrate the expansion of environment-derived business opportunities with improved area value through sustainable community development throughout Japan, Tokyu Fudosan Holdings will create high added value in the form of the improvement of asset value and customers' experiential value into the future, achieving strengthened profitability along with enhanced corporate value.

Priority Environmental Issues

1. Decarbonized society

Precisely because it is a supplier of renewable energy while simultaneously being a user of energy as a real estate business operator, Tokyu Fudosan Holdings views the role it should play as an important one, and aims to realize a decarbonized society by leveraging its environmental business as one of its strengths. Additionally, it will proceed to accelerate its initiatives at a greater pace than before as it aims to be a corporate group that continues to be chosen.

- ① Utilizing its in-house power generating facilities, Tokyu Land Corporation leveraged in-house renewable power generation to switch the electricity used at all of the facilities it owns and operates over the long term to 100% renewable energy, and became the first domestic operating company to be granted official certification for achieving RE100 targets. In the future, while continuing the utilization of in-house power generation, Tokyu Land Corporation will expand the supply of renewable energy to customers. Moreover, in its renewable energy business, which is among the top level in Japan, it will strive to achieve a rated capacity of 4.0 GW (before equity conversion) by FY2030 and otherwise promote further Green Transformation (GX).
- ② With the aim of achieving SBT 1.5°C, for Scope 1 and 2 greenhouse gas emissions, Tokyu Land Corporation achieved reductions of 70.3% for FY2023 relative to the target of at least a 50% reduction in CO₂ emissions versus FY2019. For its new FY2030 target, it recently adopted a target of at least an 80% reduction in CO₂ emissions versus FY2019. Additionally, having acquired SBT Net-Zero certification for its target of net-zero emissions by the year 2050, Tokyu Land Corporation will promote reductions of Scope 3 emissions alongside its suppliers and other stakeholders.

- ③ In addition to reductions of emissions in-house and in its supply chain, Tokyu Fudosan Holdings set new targets for avoided CO₂ emissions due to the expansion of its renewable energy business and other factors. It will target an amount of avoided emissions equal to ten times its own emissions and otherwise drive forward the decarbonization of society.
- ④ Tokyu Fudosan Holdings has established a considerable track record over time with respect to the expansion of its renewable energy business, community development utilizing the perspective of a renewable energy provider and environmental contribution-oriented real estate development. Going forward, it will continue its initiatives in these priority areas.

2. Circular society

In its real estate business, which consumes considerable resources, Tokyu Fudosan Holdings will accelerate its initiatives aimed at building a circular economy, which is taking on increasing importance, and will endeavor to promote familiar environmental contribution measures connected through the value chain with the involvement of various stakeholders.

- ① As it endeavors to reduce avoided emissions at each stage in long building lifecycles, which span construction, operation, renovation and dismantlement, Tokyu Fudosan Holdings will contribute to the development of a circular society and reduced CO₂ emissions.
- ② Tokyu Fudosan Holdings reaffirmed the role played by the actual expansion of distribution and management operations for utilizing existing stock with maximum effectiveness in order to achieve a circular economy. In the community development area as well, it will promote initiatives based on the premise of resource conservation and reuse.
- ③ To make it possible to casually tackle the promotion of a circular economy as part of lifestyles that involve the consumption of a variety of resources, Tokyu Fudosan Holdings will promote lifestyles that incorporate resource recycling approaches.

3. Biodiversity

As a company engaged in operations founded on the benefits of natural capital, such as forests and oceans, Tokyu Fudosan Holdings will contribute to nature positivity that leverages the respective characteristics of cities and the countryside in order to enhance the appeal of urban and regional areas while achieving sustainable community development in tandem with improved profitability.

- ① Tokyu Fudosan Holdings was the first Japanese real estate business to disclose a “TNFD Report” that organized information on how it connects with nature in accordance with the TNFD framework. It will reevaluate its contributions to nature positivity through its operations and promote the active external communication of those contributions. Tokyu Fudosan Holdings will integrate these with TCFD disclosures as well to promote the integrated disclosure of climate- and nature-related information that mutually affect each other.
- ② In the Greater Shibuya Area, which connects people and nature and is rich in green appeal, Tokyu Fudosan Holdings will aim to realize an “Experiential Sustainable Resort” for the next generation through resort operation that exists alongside the local community and ecosystem.

- ③ Based on the concept of “green infrastructure” that utilizes functions possessed by the natural environment to solve a number of social issues, Tokyu Fudosan Holdings will leverage the advantages of Ishikatsu Exterior across the entirety of the value chain to pursue efforts unique to the Group.

Environmental Promotion Platform

- ① Tokyu Fudosan Holdings has established an internal promotion platform system aimed at practicing thorough risk management and compliance.
- ② Tokyu Fudosan Holdings is committed to the promotion of environmental initiatives that also incorporate financial aspects through the formulation of its policy on the long-term, continuous issuance of ESG bonds.
- ③ Tokyu Fudosan Holdings’ demonstration of environmental management and leadership that has also led the industry in Japan has been well-evaluated, resulting in it earning high recognitions on an ongoing basis that include various ESG external evaluations.
- ④ Working together with its stakeholders, Tokyu Fudosan Holdings will take action across its entire supply chain in order to promote appropriate and effective environmental response.

■ (Reference) Outline of “2025 DX Report”

DX Vision

- ① Tokyu Fudosan Holdings formulated Digital Transformation (DX) as one of its group policies under GROUP VISION 2030. Embracing the concept of digital fusion, Tokyu Fudosan Holdings aims to use DX to remove all boundaries present in society as it aims to realize its ideal shape.
- ② As the positioning of DX in its new Medium-term Management Plan, Tokyu Fudosan Holdings will contribute to the building of a solid and distinctive business portfolio through a positive cycle of Employee Experiential Value (EX) and Customer Experiential Value (CX) with the utilization of AI as the starting point and through the realization of Business Model Transformation (BX).

DX Strategy

- ① Aim to evolve into a business model utilizing intellectual assets to pool the capabilities of the Group through digital platforms while leveraging its strengths in the form of the breadth of its business wings and integrated structure from development to management, operation and brokerage.
- ② Set new numerical targets to be achieved by FY2030 to coincide with the release of the new Medium-term Management Plan. Set action-specific targets and expected impacts under EX, CX and BX, respectively, and aim to realize contributions on the financial side.
- ③ Examine the shape of the future society that Tokyu Fudosan Holdings aims to achieve beyond 2030 in order to envision long-term scenarios for each business by employing backcasting. Outline a society in which diverse forms of “housing, working and lifestyles” are realized by leveraging the characteristics of each area, creating vibrant communities and coexisting with technology, as a vision of the future, and aim to materialize that vision.

Group Collaboration and Co-creation with Partners

- ① Tokyu Fudosan Holdings places importance on building robust Group collaboration that helps utilize intellectual assets and works to increase experiential value and drive efficient business operations through the overall sharing and utilization of knowledge and expertise across Group companies with the full use of data and AI.
- ② Tokyu Fudosan Holdings will work to expand partnerships and promote open innovation through CVC investments in startups and other companies, business collaboration between industry, academia and government and an internal venture scheme.
- ③ Tokyu Fudosan Holdings’ functional DX company, TFHD digital Inc., is acquiring high-level DX-focused personnel and expanding the areas in which initiatives are pursued in order to support digital technology-

oriented measures at each Group company, including Group-wide data analysis and utilization, and co-creation with partners.

Examples of Initiatives at Group Companies

As Tokyu Fudosan Holdings endeavors to promote DX, various case examples have arisen at Group companies, including approaching local issues, improving the value of the Greater Shibuya Area, personalizing information with the utilization of AI and conducting visual communication through DX.

Next-Generation IT Platform and Human Capital Platform for DX Promotion

- ① Tokyu Fudosan Holdings enables sustainable DX implementation with an approach that integrates “defensive” elements that offer advanced cybersecurity against threats from the inside and outside and “offensive” elements that consolidate information within the Group and utilize it to maximize its strengths of wide-ranging business domains, along with the systems and mechanisms to appropriately operate them, while utilizing AI.
- ② Tokyu Fudosan Holdings has organized its human capital system for DX promotion and defined required skills for each tier and position in the promotion of DX. It steadily develops personnel for DX promotion and appropriately evaluates and assigns those personnel by conducting the Group-wide examination and promotion of measures aimed at acquiring skills.
- ③ Tokyu Fudosan Holdings has established a new “super bridge person” system. It will initiate development efforts based on a unique system for personnel who possess advanced skills enabling them to contribute to business model transformation as a presence that will uphold the creation of new value for the Group.

Reference

The DX initiatives of the Group are compliant with the Digital Governance Code established by the Ministry of Economy, Trade and Industry.

■ Environmental management and DX efforts targeted in Tokyu Fudosan Holdings’ “GROUP VISION 2030” long-term vision

Tokyu Fudosan Holdings Corporation announced its long-term vision, GROUP VISION 2023, in 2021. With “WE ARE GREEN,” an expression of its aim to realize its ideal shape by the year 2030 through diverse green power, as its slogan, the company continues to tackle environmental management and DX as Group policies.

As the Group’s core enterprise, Tokyu Land Corporation is actively pursuing a myriad of initiatives with the aim of becoming an environmentally advanced company. At the end of 2022, it completed the changeover of its offices and facilities held* to 100% renewable energy at the end of 2022. Furthermore, in April 2024, Tokyu Land Corporation was certified by the RE100 Secretariat for achieving the RE100, the first time an operating company in Japan was granted that certification.

*Certain joint business projects, etc. excluded.

Tokyu Fudosan Holdings' "GROUP VISION 2030"

<https://www.tokyu-fudosan-hd.co.jp/english/group-vision-2030/>

Tokyu Fudosan Holdings' "Medium-Term Management Plan 2030"

<https://www.tokyu-fudosan-hd.co.jp/english/ir/mgtpolicy/mid-term-plan/>