



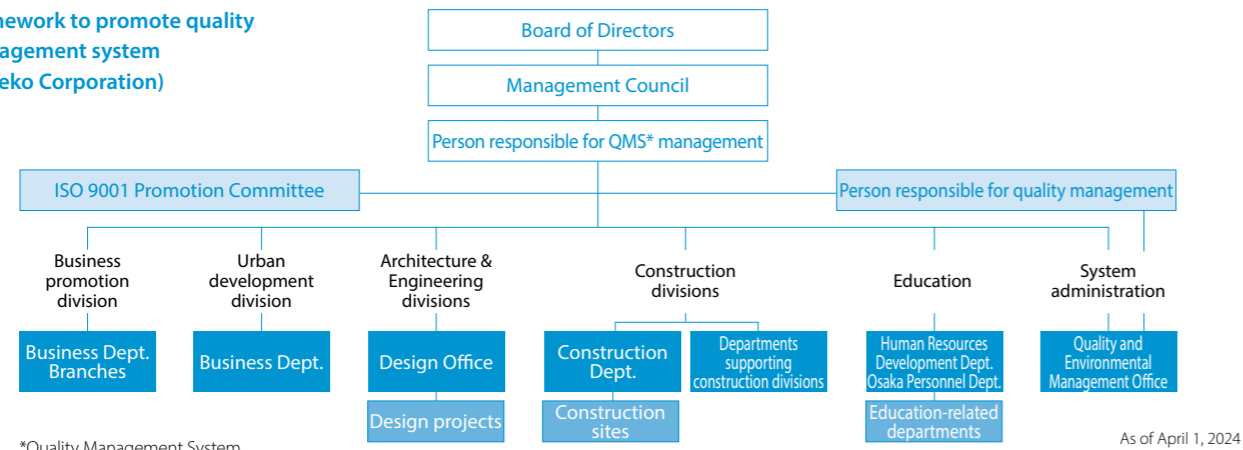
Initiatives for Quality Improvement

Quality management system

For more information, please visit ▶

Haseko Corporation, Haseko Reform Inc., and Fujikensetsu Co., Ltd. have established a quality management system based on ISO 9001 and are working to improve quality by setting a quality policy.

Framework to promote quality management system (Haseko Corporation)



*Quality Management System

As of April 1, 2024

Construction of "Resilient" Condominiums Considering the Prevention and Reduction of Disaster

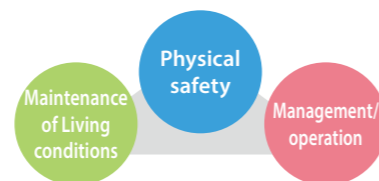
As Japan continues to be hit by large-scale natural disasters and earthquakes, the call is growing for disaster-resilient housing. In order to provide more safe, secure, and comfortable housing, we will work hard to promote the construction of disaster-resilient condominiums that can recover from disaster on their own by taking advantage of the collective capabilities of the Haseko Group in disaster countermeasures both from the tangible and intangible aspects.

Proposal of Hazard-resistant Condominium

The Disaster Resilient Technology Working Group, which was established by the Haseko Group in the wake of increasingly severe natural disasters, has prepared and has been providing services based on the Proposal of Hazard-resistant Condominium covering exclusive and communal areas, essential services, as well as operation and management.

The Proposal will be actively made to properties inside and outside the Group for adoption to support residents both from the tangible and intangible aspects of the Haseko Group's safe, secure and comfortable condominiums leveraging the advantages of collective living.

Basic policy for the Proposal of Hazard-resistant Condominium



- 1 Protect physical safety in the event of a disaster
- 2 Maintain living conditions until the infrastructure is restored after the disaster
- 3 Develop the management and operation systems including those after the disaster

"Three-piece set disaster prevention equipment" to secure post-disaster living necessities

The Haseko Group has long believed that it is important to not only ensure the basic performance of condominiums per se, but also develop the framework to secure the basic necessities of life for residents after a disaster has occurred. From such perspective, we became the first in Japan to adopt an emergency potable water generation system in a for-sale condominium in 2003, and have since been putting efforts into adopting and proposing the "three-piece set disaster prevention equipment"—which consists of an emergency potable water generation system, emergency manhole toilets and benches that convert into cooking stoves as disaster prevention facilities to secure post-disaster living necessities, i.e., water, toilets and fire—in for-sale condominiums designed and

constructed by us.

In addition, Hosoda Corporation is promoting the use of a "five-piece disaster prevention equipment set" for customers who are building new detached houses or renovating existing ones to secure their lifelines in the event of an emergency.



Three-piece set disaster prevention equipment

Creation of New Values by Means of Condominium Renewals

Renovation example: *Sustaina Branche Hongyotoku* (Ichikawa City, Chiba Prefecture)

The Haseko Group is working on Japan's first condominium project to achieve virtually zero CO₂ emissions during building operations by completely renovating an existing corporate housing apartment to further operate research and technological development for realizing a decarbonized society. As part of the project, the Group is conducting renovation work on "*Sustaina Branche Hongyotoku*."

Of the 36 units in this condominium, 13 have been set up as RESIDENCE LABO experimental residential housing for shaping the future, with different verification experiments being carried out in each unit. Through the maximum exploitation of IoT devices and AI technology, as well as technologies for extending the life of buildings, energy-saving technology, and wellness housing technology, we will utilize the various data obtained from actual

living environments in research and technological development aimed at creating new housing value, as we work to achieve the "optimization of living" through LIM*.

This project was selected for the "Next Generation Housing Project 2022" which contributes to public awareness of leading technologies, as a "residential-type experimental home for creating future housing with smart home systems," in the "Leading Businesses of Sustainable Buildings etc. (Next-Generation Housing) program in FY2022 2nd" conducted by the Ministry of Land, Infrastructure, Transport and Tourism.

For more on the RESIDENCE LABO's main initiatives, see the project page.

*LIM: The concept of utilizing information related to living accumulated by condominium buildings, such as the condition of the building, the use of facilities, and residents' movements since people started living there.



Before renovation



After renovation

RESIDENCE LABO

For more information, please visit ▶

居住型実験住宅で未来をつくります。



The digital transformation (DX) of the Haseko Group

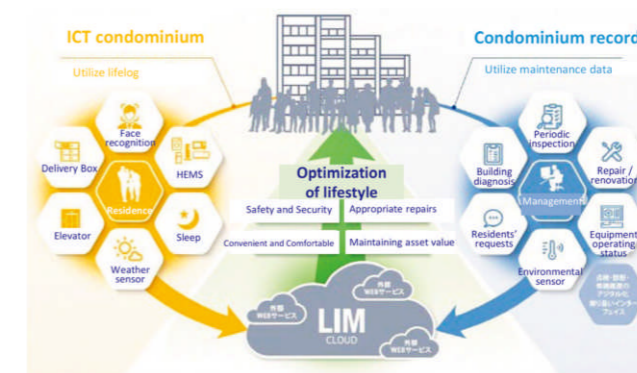
The Haseko Group is undertaking digital transformation (DX) with the aim of making further progress as a "corporate group for housing to create great living." We are working to improve productivity in the design and construction of housing complexes that utilize the latest technology, raise the quality of life for their residents, and create safer, more secure, and more comfortable living environments. We will leverage the comprehensive strengths of our Group to create new value in housing and living.

ICT condominiums

By harnessing the power of ICT (information and communications technology), including sensor networks, AI and cloud service applications, we are promoting the creation of high-value-added condominiums. We have implemented a variety of cutting-edge technologies to make everyday life more convenient and comfortable, such as facial recognition auto-locks for common and private entrances, smart locks for entrances of residential units, parcel delivery boxes, and an app for residents that is linked to the weather and earthquake sensors installed in the building.

The different types of digital data acquired from the ICT condominiums are collected and analyzed as "living information" on the BIM & LIM Cloud information platform, and then combined with BIM data to create new value, such as improving the convenience of residents and extending the lifespan of the building. Most recently, a demonstration experiment is planned for an "all-facial recognition condominium" at WORVE Naha Izumizaki.

Conceptual diagram of LIM (Living Information Modeling)





Enabling diverse lifestyles

“Be-Fit,” a new living space that can be changed freely to suit life stages and lifestyles

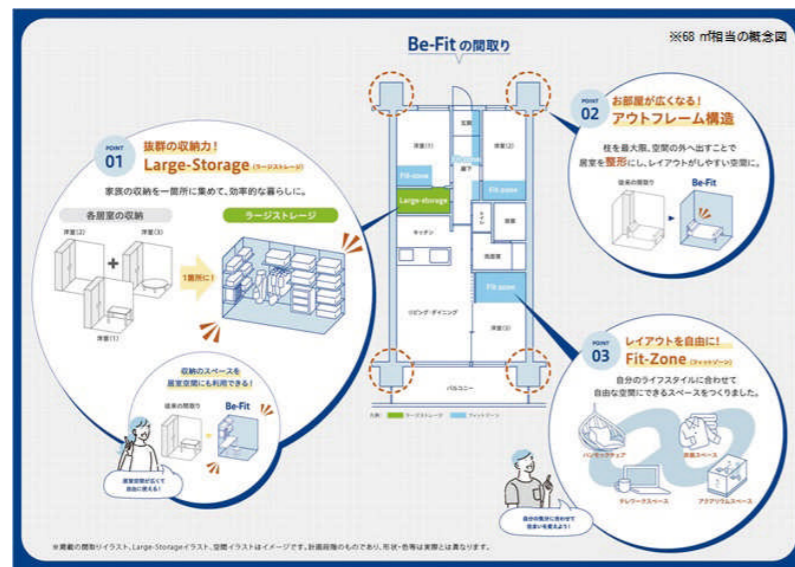
While residential floor areas in for-sale condominiums continue to shrink, the needs associated with living and work styles are diversifying, leading to a growing demand for living spaces that can be used in multiple, unlimited ways.

“Be-Fit”* allows residents the freedom to use their space as they wish by aggregating each housing unit’s storage spaces and moving the pillars to the exterior to create a streamlined living area. Utilizing shelving, boxes, and other height-adjustable and movable wall furniture, it becomes easy to adapt to changes in life stages, such as their children’s growth, their hobbies, etc.

Be-Fit is a floor plan that can be adapted to suit people’s lifestyles and ever-changing living conditions, and it has now been adopted for the first time in two properties: Renai Matsudo Minori-dai (Matsudo City, Chiba Prefecture) and Branchera Kawasaki Oshima (Kawasaki City, Kanagawa Prefecture). We will continue to promote its adoption, proposing its use not only in building projects owned by Haseko Corporation, but also in properties owned by other companies.

*Be-Fit: Be = Ensuring all **Basic** & **Essential** features are in place, creating a living space that **Fits**

Be-Fit



*The floor plan, Large-Storage, and spaces shown above are intended for illustrative purposes.

“Brancheile Meguro,” senior living residences suitable for the new age (Shimomeguro, Meguro-ku)

Haseko Senior Well Design, a Haseko Group company that is active in the senior business, operates the Brancheile series of housing for the elderly. The Brancheile brand is based on the philosophy of “providing lively and enjoyable housing for living more freely as yourself” in an era in which more people are living to be 100 years old.

In May 2023, we opened “Brancheile Kuramae,” and in December of the same year, “Brancheile Meguro,” a paid facility for the elderly with nursing care services, was launched in Tokyo’s Meguro-ku. Brancheile Meguro is a residence for seniors that adopts biophilic design to express the connection between humans and nature through its exterior appearance, and has a supermarket on the ground floor. By combining housing units for independent living with nursing care accommodation, residents living independently may later switch to care accommodation that has nursing care staff on duty 24 hours a day, should they require nursing care in future. In this way, we provide secure arrangements for residents to continue living in an environment they have become accustomed to.

The facility is also equipped with services such as IoT-powered facial recognition for unlocking automatic doors, sending delivery notifications, and simplified entry and exit procedures for family members. In addition, Haseko’s original

health support services for improving exercise and eating habits, wine seminars, art and design, and a variety of other experiential programs also contribute to a healthy and exciting living environment.



Biophilic design of building’s exterior

Care of community and engagement

We will contribute toward improving the value of the region as a whole by supporting regional revitalization and the building of a prosperous community that includes local residents.

Regional revitalization (area management) initiatives

In 2020, Haseko Corporation signed a project contract on the “Municipal Sakura-no-Miya Housing Complex Reconstruction (Phase 2)” as a representative corporation, and in the wake of this, it has engaged in activities for local revitalization and area management around Kobe City’s *Kita Suzurandai* district.

We participate in and assume the responsibility of secretariat for the “*Kitasuzumarumaru*,” an area platform which consists of local resident group and activity group, local university, railway operator, regional commercial business, residential property company, botanical garden, and hospital.

We mainly implement to formulate the “*Kita Suzu Tsuzuku Vision*” outlining the direction for the district’s community development, to create multi-

generational interaction opportunities and a lively atmosphere by utilizing local parks, to publish the “*Kita Suzu Tsuzuku Newsletter*” to disseminate the information of local shops, attractiveness and activity, and to study management system of public space by local community.



Initiatives in Asuka Village, Nara Prefecture

Business to bring old traditional homes back to life as accommodation

While Asuka Village has many historical sites of the Asuka era including palaces and the entire village is required to be preserved as a historical landscape area, it has issues including declining population, a shortage in accommodation facilities and an increasing number of vacant homes. Haseko Corporation launched the Asuka Village Project Promotion Office to promote a business to help solve these issues.

In December 2020, we established HASEKO VILLAGE LIFE Inc., a new company engaging in the regional revitalization and accommodation operation businesses at Asuka Village, to promote the accommodation business mainly using renovated old traditional houses. In March 2022, we opened our first hotel, BRANCHERA VILLA ASUKA, an old traditional house hotel. Moreover, in recognition of its efforts to value local wisdom and ways of thinking, BRANCHERA VILLA ASUKA received the Executive Committee Special Award for Environmental Regional Branding at the Japanese Ministry of the Environment’s 11th Good Life Awards. Also in December 2020,

Asuka Village, Nara Women’s University and the Haseko Group concluded a framework agreement on industry-government-academia cooperation for the purposes of regional revitalization, historical preservation activities, and creation and development of a vibrant regional society in Asuka Village to address its regional issues by drawing on “historical resources” (Asuka Village), “knowledge” (Nara Women’s University) and “vitality” (the Haseko Group). The three parties are jointly promoting a project for making use of a 400-year-old home with a thatched roof.



Signing ceremony for the industry-government-academia comprehensive coordination agreement



Accommodation facility in a restored old traditional house, “BRANCHERA VILLA ASUKA”

Received an Award at the Mécénat Awards 2023

“Historical and landscape conservation activities, and regional revitalization efforts in Asuka Village, Nara Prefecture” received an Award for Excellence at the Mécénat Awards 2023 sponsored by the Association for Corporate Support of the Arts.

The Mécénat Awards recognize particularly outstanding certified activities in “This is MECENAT 2022”. In this fiscal year, six prizes were awarded in total, comprising one Grand Mécénat Award and five Awards for Excellence.



Mécénat Awards 2023 presentation ceremony

Concrete initiatives in response to climate change

Initiatives to reduce CO₂ emissions at construction sites

The Haseko Group is promoting the following initiatives at certain sites to reduce CO₂ emissions at construction sites. Going forward, we will continue to increase the number of cases of adoption and promotion of these initiatives, while taking the scale and location of project into consideration.



Adoption of battery-driven fully electric rough terrain cranes



Adoption of electric forklifts

Initiatives for reduction of Scope 1 emissions (CO₂ emissions from fuel consumption of construction vehicles, etc.)

Reduction of the number of dump trucks transporting soil away from the site through effective on-site use of soil generated from construction	Use of eco-friendly fuel (GTL and B5) for heavy machinery
Adoption of electric backhoes (trial)	Adoption of electric forklifts
Adoption of battery-driven fully electric rough terrain cranes	Adoption of ALC hardware non-welding method

Initiatives for reduction of Scope 2 emissions (CO₂ emissions from power consumption at sites)

Adoption of biomass electric power	Use of LED for temporary lighting at sites
Adoption of solar power generation using prefabricated house roofs	

Initiatives for reduction of Scope 3 emissions (CO₂ emissions associated with manufacture and transport of construction materials and transport, processing, etc. of waste)

Reduction and thorough separation of waste	Reduction of the number of transport vehicles by reducing volume of waste
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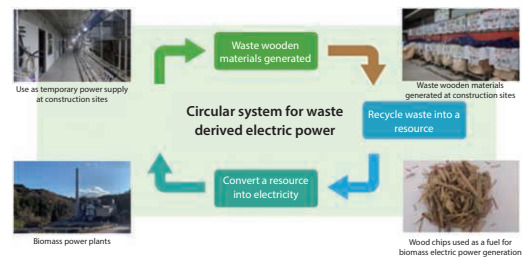
Use of biomass electric power

In cooperation with an outside power generation company, we have introduced a resource recycling initiative to utilize renewable energy from biomass power generation, which uses waste wooden materials generated at construction sites as part of its fuel as a temporary power supply at construction sites.

This initiative can reduce CO₂ emissions from power generation, as compared with the case of using electricity supplied from conventional thermal power plants, contributing to the mitigation of global warming.



A signboard for sites of biomass power generation



Development of “H-BA Concrete,” an environment-conscious concrete

In 2021, we formulated the Haseko Group’s Climate Change Response Policy, “HASEKO ZERO-Emission,” and we are working to popularize “H-BA concrete” to reduce greenhouse gas (CO₂) emissions.

Produced by blending ordinary Portland cement and blast furnace cement type-B, H-BA concrete is so versatile that it can replace conventional concrete. It is eco-conscious concrete that reduces CO₂ emissions derived from concrete materials by approximately 20%.

This product had been adopted in several projects, including parts of the common-use area of Renai Yokohama Totsuka (Totsuka-ku, Yokohama-shi, Kanagawa; total 439 units) and the entirety (foundations and above-ground framework) of Feel G Residence, a rental condominium building targeting students

(Nishi-ku, Kobe-shi, Hyogo; total 120 units). In August 2022, H-BA concrete obtained the “Special Evaluation Method Certification”², which is recognized as an alternative evaluation method to methods that comply with the “Evaluation Method Standard”¹, from the Ministry of Land, Infrastructure, Transport and Tourism. This certification allows it to be used in for-sale condominiums that use dwelling performance indications.

Following the receipt of the Special Evaluation Method Certification, we fully adopted H-BA concrete in the above-ground framework of The Kensington Residence Kamiikedai in the Tokyo area (Ota City, Tokyo; total 42 units) and the foundations and above-ground framework of Renai Esaka Enokicho in the Kansai area (Suita-shi, Osaka; total 149 units) for the first time.

^{*1} Evaluation Method Criteria: Criteria for methods of evaluating housing performance to be indicated in accordance with the Japan Housing Performance Indication Standards stipulated in the Housing Quality Assurance Act.

^{*2} Special evaluation method certification: Certification method approved on an individual basis by the Minister of Land, Infrastructure, Transport and Tourism for new materials and construction methods (e.g., structural safety, reduced deterioration, thermal environment, sound environment) that cannot be evaluated in accordance with evaluation method criteria stipulated in the Housing Quality Assurance Act.

Main properties adopting H-BA Concrete and its greenhouse gas (CO₂) reduction effects

FY	Usage volume (m ³)	Reduction of CO ₂ (t-CO ₂)	Property adopting H-BA Concrete (completed properties)
2017	125	6.2	Haseko Technical Center
2020	25	1.1	Renai Yokohama Totsuka
2022	2,945	162.6	Feel G Residence/Bransieta Urayasu/Acoustic Experiment Building, Haseko Technical Center/Bransieta Otorii
2023	2,361	140.8	The Kensington Residence Kamiikedai/ LATIERRA académico MITAKA
Total	5,456	310.7	