

Disclosures based on the recommendations of the TCFD*

The Haseko Group, as a corporate group for housing to create great living, aims “to contribute to society by creating an optimal environment for cities and people.” However, in recent years, natural disasters have increased in frequency and intensity due to climate change, which is threatening the safety and security of our lives.

Given these conditions, with the belief that addressing climate change is an important management issue, the Haseko Group endorsed the recommendations of the TCFD, as well as developed and announced its policy addressing climate change,



HASEKO ZERO-Emission in December 2021. We will continue to make disclosures in accordance with the recommendations of the TCFD, as well as monitor and appropriately deal with governmental measures and social trends for reducing the effects of climate change and CO₂ and other greenhouse gas emissions, while aiming to realize a sustainable society and improve corporate value.

*TCFD: Task Force on Climate-related Financial Disclosures. It recommends companies and such to disclose items related to climate change-related risks and opportunities.

Metrics & Targets

The Haseko Group has set reduction targets with total greenhouse gas (CO₂) emissions as a metric for assessing and managing the impact of climate issues on our business management. Our targets for 2030 have acquired an SBT certification. *SBT: Science Based Targets



Haseko Group greenhouse gas emissions reduction targets

Scope	Base year	Targets	
		Medium-term (FY2030)	Long-term (FY2050)
Scope1 + Scope2	FY2020	(42%)	(100%)
Scope3		(13%)	(37%)

Haseko Group greenhouse gas emissions results (by Scope)

Metrics	FY2021	FY2022	FY2023
Scope 1 (t-CO ₂): Direct emissions (from burning fuel, etc.)	40,487	34,486	52,224
Scope 2 (t-CO ₂): Indirect emissions (from the use of electricity, etc.)	24,258	18,302	8,349
Scope 3 (t-CO ₂): Supply chain emissions	6,175,367	5,629,382	5,294,469

Governance

The Haseko Group has established the “Sustainability Committee” under the Board of Directors with the aim of achieving sustainability. The committee, chaired by the President and Representative Director, is composed of the officers in charge of each division and the presidents of Group companies.

The Sustainability Committee meets once a year to deliberate and decide on policies and action plans concerning sustainability, including our response to climate change, and to monitor and review sustainability activities. Matters deliberated and reported at the Sustainability Committee are reported to and supervised by the Board of Directors, and significant matters are brought to

the Board of Directors for deliberation and decision-making. The Haseko Group takes into consideration the climate-related management issues addressed at the Sustainability Committee when developing its business strategy, investment strategy, and other management strategies.

As a subordinate body under the Committee, we have the “Sustainability Promotion Conference” and the Committee is working to promote and disseminate CSR activities throughout the Group, including environmental measures such as decarbonization as well as energy and environmental technologies.

Management system





Strategy

Risk and Opportunity Identification Process

The Haseko Group established a company-wide working group (WG) to address climate change under the Environment Promotion Conference. This working group identified climate-related risks and opportunities, analyzed the level of impact, and studied responses thereto.

The study results are approved by the Sustainability Committee after deliberation on the validity of the analysis and the need for additional response, and then reported to the Board of Directors.

Targeted Sectors/Regions and Impact on Financial Plans

As a first step, our analysis targeted the Domestic-construction business. Quantitative calculations were not performed regarding financial impact this time. In the future, we will work to expand the scope of analysis and calculate the quantitative impact.

Explanation of Scenarios and Short-, Medium-, and Long-term Time Horizons

In our analysis, we established the following two scenarios and studied the impact.

Studies were also done from short-term, medium-term (through 2030), and long-term (through 2050) perspectives.

Climate-related Issues That Have a Significant Impact, Resilience

As a result of analysis, we identified as significant risks the increase in construction costs due to the adoption of a carbon tax and tighter regulations in connection with the transition to a decarbonized society, labor shortages due to rising average temperatures in summer, and delays in construction projects due to more frequent and intensified meteorological disasters.

Our analysis also indicates that an increase in demand for ZEH (Net-Zero Energy Houses) and disaster-resistant houses may lead to an increase in opportunities to receive orders for new construction and renovations.

Based on these analytical results, we checked the current state of initiatives addressing these risks and opportunities and studied their adequacy and the need for additional measures. As a result, we confirmed that the current direction of our initiatives is appropriate and that further acceleration is required for several measures, such as decarbonization technology for concrete and steel, which comprise the greater part of CO₂ emissions from construction materials, and energy-saving technology for houses and buildings. Going forward, we will specify actions to accelerate these measures and move forward with further initiatives. Please see the chart below for details on significant risks and opportunities, their impact, and our response.

*Integrated into the Sustainability Promotion Conference in FY2024

1.5–2°C scenario	A scenario in which rigorous measures to mitigate climate change are taken and temperatures as of 2100 are no more than 1.5–2°C warmer than the level before the Industrial Revolution. (References: SDS ¹ of the IEA, ² RCP 2.6 ³ of the IPCC, ⁴ etc.)
4°C scenario	A scenario in which rigorous measures to mitigate climate change are not taken and temperatures as of 2100 are around 4°C warmer than the level before the Industrial Revolution. (References: STEPS ⁵ of the IEA, RCP 8.5 ⁶ of the IPCC, etc.)

*1 SDS: Sustainable Development Scenario

*2 IEA: International Energy Agency

*3 RCP 2.6: 2°C scenario

*4 IPCC: Intergovernmental Panel on Climate Change

*5 STEPS: Stated Policy Scenario

*6 RCP 8.5: 4°C scenario

Risks and Opportunities

**Impact* means the impact as of 2030.

Category	Item	Description	Impact		Timeframe
			1.5–2°C	4°C	
Impact of the transition to a decarbonized society	Risk	Adoption of carbon taxes	Medium	Low	Medium term
	Risk	Tighter regulations	Medium	Low	Medium term
	Opportunity	Increased demand for energy-efficient buildings	High	Medium	Medium term
Physical effects	Risk	Rising average temperatures in summer	High	High	Short term
	Risk	More frequent and intensified meteorological disasters	Medium	Medium	Short term
	Opportunity	Increase in disaster prevention and mitigation demand	High	High	Medium term

Countermeasures

Adoption of carbon taxes Tighter regulations Increased demand for energy-efficient buildings	<ul style="list-style-type: none"> Promote the reduction of CO₂ emissions during construction Promote the use of materials with low greenhouse gas emissions 	<ul style="list-style-type: none"> Promote the development of technologies responding to the growing demand for energy efficient buildings
Rising average temperatures in summer More frequent and intensified meteorological Disasters Increase in disaster prevention and mitigation demand	<ul style="list-style-type: none"> Further improve the work environment at construction sites, and promote higher work efficiency by automation and other means Establish construction methods not affected by Weather 	<ul style="list-style-type: none"> Strengthen relationships with cooperating companies and suppliers Promote the development of technologies responding to the growing demand for disaster resistant condominiums

Risk Management

We have established a company-wide working group to sort out climate change risks and analyze their impact on business. For details on other climate change-related risk management systems, please access the information to the right.

[For more information, please visit ▶](#)

We have formulated a transition plan as follows, by turning the “countermeasures” in the “risks and opportunities” section on the previous page (P.86) into concrete actions.

The Haseko Group CO₂ emissions reduction plan (transition plan)

[For more information, please visit ▶](#)

The Haseko Group is working to reduce CO₂ emissions in accordance with the following plan in order to contribute to the prevention of global warming, mitigate the risks associated with the transition to a decarbonized society, and pursue opportunities.

1. The plan up to FY2030

(1) Scope 1 and 2 (FY2030 target: -42% compared to FY2020)

① Scope 1

As mentioned below, we will prioritize reducing Scope 2 emissions for the time being, but we will also work to reduce Scope 1 emissions as outlined below in order to achieve our FY2030 targets.

a. Construction sites

Scope 1 emissions from construction sites come from the combustion of fossil fuels in heavy machinery and transportation vehicles. In addition to thoroughly implementing the energy-saving activities we have been working on for some time, such as idling stop systems, proper maintenance of heavy machinery and vehicles, and reducing the number of transportation vehicles by using soil excavated from construction sites on-site, we are also promoting the introduction of low-carbon fuels and electric forklifts with the aim of further reducing emissions. There has been little progress in the commercialization of electric models of large heavy machinery such as backhoes, so at present they are still in the trial stage, but we will aim to introduce them on a full scale in the second half of the 2020s while monitoring their spread.

b. Offices, etc.

Scope 1 emissions from offices, etc., come from the combustion of fossil fuels used in the vehicles for sales activities of each Group company, the vehicles used to transport customers in the senior business, and the cooking and hot water supply facilities at facilities for seniors. In addition to thoroughly implementing the energy-saving activities we have been working on, such as idling stop systems and the proper maintenance of vehicles, we are also promoting the introduction of hybrid and electric vehicles with the aim of further reducing emissions, and we aim for the full-scale adoption of EVs in the second half of the 2020s.

② Scope 2

For the time being, we will prioritize efforts to reduce Scope 2 emissions as follows, with the aim of reducing Scope 2 emissions to zero by FY2026. Scope 2 accounted for 36% of Scope 1 and 2 in FY2020, so reducing Scope 2 to zero would be a major step forward in achieving the FY2030 Scope 1 and 2 reduction target (-42% compared to FY2020).

a. Construction sites

In December 2021, along with the formulation of the Haseko Group's climate change response policy: HASEKO ZERO-Emission, the company announced its target of converting to 100% renewable energy for electricity used at construction sites by the end of 2025. Our efforts to achieve this target are progressing smoothly, and as of May 2023, we have achieved 100% renewable energy at Haseko Corporation's construction sites. We will continue to implement measures at the construction sites of each Group company, as we work towards achieving our targets.

b. Offices, etc.

We are also moving forward with the conversion to renewable energy for the offices used by each of the Group companies and the rental properties they own, etc., starting with the main facilities. We will lower emissions in stages, including through the purchase of Non-Fossil Certificates to make virtual conversions to renewable energy for facilities in leased properties where it is difficult to convert to renewable energy, and aim to reduce Scope 2 to zero by FY2026.

(2) Scope 3 (FY2030 target: -13% compared to FY2020)

The majority of Haseko Group's Scope 3 emissions are from activities up to the manufacturing process of the construction

materials, etc. we purchase (Category 1) and from the electricity and gas that the occupants of the buildings we construct and develop consume in their daily lives (Category 11). We are taking the following measures to reduce these emissions.

① Category 1

In addition to promoting the adoption of our proprietary environmentally friendly H-BA Concrete in properties developed by Group companies, we are also stepping up our efforts to propose its use by all of the project owner companies, with the aim of achieving an adoption proposal rate of 80% by fiscal 2030. We are also promoting the use of wooden construction. In order to reduce emissions in Category 1, it is important to work together with suppliers of construction materials and project owners. We will therefore continue to strengthen our partnerships and proposals, with the aim of reducing emissions.

② Category 11

We are engaged in the promotion of ZEH-M. In particular, all newly built condominium buildings (both those for sale and rent) in which our Group has been the main developer and on which the design work began in FY2022 or later shall meet the ZEH-M Oriented standard. We are also intensifying our efforts to encourage project owners to adopt specifications that meet the ZEH-M standard. In order to reduce emissions in Category 11, it is important to work together with the project owners. We will therefore continue to strengthen our partnerships and proposals, with the aim of reducing emissions.

*ZEH-M is an abbreviation of Net Zero Energy House Mansion. These condominiums are built with features that reduce energy consumption, such as improved insulation performance around the exterior, the adoption of high-efficiency equipment, and the use of renewable energy. Out of these features, ZEH-M Oriented condominiums meet certain standards for thermal insulation performance and energy consumption.

*Category 1 makes up 33% of Scope 3 emissions in FY2020, while Category 11 makes up 60%. Combined, the two categories accounted for 93% of Scope 3 emissions in FY2020.

2. Achieving the targets for FY2050

We believe that in order to achieve the FY2050 reduction targets, it is essential to utilize the advanced technologies that are currently being researched and developed (or will be researched and developed in the future) around the world. In addition, in order to implement them as a business, the reduction measures must align with the interests of end users such as condominium residents. In this respect, we believe that the policy trends of various support measures by the government and other organizations will be an important factor. In addition to promoting research and development within our Group and collaboration and cooperation with our stakeholder companies, we will also consider specific reduction measures while keeping a close eye on these external trends.

3. Promotion and management systems of the plans

This CO₂ reduction plan is being formulated and promoted by a working group set up under the Sustainability Promotion Conference that includes members from across the entire Group. The Haseko Corporation Board of Directors has received reports on the details of the plan and approved it. In addition, the Board of Directors regularly receives reports on the progress of the plan. Furthermore, the content of the plan will be reviewed as necessary based on changes in the internal and external environment, etc., subject to the same procedures.

Haseko biodiversity seminar

We hold events jointly with Tama City for children of elementary school age and older living in the city to learn about biodiversity, such as the relationships of Satoyama landscapes, thickets and living things, through observation of plants and animals at the biotope installed in Haseko Technical Center and in the Tsurumaki Nishi Park.

Our fifth event of Ikimono Hakken in Tamatsurumaki in the fiscal year 2023, where participants observed nature under the theme of water. A total of 25 participants in 11 groups (of which, 13 were children) enjoyed the event, commenting that they were impressed by the many new things they discovered along the

paths they usually walk casually, and that it was very interesting to learn more about the plants they are familiar with.



Observing living creatures



Biotope

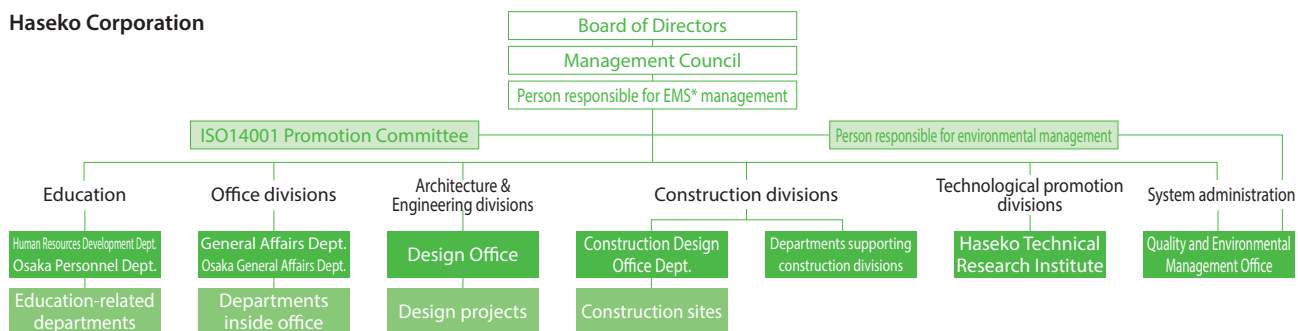
Environmental Management System

To promote and develop environmental activities, each division has set environmental goals and numerical targets and is making steady efforts.

Haseko Group's Environmental Policy/Code of Conduct on Biodiversity

We have established and are promoting the Haseko Group's Environmental Policy and the Haseko Group Code of Conduct on Biodiversity to help conserve the global environment and build a sustainable society.

Organizational framework for promoting environmental management system



* Environmental management system

Status of Environmental Management System

Haseko Corporation, Haseko Reform Inc., and Fujikensetsu Co., Ltd. have obtained ISO14001 environmental management system certification and they are continually managing and improving their environmental activities.

Background to obtaining ISO14001 certification

Haseko Corporation obtained ISO14001 environmental management system certification in Kansai and Tokyo regions in July 2001 and October 2001, respectively. In October 2013, we integrated the environmental management systems in Tokyo and Kansai regions and have since been operating the integrated system. As of April 2023, approximately 96% of Haseko Corporation's offices have obtained the ISO14001 certification.

Haseko Reform Inc. obtained the ISO14001 environmental management system certification in March 2014 (at Tokyo and Kansai branch offices). In April 2018, the system was updated to

the 2015 version and integrated with the ISO9001 quality management system, and the integrated system has since been in operation.

In addition, Fujikensetsu Co., Ltd. also obtained ISO14001 environmental management system certification in December 2020 for its Kansai Branch and in February 2021 for its Tokyo Branch.

Going forward, we will continue to engage in environmental management activities.

Initiatives and ongoing improvement

Upon conducting environmental preservation activities, we formulate the Environmental Policy, in response to which each division sets environmental goals and numerical targets and carries out the activities accordingly.

The environmental management system is checked by internal audit and external examination as to whether or not it complies with Haseko's arrangements including specification requirements, and whether or not it is implemented and maintained properly. Based on the results, the environmental management system is reviewed and improved on an ongoing basis.

The days on which external examination was conducted and the number of matters pointed out in fiscal 2023 were as follows.

	Registration date Last updated	External examination date	Number of matters pointed out in external examination
Haseko Corporation	1997.3.31 2022.10.1	2023.7.25~26	None
Haseko Reform Inc.	2014.3.13 2021.4.19	2024.2.5~28	None
Fujikensetsu Co., Ltd. (Tokyo Branch)	2000.11.15 2024.2.22	2023.12.6~7	None
Fujikensetsu Co., Ltd. (Kansai Branch)	2000.3.1 2023.12.21	2023.10.18~19	None