

Creating Attractive Living Spaces

The Haseko Group aims to create a better living environment for cities and people. We will work on creating attractive living spaces by demonstrating the collective capabilities of the Haseko Group continuing to support—in all aspects—the lives of people living in condominiums, while tackling various social issues such as the decreasing population, aging society with fewer children and environmental problems.

Related SDGs

3 GOOD HEALTH AND WELL-BEING

7 AFFORDABLE AND CLEAN ENERGY

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

11 SUSTAINABLE CITIES AND COMMUNITIES

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

13 CLIMATE ACTION

15 LIFE ON LAND

17 PARTNERSHIPS FOR THE GOALS



For more information, please visit:
<https://www.haseko.co.jp/hc/english/csr/product/>



ESG Data and Disclosures
<https://www.haseko.co.jp/hc/english/csr/esg/>

Four dimensions for creating attractive living spaces

Safety, security and comfort

We will realize high levels of quality and comfort so that residents can feel a greater sense of safety and security at home than anywhere else. We will also make thoroughgoing efforts to prevent crime and disasters including preparation against earthquakes.

Diverse lifestyles

We will keep developing and providing new technologies and services to meet diverse needs that change with the times and from stage to stage in each person's life.

Community

We will contribute toward improving the value of the community as a whole by building a community that not only consists of condominium residents and service users but also includes local residents.

Environmental consideration in daily life

We are minimizing environmental burden stemming from condominiums, where many people live, and proactively introducing facilities and equipment that can contribute to the environment of cities as a whole.



Environmental Consideration in Daily Life

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ZEH condominiums (ZEH-M) business

As more importance is attached to reducing CO₂ emissions from the household sector toward a decarbonized society, it has become essential to promote energy-saving of the house itself. Recognizing that realizing energy-saving housing complexes is an area that can greatly contribute to realizing a decarbonized society, the Haseko Group is making efforts to promote ZEH-M.

Efforts to turn all condominiums developed in-house into ZEH (from FY2022)

The Haseko Group, including Haseko Real Estate Development, Inc. and Sohgo Real Estate Co., Ltd., companies engaged in the condominium development business, will strive to increase the ratio of ZEH-M among the new condominiums that the Group will develop. In addition, we will ensure that all condominiums for sale and rental condominiums held by the Group and designed in fiscal 2022 or later meet the ZEH-M Oriented standard. As part of our efforts to date, Haseko Real Estate Development, Inc. and Sohgo Real Estate Co., Ltd. have been registered as "ZEH Developers," and Hosoda Corporation, which is engaged in the detached house business, has been registered as a "ZEH Builder."

- *What are ZEH and ZEH-M?
ZEH stands for "zero energy house" and refers to houses that achieve an annual net energy consumption of zero, while ZEH-M is ZEH for housing complexes.
- *What is a "ZEH Developer"?
A company that plays a central role in forming ZEH-M projects by making public its Action Plan for ZEH-M Popularization, Progress of the Plan, ZEH-M Installation Plan, and ZEH-M Installation Results in accordance with the ZEH-M Roadmap.
- *What is a "ZEH Builder"?
A company that sets a business goal of increasing the percentage of "ZEH," "Nearly ZEH," and "ZEH Oriented" houses to total orders received to 50% or more by fiscal 2020, based on the ZEH Roadmap.



For other information on efforts to turn more condominiums into ZEH, please visit the following URL:
https://www.haseko.co.jp/hc/english/csr/product/consideration.html#anc_1

Developed the ZEH-M specification review support tool


As the Ministry of Economy, Trade and Industry stated in its "Sixth Basic Energy Plan" in October 2021 that new housing to be built after fiscal 2030 should aim to meet the ZEH standard for energy-saving performance, Having developed the ZEH-M specification review support tool to design condominiums that meet ZEH-M performance standards, Haseko Corporation has been proposing since January 2022 that developers should use the tool.

This tool is also linked to our construction cost estimation system, which enables us to make flexible proposals tailored to the needs of developers in each condominium project and to calculate costs in a timely manner. By utilizing this tool, we will continue to promote the spread of ZEH-M and contribute to reducing CO₂ emissions in the entire supply chain.

Details of Review by the ZEH-M Specification Review Support Tool

*The tool can calculate estimated costs on a timely manner based on the results of reviews (1) and (2) below.

(1) Review of specifications for enhanced insulation performance (UA value)



(2) Review of equipment specifications that satisfy energy-saving performance (BEI value)

Water heating equipment		Air conditioning equipment	Lighting equipment
Residential fuel cell cogeneration system	Latent heat recovery water heater		
Electric/gas hybrid water heater	CO ₂ heat pump water heater	High-efficiency air conditioner	

Super High-rise ZEH-M Demonstration Project "Premist Tower Utsubohonmachi"

"Premist Tower Utsubohonmachi" (Property owner: Daiwa House Industry Co., Ltd.) is a high-rise condominium with 36 floors above ground, one basement floor and a total of 350 units, designed and constructed by Haseko Corporation and scheduled for completion in February 2023. Haseko Corporation aims to build housing complexes that can contribute to the global environment through "a comfortable living space with a passive design that utilizes and adjusts natural energy" and "energy saving by introducing high-efficiency equipment." Specifically, the primary performance of the building has been improved by adopting features such as balcony shapes that control solar radiation, double sash windows, and Low-e double glazing. Although the building is a high-rise condominium, primary energy consumption has been reduced by introducing, for example, high-efficiency air conditioning and ventilating

equipment, energy-saving equipment, a home energy management system (HEMS), and LED lighting. As a result, the project was adopted as our first Super High-rise ZEH-M Demonstration Project in the "ZEH-M Oriented" category.



CG rendering of completed "Premist Tower Utsubohonmachi"

Safety, Security and Comfort

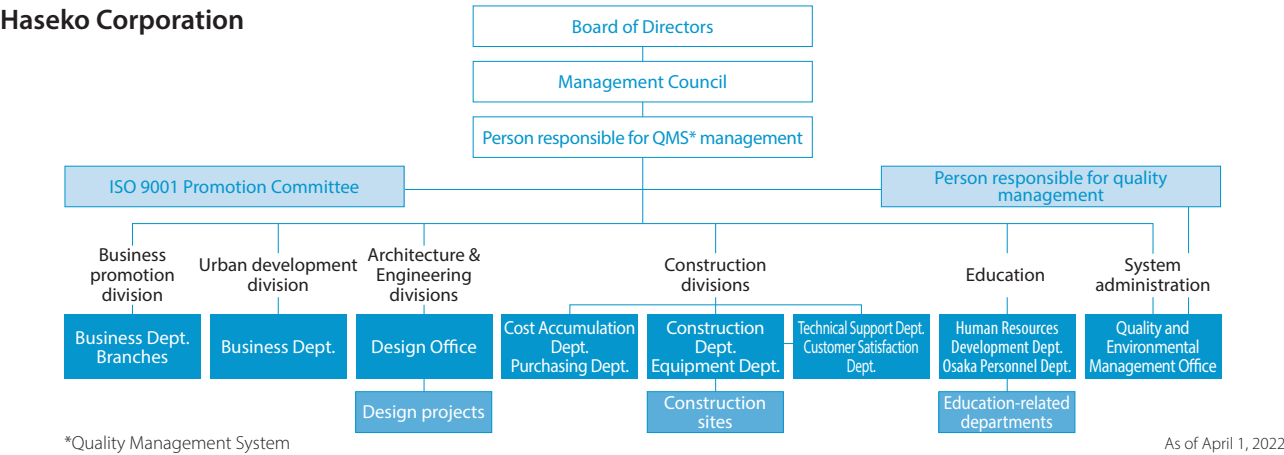
We are committed to constructing residences where residents can feel safe. As part of this commitment, we will pursue high quality and comfort and thoroughly implement measures against crime and natural disasters, such as earthquakes.

Quality Management System

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.

For other information on the quality management system, please visit the following URL: https://www.haseko.co.jp/hc/english/csr/product/safety.html#anc_1

Framework to Promote Quality Management System



Construction of “Resilient” Condominiums Considering the Prevention and Reduction of Disaster

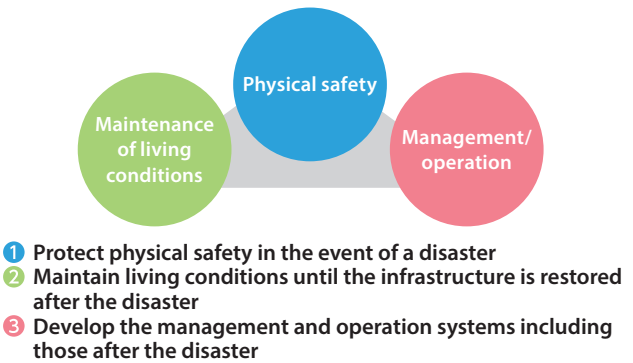
As Japan continues to be hit by large-scale natural disasters and earthquakes, the call is growing for disaster-resilient housing. In order to provide more safe, secure, and comfortable housing, we will work hard to promote the construction of disaster-resilient condominiums that can recover from disaster 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

In 2018, many residential homes were significantly affected by natural disasters including the Earthquake in Northern Osaka Prefecture and Typhoon Jebi (No. 21) which crossed the Kinki region. 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



Adopting specifications and facilities suitable to a unique local environment

Branchera Naha Akebono Premist has adopted particular specifications and facilities that suit the climate of Okinawa. In Okinawa, where typhoons often bring rain with strong winds, building openings must be highly watertight. Branchera Naha Akebono Premist uses high watertightness sash windows with a watertightness of 1,500 Pa*, exceeding the level of JIS W-5

(equivalent to 500 Pa) so that the property can weather long hours of rainstorms such as typhoons.

*Pa or pascal is the unit of wind pressure.



Creation of New Values by Means of Condominium Renewals

It is said there are approximately 1,040,000 aged condominiums constructed under the former earthquake resistance standards (those of 1981 or before). Lack of aseismic capacity, aging buildings and facilities, aging residents as well as the question of how to renew condominiums have become social issues. The Haseko Group has established a framework to provide one-stop support for a variety of phases (including grasping of actual conditions through the evaluation of aseismic capacity, building diagnosis, and/or equipment diagnosis, deliberation of policies for rebuilding or life elongation considering the results of said evaluation and/or diagnosis, building of consensus between residents, design, and construction work) to cope with condominium renewals. The Group will create new values by coping with condominium renewals, making the most of its experiences in condominium construction, thereby contributing to the resolution of social issues.

Started construction of rental condominium “SustainaBranche Hongyotoku,” aiming for virtually zero CO₂ emissions by completely renovating an existing corporate housing apartment.

The Haseko Group is working on Japan's first condominium project to achieve virtually zero CO₂ emissions during operations of buildings by completely renovating an existing corporate housing apartment to further operate research and technological development for realizing a decarbonized society. Recently, the Group has started renovation work on “SustainaBranche Hongyotoku.”

This condominium introduces various state-of-the-art technologies of the Haseko Group, including energy-saving technologies that contribute to realizing a decarbonized society, technologies for extending the life of buildings, and wellness housing technologies. In order to create future housing that makes maximum use of IoT devices and AI technology, 13 out of

36 units are designed as experimental residential housing where environmental data are collected for developing new technologies.



Technological Innovation to Support Safety, Security and Comfort

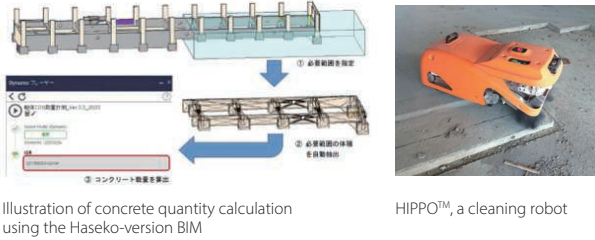
From BIM to DX—Evolution of production reform

The Company has adopted the Haseko-version BIM for 100% of its condominium designs since April 2020. The forefront of research, development, and practical application of BIM has shifted to “how to use it on construction sites.”

For example, we have developed a tool that uses BIM to automatically calculate the quantity of concrete placed on the day. This has resulted in a 75% improvement in work efficiency compared to conventional methods.

We also develop robots that work on construction sites. In September 2022, we announced the development of HIPPO™, a cleaning robot.

We will continue our research to integrate our BIM and robot technologies, which are currently scattered around, in a digital twin, leading to a significant DX.



Diverse Lifestyles

We will keep providing housing to meet the diverse needs of individuals, from children to the elderly, that change with lifestyles and from stage to stage in each person's life.

Proposing a New Way of Living

ComRezi Akabane, a co-creative residence

The Haseko Group constructed ComRezi Akabane, a co-creative residence consisting of a student dormitory, a shared corporate dormitory, and rental condominiums.

UDS Ltd., Mieta Inc., and Haseko Community, Inc. will provide an opportunity for dormitory students, company employees, and tenants of rental condominiums to create a community together so that they can feel the importance and attractiveness of human

connections through encounters and discoveries, which will lead to their growth.

As a corporate group for housing to create great living, the Haseko Group will continue to take on the challenge of building and providing new housing complexes focusing on urban living from service and hardware aspects to support the affluent lifestyles of residents.