

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.



For more information, please visit: ESG Data



Material Issues of Creating Attractive Living Spaces

Sustainable living and sustainable cities

Through our condominium projects, which are our core business, we will proactively promote the introduction of new technologies and services that can help us meet the diverse needs of our stakeholders while also contributing to the realization of a sustainable society.

Product safety (service safety)

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 thorough and ongoing efforts to prevent crime and disasters, including preparation against earthquakes.

Technological development

We will promote digital transformation (DX) and the development of technologies and services that can serve as a foundation for supporting efforts toward environmental considerations and the addressing of social issues.

Care of community and engagement

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.

Sustainable living and sustainable cities

Product safety (service safety)

Technological development

Promotion of 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)

For more information, please visit:

The Haseko Group, will strive to increase the ratio of ZEH-M among the new condominiums primarily developed by the Group, including Haseko Real Estate Development, Inc. and Sohgo Real Estate Co., Ltd., companies engaged in the condominium development business. 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 published by the Ministry of Economy, Trade and Industry (METI)

*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 published by the METI.

ZEH-M business: "Premist Fujigaoka" (Nagoya-shi, Aichi)

"Premist Fujigaoka" (property owner: Daiwa House Industry Co., Ltd., and others) is a large-scale for-sale condominium with a total of 360 units, designed and constructed by Haseko Corporation and scheduled for completion in 2024.

All units in this condominium satisfy the ZEH Oriented specifications and each residential building also adheres to the ZEH-M Oriented standard. The project has received the highest rating from a third-party evaluation organization registered under the Building-housing Energy-efficiency Labeling System (BELS).

The primary performance of the buildings has been improved by adopting features such as Low-E double glazing for all windows and additional insulating materials to the ceiling areas. Moreover, compared to standard multi-family dwellings*, the primary energy consumption per residential building is reduced by 25 to 28% through the introduction of high-efficiency equipment such as Eco-Jozu, high-performance gas water heaters to cut CO₂ emissions by reusing waste heat, as well as LED lighting. The project has been certified as Rank A in CASBEE-Nagoya, a specialized branch of the Comprehensive Assessment System for Built Environment Efficiency.

Furthermore, a residential building in each block has solar power generation equipment installed on its rooftop, and the electricity it produces is used to power the lighting and air conditioning in communal areas. Any surplus electricity is stored in storage batteries

for use during nighttime or power outages.

*Benchmark building specified in the Act on the Improvement of Energy Consumption Performance of Buildings promulgated by the Ministry of Land, Infrastructure, Transport and Tourism



Environment-friendly initiatives

Initiatives at BRANSIESTA Urayasu (Urayasu shi, Chiba)

For more information, please visit:



At "Bransiesta Urayasu," an urban rental condominium completed in February 2023, we have proactively introduced initiatives conducive to "environmental consideration in daily life," such as the use of wooden structures and environmentally friendly concrete.

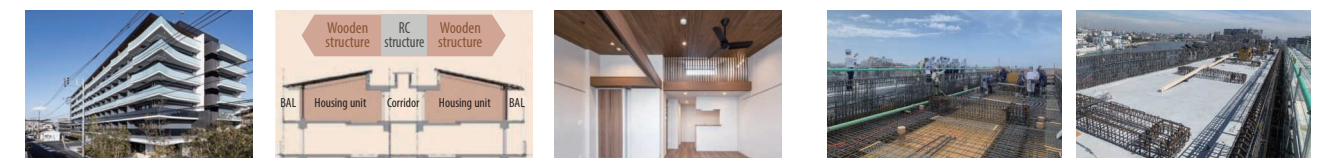
Installation of wooden housing units on the top floor

Hybrid structures that combine reinforced concrete with wooden construction are adopted on the top floor. The housing unit is fitted with a sloped roof loft, and wood is used to construct the

ceiling and loft lattice. Wood produces less CO₂ emissions than other construction materials when manufactured and used for construction and has the added benefit of fixing CO₂.

Adoption of the eco-friendly "H-BA Concrete"

The reinforced concrete structures on the top floor utilize Haseko's unique H-BA Concrete, an environment-friendly concrete that can reduce CO₂ emissions derived from concrete materials while retaining the same performance as ordinary concrete.



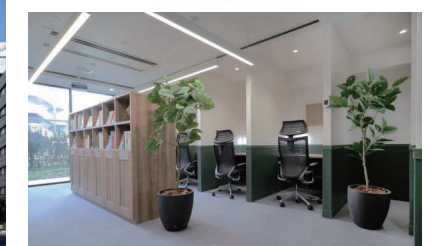
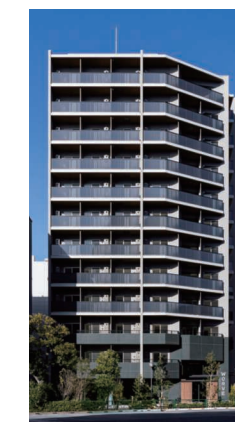
Structural diagram of top floor

Photograph of top floor unit interior

Pouring of H-BA Concrete

WORVE Tokyo Kiba awarded the DBJ Green Building 5-Star Certification

WORVE is a series of hybrid condominiums with "Work" and "Live," fully equipped with shared working spaces (open space and private room available) that the residents can utilize 24 hours a day and each facility needed for focused or relaxed work. We were particular about designing each shared spaces, including the working space, aiming to "switch between being focused and relaxed" and remove a "feeling of isolation," which are big issues in working from home. WORVE was awarded the DBJ Green Building 5 Star Certification for properties, as the building with the "excellent environmental and social consideration," the highest level in Japan, as a result of the appreciation of advanced initiatives to support residents' wellness and lifestyles.



*A certification program to support properties which give proper care to environment and society

Shared working space

Initiatives for Quality Improvement

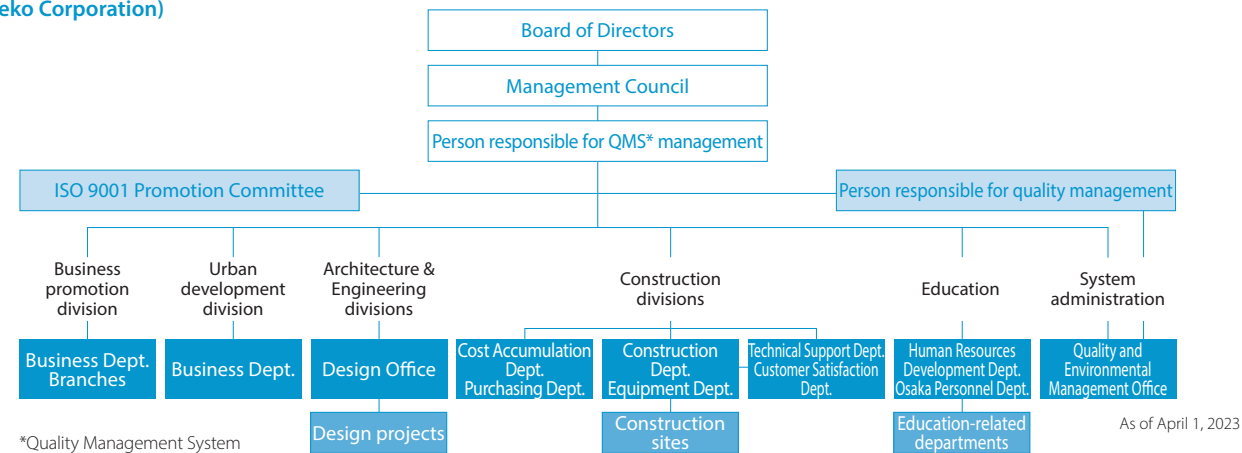


Quality management system

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)



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.



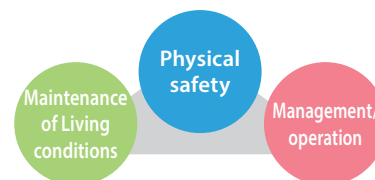
Proposal of Hazard-resistant Condominium

For more information, please visit:

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

For more information, please visit:



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.



Three-piece set disaster prevention equipment

Creation of New Values by Means of Condominium Renewals



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

For more information, please visit:

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*."

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.

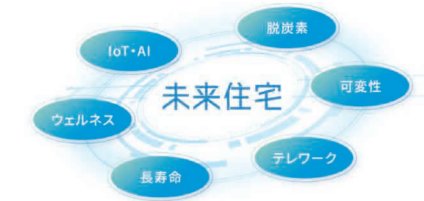
This project was selected for the "Next Generation Housing Project 2022" which contributes to public awareness of leading technologies, as a "residential-type experimental home for creating future housing with smart home systems," in the "Leading

Businesses of Sustainable Buildings etc. (Next-Generation Housing) program in FY2022 2nd" conducted by the Ministry of Land, Infrastructure, Transport and Tourism.



Before renovation

After renovation



Promotion of Digital Transformation (DX) at Construction Sites

Realization of productivity improvement and workstyle reform

Haseko Corporation has adopted the Haseko-version BIM for 100% of its condominium designs since April 2020. In July 2022, we 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.

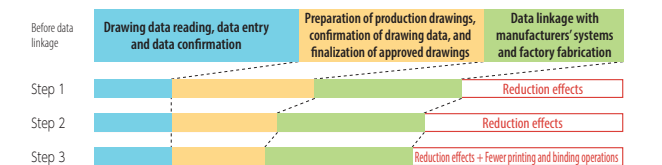
We also develop robots that work on construction sites. In September 2022, we announced the development of HIPOTM, a cleaning robot.

Furthermore, in March 2023, we established a system that links the Haseko-version BIM data and those of each sash manufacturer. This system will be further developed in three steps.

We will promote digitalization to improve productivity and implement workstyle reforms at construction sites.

Three-step development of the aluminum sash production system for condominiums

- Step 1: Establishing a data linkage scheme using the Haseko-version BIM to reduce data entry time and prevent human errors
- Step 2: Streamline the acceptance procedure to minimize both the processing time and the need for clarifications
- Step 3: Implement paperless production drawings to reduce both the printing and binding operations and contribute to the reduction of CO₂ emissions



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

For more information, please visit:

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 "*Kitasuzumarumaruru*," 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.



Kitayama Park opening event



Kita Suzu Yuru-yuru Sports Meet