GRI Content Index

Statement of use	TOKYU REIT,Inc. has reported the information cited in this GRI content index for the period from April 1, 2025 to March 31, 2026 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD/ OTHER SOURCE	DISCLOSURE		LOCATION
GRI 2 General Disclosures 2021	2-1	Organizational details	Profile / History / Profile Structure and External Service Providers Semiannual Report / Structure and External Service Providers
	2-2	Entities included in the organization's sustainability reporting	Sustainability Report / GRI Content Index
	2-3	Reporting period, frequency and contact point	Sustainability Report / GRI Content Index
	2-4	Restatements of information	No restatements were made during the reporting period.
	2-5	External assurance	Environment / Independent third-party verification
	2-6	Activities, value chain and other business relationships	Securities Report (only in Japanese) Properties
	2-7	Employees	*According to laws and regulations, the Investment Corporation has no employees and all asset management operations are outsourced to the investment management company. Therefore, the information regarding the employees of the investment management company is disclosed here. Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
	2-8	Workers who are not employees	*According to laws and regulations, the Investment Corporation does not have any workers who are not employees, and all asset management operations are outsourced to the investment management company. Therefore, the information regarding workers who are not the employees of the investment management company is disclosed here. Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
	2-9	Governance structure and composition	Policy & System for Promoting Sustainability Governance / Development and Operation of a Process that Ensures Highly Workable Governance
	2-10	Nomination and selection of the highest governance body	Securities Report (only in Japanese)
	2-11	Chair of the highest governance body	Articles of Incorporation (only in Japanese) Securities Report (only in Japanese) Rules on Related-Party Transactions
	2-12	Role of the highest governance body in overseeing the management of impacts	Stakeholder Engagement Policy & System for Promoting Sustainability / Sustainability Promotion Structure Social / Initiatives for Social Consideration / Information Disclosure to and Dialogue with Stakeholders
	2-13	Delegation of responsibility for managing impacts	Policy & System for Promoting Sustainability / Sustainability Promotion Structure
	2-14	Role of the highest governance body in sustainability reporting	Policy & System for Promoting Sustainability / Sustainability Promotion Structure
	2-15	Conflicts of interest	Rules on Related-Party Transactions
	2-16	Communication of critical concerns	Governance / Promotion of Compliance and Risk Management Policy & System for Promoting Sustainability / Sustainability Promotion Structure
	2-17	Collective knowledge of the highest governance body	Governance / Development and Operation of a Process that Ensures Highly Workable Governance
	2-18	Evaluation of the performance of the highest governance body	Governance / Development and Operation of a Process that Ensures Highly Workable Governance
	2-19	Remuneration policies	Governance / Development and Operation of a Process that Ensures Highly Workable Governance
	2-20	Process to determine remuneration	Governance / Development and Operation of a Process that Ensures Highly Workable Governance
	2-21	Annual total compensation ratio	According to laws and regulations, the Investment Corporation has no employees and all investment management operations are outsourced to an investment management company, so it is not possible to calculate the ratio of total annual compensation of the Investment Corporation. The information from the investment management company is not available at this moment.
	2-22	Statement on sustainable development strategy	Our Approach to Sustainability
	2-23	Policy commitments	Policy & System for Promoting Sustainability / Sustainability Policy Adapting to Climate Change / Support for the Task Force on Climate-related Financial Disclosures (TCFD) Recommendations Environment / Environmental Policy Social / Initiatives for Social Consideration / Supply Chain Management Social / Initiatives for Officers and Employees of the Investment Management Company / Respect for Human Rights

GRI STANDARD/ OTHER SOURCE	DISCLOSURE		LOCATION
	2-24	Embedding policy commitments	Policy & System for Promoting Sustainability / Sustainability Promotion Structure
	2-25	Processes to remediate negative impacts	Governance / Promotion of Compliance and Risk Management
	2-26	Mechanisms for seeking advice and raising concerns	Governance / Promotion of Compliance and Risk Management
	2-27	Compliance with laws and regulations	There were no significant instances of non-compliance with laws and regulations during the reporting period.
	2-28	Membership associations	*This information describes the status of the asset management company. Asset management company website International Initiatives and External Certifications / External Certifications / Assessments Regular member of the Association for Real Estate Securitization Regular member of the Investment Management Association of Japan
	2-29	Approach to stakeholder engagement	Stakeholder Engagement Basic Operational Policies within the Investment Corporation Asset Management Business Social / Initiatives for Social Consideration Social / Initiatives for Officers and Employees of the Investment Management Company
	2-30	Collective bargaining agreements	*Not applicable as the investment corporation has no employees and all investment management operations are outsourced to an investment management company according to laws and regulations. The investment management company does not currently have a labor union, but has elected worker representatives and concluded various labour-management agreements.
GRI 3 Material Topics 2021	3-1	Process to determine material topics	Identification of Material Issues (Materiality) / Identification Process
	3-2	List of material topics	Identification of Material Issues (Materiality) / SDGs Linked to Material Issues (Materiality)
	3-3	Management of material topics	Adapting to Climate Change Environment Social / Initiatives for Social Consideration Social / Initiatives for Officers and Employees of the Investment Management Company Governance
GRI 201 Economic Performance 2016	201-1	Direct economic value generated and distributed	Securities Report (only in Japanese)
	201-2	Financial implications and other risks and opportunities due to climate change	Adapting to Climate Change / Strategy
	201-3	Defined benefit plan obligations and other retirement plans	*Not applicable as the Investment Corporation has no employees and all asset management operations are outsourced to an investment management company according to laws and regulations. The investment management company has established a retirement allowance system and makes contributions to the SME Retirement Allowance Mutual Aid System at the company's full expense.
	201-4	Financial assistance received from government	—
GRI 202 Market Presence 2016	202-1	Ratios of standard entry level wage by gender compared to local minimum wage	—
	202-2	Proportion of senior management hired from the local community	—
GRI 203 Indirect Economic Impacts 2016	203-1	Infrastructure investments and services supported	Social / Initiatives for Social Consideration / Enhancing Tenants' Safety and Comfort, Initiatives for Local Communities
	203-2	Significant indirect economic impacts	Social / Initiatives for Social Consideration / Enhancing Tenants' Safety and Comfort, Initiatives for Local Communities
GRI 204 Procurement Practices 2016	204-1	Proportion of spending on local suppliers	—
GRI 205 Anti-corruption 2016	205-1	Operations assessed for risks related to corruption	Governance / Tokyu REIM's Various Compliance and Risk Management-Related Initiatives
	205-2	Communication and training about anti-corruption policies and procedures	Governance / Promotion of Compliance and Risk Management
	205-3	Confirmed incidents of corruption and actions taken	Governance / Promotion of Compliance and Risk Management
GRI 206 Anti-competitive Behavior 2016	206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Not applicable
GRI 207 Tax 2019	207-1	Approach to tax	—
	207-2	Tax governance, control, and risk management	Securities Report (only in Japanese)
	207-3	Stakeholder engagement and management of concerns related to tax	—
	207-4	Country-by-country reporting	—
GRI 301 Materials 2016	301-1	Materials used by weight or volume	—
	301-2	Recycled input materials used	—

GRI STANDARD/ OTHER SOURCE	DISCLOSURE		LOCATION
	301-3	Reclaimed products and their packaging materials	—
GRI 302 Energy 2016	302-1	Energy consumption within the organization	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	302-2	Energy consumption outside of the organization	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	302-3	Energy intensity	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	302-4	Reduction of energy consumption	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	302-5	Reductions in energy requirements of products and services	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
GRI 303 Water and Effluents 2018	303-1	Interactions with water as a shared resource	Environment / Promotion of Water Conservation and Waste Reduction
	303-2	Management of water discharge-related impacts	—
	303-3	Water withdrawal	—
	303-4	Water discharge	Environment / Promotion of Water Conservation and Waste Reduction
	303-5	Water consumption	Environment / Promotion of Water Conservation and Waste Reduction
GRI 304 Biodiversity 2016	304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	Environment / Preserving Biodiversity Social / Initiatives for Social Consideration / Initiatives for Local Communities
	304-2	Significant impacts of activities, products and services on biodiversity	—
	304-3	Habitats protected or restored	—
	304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	—
GRI 305 Emissions 2016	305-1	Direct (Scope 1) GHG emissions	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	305-2	Energy indirect (Scope 2) GHG emissions	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	305-3	Other indirect (Scope 3) GHG emissions	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	305-4	GHG emissions intensity	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	305-5	Reduction of GHG emissions	Environment / Reduction of Energy Consumption and Greenhouse Gas (“GHG”) Emissions
	305-6	Emissions of ozone-depleting substances (ODS)	—
	305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	—
GRI 306 Waste 2020	306-1	Waste generation and significant waste-related impacts	Environment / Promotion of Water Conservation and Waste Reduction
	306-2	Management of significant waste-related impacts	—
	306-3	Waste generated	Environment / Promotion of Water Conservation and Waste Reduction
	306-4	Waste diverted from disposal	—
	306-5	Waste directed to disposal	Environment / Promotion of Water Conservation and Waste Reduction
GRI 308 Supplier Environmental Assessment 2016	308-1	New suppliers that were screened using environmental criteria	—
	308-2	Negative environmental impacts in the supply chain and actions taken	Social / Initiatives for Social Consideration / Supply Chain Management
GRI 401 Employment 2016	401-1	New employee hires and employee turnover	Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
	401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Social / Initiatives for Officers and Employees of the Investment Management Company / Developing an Employee-Friendly Work Environment
	401-3	Parental leave	Social / Initiatives for Officers and Employees of the Investment Management Company / Developing an Employee-Friendly Work Environment, DEI (Diversity, Equity, and Inclusion)-Related Initiatives
GRI 402 Labor/Management Relations 2016	402-1	Minimum notice periods regarding operational changes	—
GRI 403 Occupational Health and Safety 2018	403-1	Occupational health and safety management system	Social / Initiatives for Officers and Employees of the Investment Management Company / Labor Standards
	403-2	Hazard identification, risk assessment, and incident investigation	—
	403-3	Occupational health services	Social / Initiatives for Officers and Employees of the Investment Management Company / Developing an Employee-Friendly Work Environment, Respect for Human Rights, Labor Standards
	403-4	Worker participation, consultation, and communication on occupational health and safety	Social / Initiatives for Officers and Employees of the Investment Management Company / Strategy for Recruiting and Retaining Talent

GRI STANDARD/ OTHER SOURCE	DISCLOSURE		LOCATION
	403-5	Worker training on occupational health and safety	Governance / Promotion of Compliance and Risk Management
	403-6	Promotion of worker health	Social / Initiatives for Officers and Employees of the Investment Management Company / Developing an Employee-Friendly Work Environment
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Social / Initiatives for Social Consideration / Enhancing Tenants' Safety and Comfort
	403-8	Workers covered by an occupational health and safety management system	Social / Initiatives for Officers and Employees of the Investment Management Company / Developing an Employee-Friendly Work Environment
	403-9	Work-related injuries	Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
	403-10	Work-related ill health	Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
GRI 404 Training and Education 2016	404-1	Average hours of training per year per employee	Social / Initiatives for Officers and Employees of the Investment Management Company / Strategy for Recruiting and Retaining Talent
	404-2	Programs for upgrading employee skills and transition assistance programs	Social / Initiatives for Officers and Employees of the Investment Management Company / Strategy for Recruiting and Retaining Talent
	404-3	Percentage of employees receiving regular performance and career development reviews	Social / Initiatives for Officers and Employees of the Investment Management Company / Strategy for Recruiting and Retaining Talent
GRI 405 Diversity and Equal Opportunity 2016	405-1	Diversity of governance bodies and employees	Social / Initiatives for Officers and Employees of the Investment Management Company / Data of officers and employees
	405-2	Ratio of basic salary and remuneration of women to men	—
GRI 406 Non-discrimination 2016	406-1	Incidents of discrimination and corrective actions taken	There were no incidents of discrimination during the reporting period. Governance / Promotion of Compliance and Risk Management
GRI 407 Freedom of Association and Collective Bargaining 2016	407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	Not applicable
GRI 408 Child Labor 2016	408-1	Operations and suppliers at significant risk for incidents of child labor	Not applicable
GRI 409 Forced or Compulsory Labor 2016	409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	Not applicable
GRI 410 Security Practices 2016	410-1	Security personnel trained in human rights policies or procedures	—
GRI 411 Rights of Indigenous Peoples 2016	411-1	Incidents of violations involving rights of indigenous peoples	Not applicable
GRI 413 Local Communities 2016	413-1	Operations with local community engagement, impact assessments, and development programs	Social / Initiatives for Social Consideration / Initiatives for Local Communities
	413-2	Operations with significant actual and potential negative impacts on local communities	Not applicable
GRI 414 Supplier Social Assessment 2016	414-1	New suppliers that were screened using social criteria	—
	414-2	Negative social impacts in the supply chain and actions taken	Not applicable
GRI 415 Public Policy 2016	415-1	Political contributions	There were no donations.
GRI 416 Customer Health and Safety 2016	416-1	Assessment of the health and safety impacts of product and service categories	Social / Initiatives for Social Consideration / Enhancing Tenants' Safety and Comfort
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Social / Initiatives for Social Consideration / Enhancing Tenants' Safety and Comfort
GRI 417 Marketing and Labeling 2016	417-1	Requirements for product and service information and labeling	—
	417-2	Incidents of non-compliance concerning product and service information and labeling	No violations occurred during the reporting period.
	417-3	Incidents of non-compliance concerning marketing communications	No violations occurred during the reporting period.
GRI 418 Customer Privacy 2016	418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	—