

## **Environmental Policy**

Issue Date: March 14<sup>th</sup>, 2014

Tokyu Real Estate Investment Management Inc.

### 1. Background and Objectives

Tokyu Real Estate Investment Management Inc. (“TREIM”) recognizes the growing importance of environmental consideration in the global property investment and management sector. Based on the fact that the real estate sector accounts for a major part of carbon emissions, industry initiatives such as Principles for Responsible Investment (“PRI”) and Responsible Property Investment (“RPI”) have widely spread, and the idea of environmentally-friendly property management throughout the lifecycle has been becoming common.

As an investment management company for TOKYU REIT, TREIM aims to maximize its unitholders’ value through pursuing growth, stability and transparency. To achieve our objectives, we realize that environmental consideration and proper disclosure will become even more important, and hereby establish the “Environmental Policy” as a base to implement environmentally-friendly daily operations and to continue communications with our stakeholders on our activities.

## 2. Environmental Policy

TREIM recognizes the importance of environmental consideration in the property investment and management sector. As a responsible corporation, we continue to act towards reducing environmental impact and helping transition to a sustainable society.

### 2.1 Implementation of Environmentally-friendly Operation

#### 2.1.1 Reduce Energy Consumption and Green House Gas (“GHG”) Emissions

We contribute to reducing energy consumption and GHG emissions by pursuing energy-saving operation and implementing energy efficiency retrofit in our property management.

#### 2.1.2 Reduce Water Consumption and Waste

We promote water-saving and 3Rs, i.e., Reduce, Reuse and Recycle, in our operation to contribute to a resource-saving and recycling-oriented society.

#### 2.1.3 Pursue Health, Safety and Well-Being

We manage our properties with consideration of our tenants’ and users’ health, safety and well-being, e.g., disaster response strategy, business continuity plan and indoor environmental quality.

### 2.2 Management Structure to Ensure Environmental Consideration

#### 2.2.1 Management Structure as a Responsible Corporation

##### a. Organizational Structure

We create an organizational structure to ensure environmental consideration in our operation as mentioned in 2.1 above.

##### b. Compliance and Risk Management

We adapt to changing environmental laws and regulations as well as just to comply with current ones, and manage various environmental risks appropriately.

c. Disclosure and Green Building Certifications

We disclose our environmental policies and implementations to our stakeholders. We also aim to obtain green building certifications to materialize our efforts to minimize environmental impact.

d. Education and enlightenment

We continue our educational and enlightenment activities for our people in terms of environmental consideration.

2.2.2 Collaboration with our stakeholders

We collaborate with our stakeholders such as our tenants and property management companies, and encourage them to promote environmental consideration to help better implementing our Environmental Policy.

### 3. Internal Rules and Guidelines

To ensure the implementation of this “Environmental Policy”, TREIM will establish its Internal Rules and Guidelines as needed, and will amend those from time to time considering the changes of its business environment including social landscape, public awareness and technological development.