

ESG initiatives (Environment)

Initiatives aligned with materiality

	Key Issues (Materiality)	Policies and targets	KPIs and targets
Environment	Addressing climate change	<ul style="list-style-type: none"> Coordinate with property management companies and building management companies to manage and reduce greenhouse gas emissions, contributing to the preservation of the nature of Fukuoka and Kyushu 	<ul style="list-style-type: none"> (by 2030) 35% reduction in CO2 emissions (compared with 2019, basic unit)
	Resource circulation and efficient utilization	<ul style="list-style-type: none"> Coordinate with property management companies and building management companies to efficiently use resources (energy and water) and promote the recycling of waste and water, contributing to the preservation of the nature of Fukuoka and Kyushu 	<ul style="list-style-type: none"> (by 2030) 75% waste recycling rate
	Natural disaster preparedness	<ul style="list-style-type: none"> Contribute to the safety and security of tenants and the local community by conducting regular risk assessments of owned properties and maintaining and enhancing real estate resilience 	<ul style="list-style-type: none"> (by 2030) 85% Green Building Certification rate or higher
	Business operations aimed at solving environmental problems	<ul style="list-style-type: none"> Strive to enhance asset value by conducting regular performance and functionality assessments of owned properties and updating outdated features updating outdated features Increase asset value and improve appeal to tenants by obtaining green building certifications and visualizing building performance 	<ul style="list-style-type: none"> (by 2030) 85% Green Building Certification rate or higher

Responding to climate change/circulating and efficiently utilizing resources

The environmental KPIs and targets indicated for this materiality are disclosed each year in the integrated report in the form of CO2 emissions, electricity, and water figures.



Details for the FY2024 integrated report are available from the 2D barcode above. The FY2025 integrated report will be published in December.

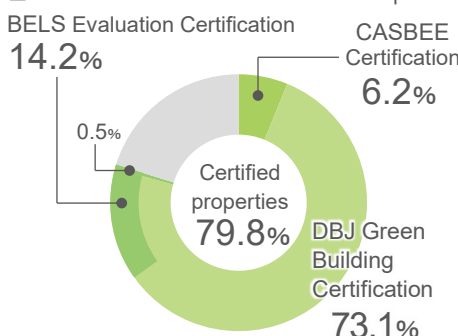
Energy Efficiency

- Solar power system
- Greening of common areas, installation of water features, and creation of shaded spaces
- Promotion of LED lighting (in common areas, etc.)

Green Building certification

Green Building certification obtained for 79.8% of entire portfolio

Ratio of environmental certification acquisition



* As of August 31, 2025 (based on total floor space)

Retail



Solar power generation system



Greening of common areas



Water placement



Creating shade



Greening of common areas

Office building

ESG initiatives (Society, Governance)

	Key Issues (Materiality)	Policies and targets	KPIs and targets
Society	Creation of pleasant workplaces (Asset manager)	<ul style="list-style-type: none"> Strengthen human capital management by incorporating diverse perspectives and providing a comfortable work environment that enhances employee performance Improve the quality of operations and strengthen operational capabilities by enhancing and expanding employee education systems and encouraging employees to acquire qualifications 	<ul style="list-style-type: none"> Training per employee (number of times) Improve office environment (number of cases)
	Improvement of tenant engagement	<ul style="list-style-type: none"> Increase tenant satisfaction and achieve stable property operations by establishing an engagement cycle with tenants, understanding the diverse business needs of domestic and international clients, and improving facility management 	<ul style="list-style-type: none"> Conduct regular tenant satisfaction surveys (all properties)
	Contribution to boosting attractiveness and vitalization of Fukuoka and Kyushu	<ul style="list-style-type: none"> Aim to create a society where the people of Fukuoka and Kyushu can showcase their competitiveness and uniqueness, ultimately enhancing asset value, by attracting domestic and international tenants through the dissemination of information about the strengths and appeal of Fukuoka and Kyushu and by collaborating with the local business community to foster regional economic development 	<ul style="list-style-type: none"> Join and participate in local economic organizations Host local community events (number of times) Join and participate in area management organizations Continued participation in activities that contribute to the community (number of times)
Governance	Compliance / Risk management	<ul style="list-style-type: none"> Aim to maintain corporate value and increase trust from stakeholders by ensuring compliance with laws and regulations, eliminating conflicts of interest in transactions with stakeholders, and developing and operating internal systems for appropriate risk management, while also strengthening employee compliance awareness 	<ul style="list-style-type: none"> Compliance training (number of times)
	Information disclosure and dialogue with stakeholders	<ul style="list-style-type: none"> Build trust with stakeholders by disclosing financial and non-financial information in a timely and appropriate manner, disclosing information in strict compliance with the Corporate Governance Code, and engaging in proactive dialogue. Incorporate the feedback and requests received into business strategies 	<ul style="list-style-type: none"> Dialogue with unitholders (number of times) Employee ESG training (number of times)

Creation of pleasant workplaces NEW

- Installation of reception panels for visitors, introduction of automatic telephone reception system, introduction of generative AI in business operations, etc.
- Sustainability awards



Reception panels for visitors



Sustainability awards

Improvement of tenant engagement NEW

- Merchandise sales training aimed at improving skills (Canal City Hakata)
- Recruitment support (Canal City Hakata, Park Place Oita)



Merchandise sales training

Initiatives for local communities NEW

Canal City Hakata



Welcoming of courtesy visit by Hakata Matsubayashi



Dedication of Yamakasa floats

Konoha Mall Hashimoto



Tanabata event (community collaboration)



Coupons for persons voting in advance

Regular Compliance Training

We regularly carry out training for all employees to increase awareness.

Oct. 2022~Sept. 2023	Oct. 2023~Sept. 2024	Oct. 2024~Sept. 2025
7 times	5 times	7 times

(including e-learning)

Dialogues with unitholders

	Sept. 2022~Aug. 2023	Sept. 2023~Aug. 2024	Sept. 2024~Aug. 2025
Financial results briefing	2 times	2 times	2 times
Domestic IR (*1)	171 times	179 times	171 times
Overseas IR (*1)	40 times	28 times	29 times
IR for individual investors (*2)	6 times	10 times	8 times

(*1) Includes teleconferences. (*2) Includes financial results briefings for individual investors.

Conducted employee ESG training

Oct. 2024~Sept. 2025

4 times