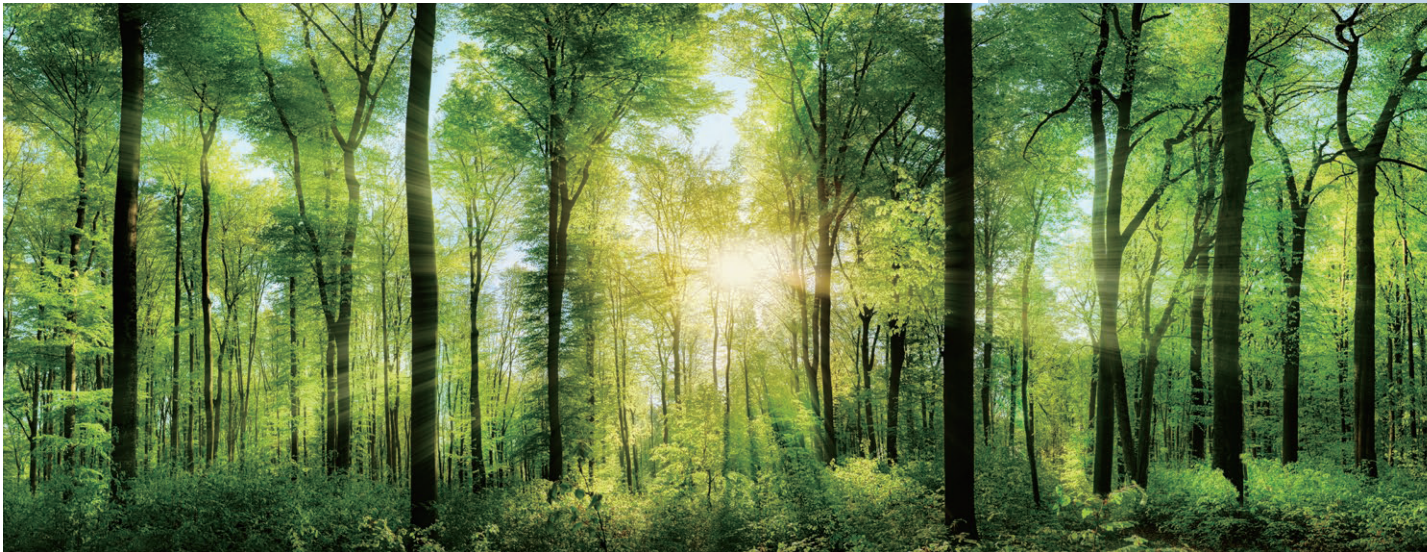


ESG initiatives



Environment



Emission Reduction Goal
▼

Information Disclosure Based on TCFD Recommendations
▼

Emission Reduction Goal

Action Plans and Goals Toward Addressing Materiality

- United Urban identified "Energy consumption" and "Utilization of management, renewable energy" as materiality and established the following action goals.
 - Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024).
 - Reduce total GHG emissions throughout the value chain (including Scope 3) to net zero by 2050.

Decarbonization Transition

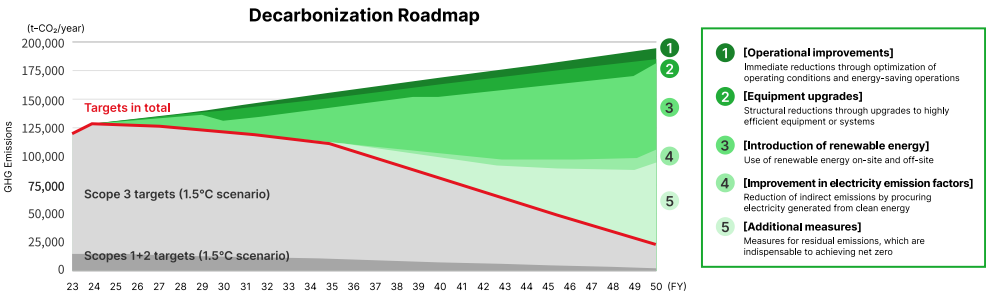
Since establishing its Environmental Policy in 2012 (revised into the Sustainability Policy in 2022), UUR has enhanced its approach to governance, strategy, risk management, and disclosure, while building a foundation for energy data collection and implementing initiatives to reduce greenhouse gas (GHG) emissions. As these efforts have positioned UUR to achieve its 2030 mid-term target—a 42% reduction in Scope 1 and Scope 2 emissions by 2030 (vs. 2021)—UUR has set its next milestone: **a new 2035 mid-term target to reduce total portfolio GHG emissions (Scopes 1-3 combined) by 36% by 2035 (vs. 2024).**^{*} This target is set at a level that is substantively aligned with international target pathways, including SBT (Science Based Targets). Going forward, informed by scenario analysis using CRREM, UUR will enhance the feasibility of its decarbonization pathway by combining measures such as investment in high-efficiency equipment, operational improvements, renewable energy adoption (including off-site PPAs), and internal carbon pricing.

^{*} This target follows SBT-aligned pathways while taking UUR's business growth into account. Under this approach, UUR aims to reduce Scope 1 and Scope 2 emissions by 56.4% by 2035 (vs. 2024) and Scope 3 emissions by 33.6% by 2035 (vs. 2024). The 36% target represents the weighted-average reduction rate for total emissions across Scopes 1-3.

Decarbonization Roadmap

Within the portfolio under UUR's management authority, UUR has identified large-scale properties that account for approximately 40% of total emissions as priority properties, and has developed asset-specific roadmaps incorporating operational improvements and planned equipment renewals. Other properties have been organized into standard measures by asset use type and integrated into a portfolio-wide roadmap. Toward the 2050 net-zero target, UUR will implement measures with clear priorities based on the following hierarchy:

- Operational improvements: near-term reductions through optimized operating conditions and energy-efficient operations
- Equipment upgrades: structural reductions through replacement with high-efficiency equipment and systems
- Renewable energy adoption: utilization of on-site and off-site renewable energy
- Improving grid emission factors: reducing indirect emissions through cleaner procured electricity



A Non-binding Target Based on the Energy Conservation Law

- Apart from the targets set in the above materiality, United Urban established a sustainability goal and endeavor to lower annual energy consumption by more than 1% on a five-year average across its all properties, a target indicated by the Japanese Government, based on the standard unit of energy calculated by considering energy usage and total floor space, etc., of its properties.

Sustainability Goal

As an owner of large-scale business facilities whose greenhouse effect gas emissions are assumed to be high, United Urban sets a target to reduce the “specific energy consumption rate” by 1% per annum on average for 5 years (“Specific energy consumption rate” is calculated by the factors like energy consumption, floor space, etc.). Untied Urban makes efforts to accomplish the target by such means as introducing highly-efficient equipment suitable to each facility on replacement of air-conditioners or lighting equipment.

Information Disclosure Based on TCFD Recommendations

Current Recognition of Climate Change

In recent years, environmental issues, including climate change, have been growing more severe globally. In Japan, large-scale natural disasters have been occurring more frequently due to extreme weather, which has had a major impact on economic and social activity. The Paris Agreement was adopted at the 2015 United Nations Climate Change Conference (COP) to address climate change at the global level through the coordinated efforts of international society. Under the framework of the Paris Agreement, there is an increased expectation and need for the private sector to play a role in reducing GHG emissions.

MRA believes that addressing climate change is critical in the management of United Urban's portfolio. We fully recognize the risks and opportunities associated with climate change and continue to pursue initiatives to solve the issue through real estate investment and management in order to realize a sustainable society for all stakeholders.

Policy Relating to Climate Change

Based on our current recognition of climate change, MRA and United Urban have revamped the Environmental Policy established in 2012 and formulated the Sustainability Policy in 2022. Created as guidelines for implementing initiatives to resolve environmental, social, and economic issues and create new value, the Sustainability Policy incorporates approaches to tackling climate change, reducing our environmental footprint, realizing a recycling-based society and sustainable cities, contributing to local communities, and respecting human rights, as well as cooperation and collaboration with stakeholders and enhancement of productivity and job satisfaction of executives and employees.

To address climate change, it is stated in the policy that we will strive to reduce greenhouse gas emissions by actively promoting efficient use of natural resources and energy from the perspective of sustainability and resource efficiency as well as realize a decarbonized society by introducing environmentally friendly technologies and systems.

Endorsement of TCFD Recommendations/Climate-Related Information Disclosure

Recognizing the importance of climate-related financial information disclosure, MRA announced our endorsement of the TCFD's recommendations in January 2022.

Moreover, MRA formed a cross-organizational team of members representing various departments, which conducted a scenario analysis of climate risks and opportunities for United Urban's portfolio in accordance with the TCFD's recommendations.

MRA's climate-related information disclosure, based on the TCFD's framework, is shown below.

Disclosure Items Recommended by the TCFD

Item	Summary
Governance	The organization's governance around climate-related risks and opportunities
Strategy	The footprint and potential impacts of climate-related risks and opportunities on the organization's business, strategy and financial planning (scenario analysis)
Risk management	Processes for identifying, assessing and managing climate-related risks
Metrics and targets	Metrics and targets for assessing and managing climate-related risks and opportunities

(1) Governance

Internal System for Sustainability

For the purpose of carrying out sustainability activities, including measures to tackle climate change, MRA has formulated the Sustainability Regulations. Through the system based on these regulations, we implement sustainability activities in a strategic and organized manner.

Body	Overview
Board Meeting	Formulate and revise the Sustainability Policy and supervise sustainability activities
Chief Sustainability Officer	- President and Chief Executive Officer (CEO) - Responsibility and authority over all sustainability activities
Chief Sustainability Operation Officer	- Chief Investment Officer (CIO) - Responsibility over execution of sustainability activities
Sustainability Committee	- Permanent body devoted to sustainability activities - Chaired by the Chief Sustainability Operation Officer and comprised of members including the Chief Sustainability Officer and others - Meet more than four times a year - Share the challenges of sustainability activities and progress of targets (KPIs); plan various measures

In accordance with the Sustainability Regulations, the Board Meeting also receives reports from the Chief Sustainability Operation Officer on materiality at least once a year and performance of sustainability activities more than four times a year and conducts a continued monitoring based on those reporting.

The Sustainability Committee was established in 2013 with the aim of resolving ESG issues through a cross-organizational approach. Since a responsive decision-making is a priority, the committee members include MRA's management team (President and CEO, CIO, CFO).

The Sustainability Committee mainly discusses and reports on the following items:

- Formulating action plans for ESG materiality
- Verifying the status of items to be implemented, reporting on performance, and considering improvement measures
- Monitoring climate change-related risks and opportunities
- Sharing disclosure details relating to ESG
- Verifying the status of collaboration with stakeholders and reporting on performance

Moreover, the system enables committees and sub-committees relating to sustainability activities to be formed based on the decision of the Chief Sustainability Operation Officer. These committees can discuss and report on necessary matters and plan and implement measures. With the aim of reducing energy consumption at properties owned by United Urban, the Energy-Saving Committee and Energy-Saving Sub-Committee have been set up as task forces within MRA and work to streamline energy use.

With the intention to enhance ESG awareness at MRA and accelerate more practical efforts to address ESG issues at United Urban, the heads of all departments at MRA serve as members of the Sustainability Committee. Also, we formed a cross-departmental ESG team consisting of each member from the four asset management departments assigned as ESG officers, and strengthen the internal system at the working level.

(2) Strategy

With regard to the impact of future climate change on the company's real estate asset management business, looking ahead to 2050, MRA conducted a scenario analysis in accordance with the TCFD's recommendations. In the scenario analysis, we discussed how we should respond to changes in the external environment as well as business risks and opportunities in 2030.

Establishment of Scenario and Number of Years Considered

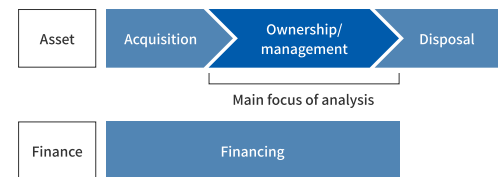
The TCFD's recommendations suggest consideration based on multiple warming scenarios. MRA assessed the impact of climate-related risks and opportunities for the current scenario (3-4°C scenario) and transition scenario (1.5°C scenario).

An overview of the respective scenarios, including the global outlook in each case, is shown below.

	Current Scenario (3-4°C Scenario)	Transition Scenario (1.5°C Scenario)
Overview	Foresees a world in which reduction efforts of carbon emission do not exceed the current level and the average temperature rises by a maximum of 3°C to 4°C at the end of 21st century	Foresees a world in which decarbonization efforts advance in order to keep the rise in the average temperature at 1.5°C at the end of 21st century
Global outlook in scenario	- The introduction of measures and tightening of regulations does not go beyond what is currently foreseen - In some areas, greenhouse gas emissions increase due to economic growth - As the temperature rises, natural disasters including extreme heat waves and heavy rains become more severe	- Measures are introduced and regulations are tightened in order to mitigate climate change - Greenhouse gas emissions are reduced, and global net emissions reach zero by 2050 - The sea level goes up, and weather patterns change due to temperature rises, but the changes are limited compared with other scenarios
Main reference scenarios	- IEA Stated Polices Scenario (STEPS) - IPCC RCP8.5 (SSP5-8.5)	- IEA Sustainable Development Scenario (SDS) - IEA Net Zero Emission Scenario by 2050 case (NZE) - IPCC RCP 2.6 (SSP1-2.6)

Identifying the Scope of Business Covered by Analysis

The scenario analysis mainly covers ownership and management of assets that United Urban entrusts to MRA for management. We conducted the scenario analysis while also bearing in mind the impact during property acquisition/disposal and on financing.



Determining Risks

The TCFD's recommendations divide climate-related risks into two categories: physical risks and transition risks. In the scenario analysis, we identified physical risks in the current scenario and transition risks in the transition scenario, then specified the key risks that are presumed to have a strong correlation with our business.

In information disclosure recommended by the TCFD framework, climate-related risks are typically organized as shown below.

Risk Categories

Climate-related risks	Physical risks	Acute risks
		Chronic risks
	Transition risks	Policy/legal risks
		Technology risks
		Market risks
		Reputation risks

Climate-Related Risks

Physical risks	Risks associated with global warming and climate change
Transactions risks	Legal, technological and market risks pertain to low-carbon economy

Physical Risks

Acute risks	Direct and indirect risks due to growing severity of extreme weather and natural disasters
Chronic risks	Risks due to long-term changes such as increased average temperature, rising sea level, and changing weather and rainfall patterns

Transition Risks

Policy and legal risks	Risks related to promoting measures to mitigate and adapt to the causes of climate change's adverse impacts
Technology risks	Risks associated with R&D and technology introduction for energy efficiency and low-carbon economy
Market risks	Risks derived from changing supply and demand for products and services
Reputation risks	Risks regarding reputation of the transition to a low-carbon economy

Assumed that greenhouse gas emission reduction measures, legal restrictions, and so forth will be kept as the present level, the current scenario (4°C scenario) proposes that increased frequency and severity of natural disasters and rising average temperatures will be the major climate-related risks.

In the transition scenario (1.5°C scenario), it is assumed that greenhouse gas emission restrictions will be tightened, and real estate owners will be required to improve environmental performance beyond the current level. Other climate-related risk will include a relative decrease in demand for buildings with poor environmental performance as people's behavior becomes more environmentally conscious.

Results of Scenario Analysis

We extracted the risks and opportunities regarded as highly important for each scenario and specified the items that have a significant impact on UUR's portfolio. Then we assessed the financial impact on operating income in the short-term, mid-term (FY2030) and long-term (FY2050). In this scenario analysis, we have set certain assumptions regarding changes in the socioeconomic environment, including business scope and policy trends, as well as assumed natural disasters. We have not considered the likelihood of all identified risks and opportunities materializing. Therefore, MRA will continue to closely monitor future changes in the external environment, regularly review risks and opportunities, and strive to refine the numbers as much as possible.

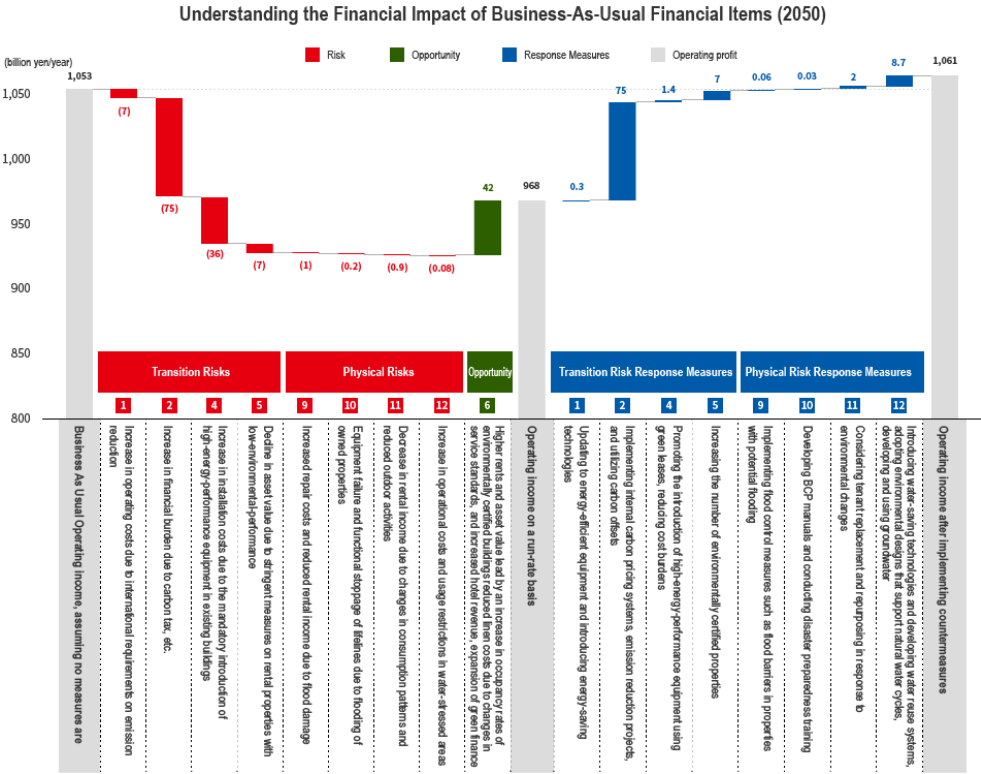
Unit: Million yen/year

Category		Climate-Related Event	Main Risks and Opportunities		Response Measures	Division		Risk/Opportunity Impact Amount				Response Measures Impact Amount			
						Risk	Opportunity	Transition Scenario		Current Scenario		Transition Scenario		Current Scenario	
								2030	2050	2030	2050	2030	2050	2030	2050
Transition Risks & Opportunities	Policy & Regulations	Strengthening GHG Emission Regulations	1	Increase in operating costs due to international requirements on emission reduction	Update to energy-efficient equipment and introduce energy-saving technologies	■		▲132	▲724	▲437	▲1,325	8	26	-	-
			2	Increase in financial burden due to carbon tax, etc.	Introduce internal carbon pricing systems, implement emission reduction projects, and utilize carbon offsets	■		▲874	▲7,510	▲672	▲4,806	649	7,509	499	4,806
			3	Decline in asset value due to stringent measures on rental properties with low-environmental-performance	Improving environmental performance through appropriate investment and maintenance, considering asset replacement	■		Not-calculated							
	Technology	Transition to low-carbon technologies in construction	4	Increase in installation costs due to the mandatory introduction of high-energy-performance equipment in existing buildings	Promote the introduction of high-energy-performance equipment using green leases, reducing cost burdens	■		▲1,201	▲3,642	-	-	12	139	4	137
	Market & Reputation	Increasing environmental awareness among people	5	Decrease in rental income due to reduced demand for low-environmental-performance buildings and decreased competitiveness	Increasing the number of environmentally certified properties	■		▲498	▲1,511	-	-	498	1,511	-	-
			6	Higher rents and asset value lead by an increase in occupancy rates of environmentally certified buildings reduced linen costs due to changes in service standards, and increased hotel revenue, expansion of green finance	-		■	3,110	9,424	-	-	-	-	-	-
			7	Changes in capital inflows based on ESG investment criteria	Develop business strategies in line with ESG standards	■		Not-calculated							
			8	Decreased stakeholder trust due to negative environmental impacts	Enhance transparency and reliability through proactive communication with stakeholders	■		Not-calculated							

Category		Climate-Related Event	Main Risks and Opportunities		Response Measures	Division		Risk/Opportunity Impact Amount				Response Measures Impact Amount			
						Risk	Opportunity	Transition Scenario		Current Scenario		Transition Scenario		Current Scenario	
								2030	2050	2030	2050	2030	2050	2030	2050
Physical Risks & Opportunities	Acute	Frequent and severe heavy rain	9	Increased repair costs and reduced rental income due to flood damage	Implementing flood control measures such as flood barriers in properties with potential flooding	■		▲33	▲110	▲40	▲222	1	5	2	11
			10	Equipment failure and functional stoppage of lifelines due to flooding of owned properties	Develop BCP manuals and conducting disaster preparedness training	■		▲1	▲17	▲7	▲102	0	3	1	20
	Chronic	Rising average temperature	11	Decrease in rental income due to changes in consumption patterns and reduced outdoor activities	Consider tenant replacement and repurposing in response to environmental changes	■		▲59	▲195	▲71	▲395	59	195	71	395
			12	Increase in operational costs and usage restrictions in water-stressed areas	Introduce water-saving technologies and developing water reuse systems, adopt environmental designs that support natural water cycles, developing and using groundwater	■		▲2	▲7	▲11	▲34	79	869	82	904

The financial impact figures are hypothetical estimates concerning "future risks and opportunities" and "countermeasures," calculated by MRA based on UUR's actual performance and various references. MRA and UUR do not guarantee the accuracy of these figures, nor indicate any intention or decision to implement them in the future.

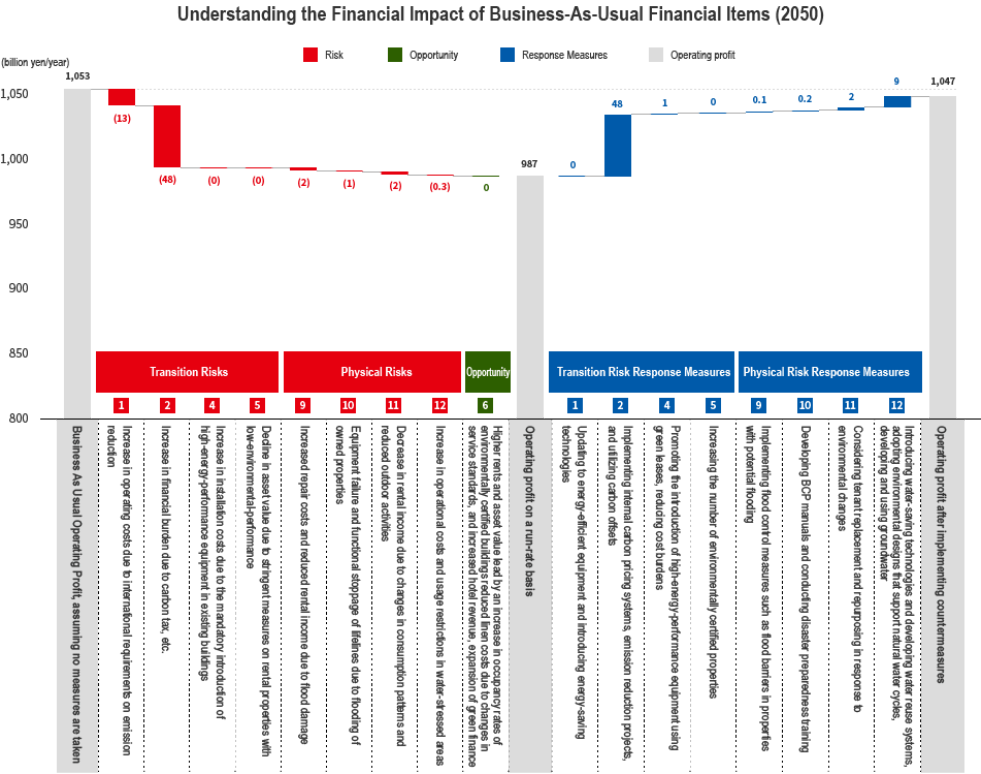
Impact assessment results on operating income in 2050 (Transition Scenario)



(Note 1) The initial operating profit amount is calculated based on the assumed total asset value as of 2050.

(Note 2) The figures 5, 6, and 11 represent the amounts calculated by multiplying the impact amount (rent reduction/increase) of the estimated risks and opportunities by the operating profit margin.

Impact assessment results on operating profit in 2050 (Current Scenario)



(Note 1) The initial operating profit amount is calculated based on the assumed total asset value as of 2050.

(Note 2) The figures 5, 6, and 11 represent the amounts calculated by multiplying the impact amount (rent reduction/increase) of the estimated risks and opportunities by the operating profit margin.

(3) Risk Management

How MRA Manages Risks

In our internal risk management regulations, which stipulate holistic risk management policy of the asset management company, MRA sets our basic risk management approach, which specifies risk management as a key management issue. From the perspective of performing asset management tasks, the risks to be managed are categorized as follows:

1. Real estate investment risks
2. Administrative risks
3. System risks
4. Other risks

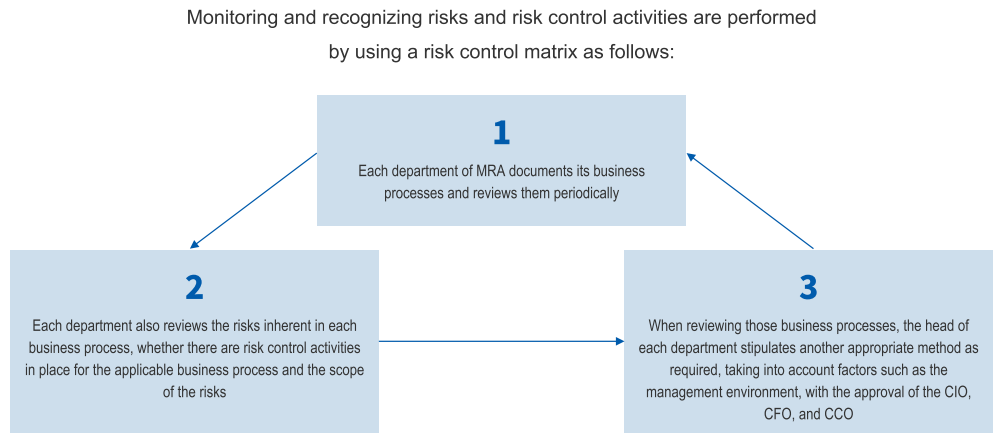
Risk Definition and Management Process

How we shall manage risks is stupilated in accordance with the detailed risk management rules. Its suitability and effectiveness are reviewed periodically and reported to MRA's President and CEO, and the board members.

Monitoring and recognizing risks and risk control activities are performed by using a risk control matrix as follows:

1. Each department of MRA documents its business processes and reviews them periodically
2. Each department also reviews the risks inherent in each business process, whether there are risk control activities in place for the applicable business process and the scope of the risks
3. When reviewing those business processes, the head of each department stipulates another appropriate method as required, taking into account factors such as the management environment, with the approval of the CIO, CFO, and CCO

Management Process for Climate-Related Risks and Opportunities



(4) Metrics and Targets

GHG Emissions

GHG Emission Reduction Target

- Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024).
- By 2050, Reduce total GHG emissions including value chain (Scope 3) to net zero

Energy Consumption Reduction Target

- We have established sustainability targets and are striving to achieve the "five-year average reduction of 1% or more per unit" of energy consumption per unit, which is an effort target required by the government under the Energy Conservation Act (Act on the Rational Use of Energy)

Specific Measures

- Consult with energy experts on energy saving
- Increase efficiency through upgrades to air-conditioning systems
- Replace with LED lighting
- Incorporate a green lease clause to a lease contract with tenants
- Replace with renewable energy

Environmental Performance at United Urban's Properties

One of the metrics to manage climate-related risks and opportunities is the environment certification coverage rate for the portfolio of United Urban.

As of the end of May 2026, this figure was 89.6%, achieving the medium-term target of 80% on GFA basis in 2024. Our new target for the period from June 2024 to May 2027 is to maintain at least 80%.

Climate Change
Energy Efficiency
Water
Reductions of Environmental Footprint
Biodiversity
Waste

Acquisition Coverage by Environmental Certifications

	Number of properties		Total floor area	Percentage of total floor area
DBJ Green Building	★★★★★	3	120,751.82m²	
	★★★★★	19	461,734.76m²	
	★★★★★	17	516,442.34m²	
	Subtotal	39	1,098,928.92m²	45.9%
CASBEE for Real Estate	★★★★★	19	380,350.77m²	
	★★★★★	28	372,166.16m²	
	★★★★★	2	52,173.43m²	
	Subtotal	49	804,690.36m²	33.6%
BELS	★★★★★	9	75,756.95m²	
	★★★★★	5	30,593.49m²	
	★★★★★	15	120,471.98m²	
	★★★★★	16	260,016.18m²	
	Subtotal	45	486,838.60m²	20.3%
LEED	GOLD	1	5,093.61m²	
	Subtotal	1	5,093.61m²	0.2%
Environmental certifications	Total	134	1,593,369.12m²	89.6%

Note: As of the end of May 2026.The target is 134 properties excluding properties with leasehold interest.

- The total is calculated by adjusting the number of properties and floor space that have acquired the above certification twice or more.

Future Actions

MRA will incorporate the measures for reducing climate-related risks recognized based on the scenario analysis in accordance with the TCFD’s recommendations into asset management of United Urban and link them to specific actions.

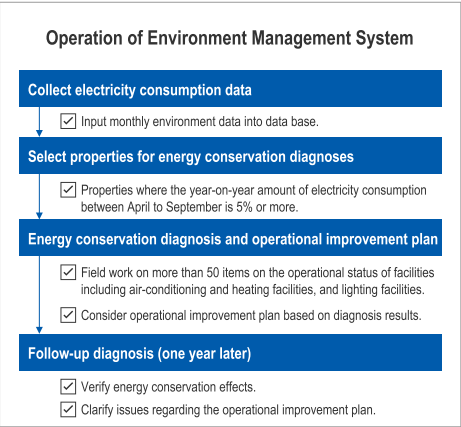
Moreover, we will promote constructive dialogue with stakeholders through information disclosure aligned with the TCFD’s framework and play a role in formulating and implementing climate change-related strategies of United Urban.



Environment Management System (EMS) 	Switch to Renewable Energy 
Green House Gas (GHG) Emission 	Received the Yokohama Climate Change Countermeasures Award 

Environment Management System (EMS)

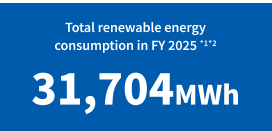
- United Urban endeavors to collect environment data at its properties through smart meters installed and from partner companies every month. Those data include energy consumption, water consumption and waste. The collected data is analyzed by external energy experts and the PDCA cycle is followed to decrease environmental footprint at properties of United Urban. In November 2025, we acquired Eco Action 21 certification, an environmental management system formulated by the Ministry of the Environment of United Urban, for an entire portfolio of 133 properties* as a means of promoting environmental management that realizes sustainable growth in both society and United Urban.
* All properties in the portfolio excluding land interest properties.
- Based on the measured results of electricity consumption, MRA's Sustainability Strategy Office and energy experts conduct annual energy conservation diagnoses with a focus on retail properties and hotels that consume relatively a large amount of electricity.
- The Sustainability Strategy Office hashes out an operational improvement plan for electricity consumption and works with the Asset Management Departments and our partner companies to execute the improvement plan.
- A year after the initial diagnosis, a follow-up diagnosis takes place. In addition to reviewing the energy conservation measures, it clarifies issues of execution in the improvement plan with partner companies.
- Furthermore, the management criteria (manual) stipulated in the Energy Saving Act (Act Concerning the Rational Use of Energy) is regularly reviewed for each property, and efforts are made towards continuous energy saving.



Energy consumption diagnosis at SS30

Switch to Renewable Energy

- In UUR, "Energy consumption and management, utilization of renewable energy" has been identified as materiality issues, and medium- to long-term action goals have been set as follows: "(1) Reduce the portfolio's total GHG emissions (Scopes 1, 2, and 3 combined) by 36% by fiscal year 2035 (compared to fiscal year 2024) (2) By 2050, Reduce total GHG emissions including value chain (Scope 3) to net zero."
- In order to achieve the target, we have been procuring FIT non-fossil certificates through auctions on the renewable energy value exchange since 2020, in addition to switching the electricity menu. We are working to reduce the total amount of electricity-derived GHG emissions (Scope 2). In FY2025, we made approximately 30% of the total electricity used by the properties for which UUR is authorized to manage renewable energy.



^{*1} Total renewable energy use from December 2024 to November 2025.

^{*2} All electricity supplied is derived from substantial renewable energy sources, utilizing FIT non-fossil certificates and non-FIT non-fossil certificates with renewable energy designations.

Installation of Solar Power Generation System

Photovoltaic panels have been installed on the rooftops of logistics facilities owned by the entity to generate renewable energy.

	No. of properties monitored	Power Generation in FY2025
Property with Photovoltaic Equipment	4 properties	1,936MWh

* As for the amount of electricity generated, the total amount of electricity generated from December 2024 to November 2025 for properties with photovoltaic power generation facilities that were able to be aggregated.

Introduction of off-site PPAs are increasing our use of renewable energy

- United Urban has decided to introduce off-site Power Purchase Agreements with additionality for four of its owned properties.
Through this initiative, we aim to reduce our environmental impact and contribute to the realization of a sustainable society by sourcing part of the electricity used in our business operations from newly developed renewable energy power plants.
- Through the introduction of off-site Power Purchase Agreements, we expect to source approximately 9.7% of our electricity consumption from renewable energy generated by solar power.



Setting of ICP (Internal Carbon Price)

Unietd Urban believes that the introduction of "additional" renewable energy, which aims to reduce GHG emissions through newly installed power generation facilities, becomes a more direct driver to make a net-zero society realized. And, we have set ICP as a criteria when considering introductions of "additional" renewable energy.

United Urban will further reduce GHG emissions by promoting "additional" renewable energy, such as corporate PPA, based the use of ICP.

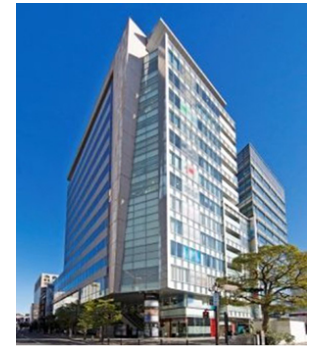
- Scope of application: Part of scope 2 and scope 3 (category 13)
- Set price: Not disclosed
- How to use: Introduction of "additional" renewables, such as corporate

Assessment of ZEB Potential through Renovation of Existing Buildings (Pacific Marks Kawasaki)

UUR is working towards achieving its net-zero target by 2050 and is advancing verification of the feasibility of converting existing office buildings into ZEBs (Zero Energy Buildings). Currently, UUR is conducting assessments of primary energy consumption performance (BEI) based on the model building method and verification of the feasibility of ZEB conversion through energy-saving renovations for three properties, including Pacific Marks Kawasaki (total floor area: approximately 10,700 m²).

Summary of Assessment Results (Pacific Marks Kawasaki)

At Pacific Marks Kawasaki, the current BEI is 0.78. The assessment indicates that energy-saving renovations, such as conversion of lighting to LED and improving the efficiency of air conditioning and ventilation systems, could reduce the BEI to approximately 0.62. Furthermore, by combining additional energy-saving measures, there is potential to reach a level equivalent to “[ZEB Oriented](#)  ” (BEI ≤ 0.6). These findings will be used to inform and guide future renovation plans.



Energy-Saving Tuning Strategy to Reduce Greenhouse Gas (GHG) Emissions

To achieve our medium- to long-term GHG emissions reduction targets, we will promote energy-saving tuning measures that require no capital expenditure (CAPEX), aiming to reduce GHG emissions from air conditioning energy consumption by approximately 7% across our three major properties while lowering both environmental impact and costs.

Strategic Approach Based on Our Decarbonization Roadmap

Hierarchical Approach (Priorities)

- Operational improvements:**
Immediate reductions through optimization of operating conditions for air-conditioning and other equipment, as well as energy-efficient operation (including optimization of illuminance levels and strict adherence to operating rules)
- Equipment upgrades:**
Structural reductions through upgrades to high-efficiency heat source equipment and new systems
- Introduction of renewable energy:**
Use of renewable energy on-site and off-site
- Improvement in electricity emission factors:**
Reduction of indirect emissions by procuring electricity generated from clean energy
- Additional measures:**
Measures for residual emissions, which are indispensable to achieving net zero

Positioning of This Strategy

To achieve the medium-term target of reducing GHG emissions by 36% by 2035 (compared to FY2024), we will implement the energy-saving tuning strategy as a specific measure for operational improvements with immediate impact.

Characteristics of Energy-Saving Tuning Strategy

A strategy to deliver immediate results with zero additional capital expenditure

This strategy helps reduce both environmental impact and costs (improve NOI) without relying on equipment upgrades by conducting specialized analysis of operational data from existing equipment.

Develop an optimal energy-saving system by eliminating dependency on specific individuals and shifting to data-driven operations

Develop a system that enables highly efficient operations through objective data analysis, without relying on human experience.

Through energy-saving tuning, we aim to reduce total GHG emissions from the three properties by approximately 7%.



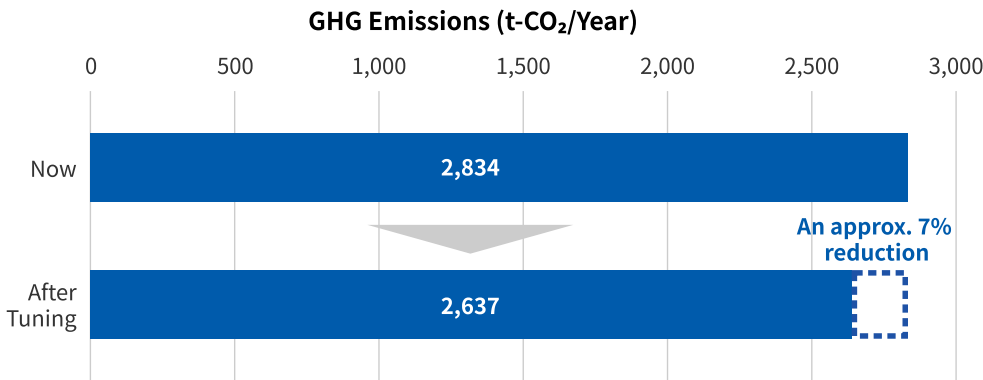
SS30



Shin-Osaka Central Tower



LOOP-X



Received the Yokohama Climate Change Countermeasures Award

The City of Yokohama awards the "Yokohama Climate Change Countermeasures Award" every year to businesses that have made significant reductions in greenhouse gas emissions and other outstanding achievements under the Yokohama City Action Plan for Global Warming Countermeasures System ^(Note). For fiscal year 2022, six projects, including UUR, were selected for awards from among the 310 projects that submitted reports in fiscal year 2021 (announced in June 2022). Since fiscal year 2012, UUR has continued to upgrade facilities that contribute to energy conservation, such as replacing air conditioning equipment with high-efficiency equipment and promoting the switch to LED lighting at the five properties that are eligible for the award. In the future, we plan to update the elevator control and switch to LED lighting in the lots, mainly in the common areas.



Pacific Marks Yokohama East



Pacific Marks Shin-Yokohama



Yokohama Climate Change Countermeasures Award Certificate

Note: In Yokohama City, businesses that emit greenhouse gases above a certain size are required to submit a greenhouse gas reduction plan and an annual performance report in order to reduce greenhouse gas emissions in Yokohama City, based on the Yokohama City Ordinance on Living Environment Conservation.



Target & KPI	Effective Use/Reuse of Water
Sea Water Filtration System	Conservation of water resources and improvement of water quality
Column: Planet of Water - How much water would be available for us?	

Target & KPI

Mid-term target by 2035:
Reduce the water usage per unit for properties managed by UUR by 5% (compared to the fiscal year 2024).

Effective Use/Reuse of Water

In addition to proactive implementation of water conservation equipment, United Urban has installed equipment that reuses water at properties for reduction of water consumption and effective use of water.

	Number of properties applicable/introduced
Reuse of wastewater	7(Note 1) Fiscal 2025 419,513.8m³ Water charges in Tokyo's 23 wards: JPN 404/m³ (Note 2)
Water conservation equipment	88

Note 1: Number of properties where reuse of wastewater could be measured between December 2024 and November 2025.

Note 2: As of May 2026, Standard charge for general meters with a diameter of 100 mm or more.



Example of reuse of wastewater: Water filtration system at Shinjuku Washington Hotel Honkan



Example of water conservation equipment: Water sprinkler equipment at Luz Jiyugaoka

ESG initiatives

Sea Water Filtration System

Loisir Hotel & Spa Tower Naha installed a system that filters ocean water that has permeated through the ground and has reduced its water charges and environmental footprint by cutting waterworks usage.



Loisir Hotel & Spa Tower Naha

Conservation of water resources and improvement of water quality

VACAN AirKnock Ads

Donation scheme contributing to improving water and sanitation conditions

Small digital signave (VACAN AirKnock Ads) are installed in private restrooms at UUR's properties and we donate a portion of our signage advertising revenue linked to toilet usage to the international NGO WaterAid, which is committed to improving water and sanitation conditions in pursuit of a world where everyone has access to safe water and toilets.

We are contributing to the achievement of SDG 6 “Safe Water and Toilets Around the World”.

Digital signage installed - Over 190 stalls at 8 properties (As of May 2026)			
		● Retail properties	● Office buildings
● Luz Funabashi	● TENJIN LUCE	● Mallage Kashiwa	● Luz Jiyugaoka
● Luz Shonan Tsujido	● LEVEN Otakanomori		
● Shiba 520 Building	● Tsubokawa Square Building		



WaterAid advertisement at Luz Jiyugaoka

Image of toilet usage status notification

Structure of digital signage advertisement

VACAN AirKnock Ads

Install small digital signage in toilet stalls. Control congestion and reduce crowds by notifying users of real-time congestion information and usage time of toilet stalls measured with sensors.

Aim for monetization by delivering announcements and promotion videos, etc. made by facilities and tenants through digital signage.

The improvement of the satisfaction of office tenants and visitors of retail properties as well as the increase in migration of visitors inside retail properties are also expected.

Install tablets on the walls of toilet stalls

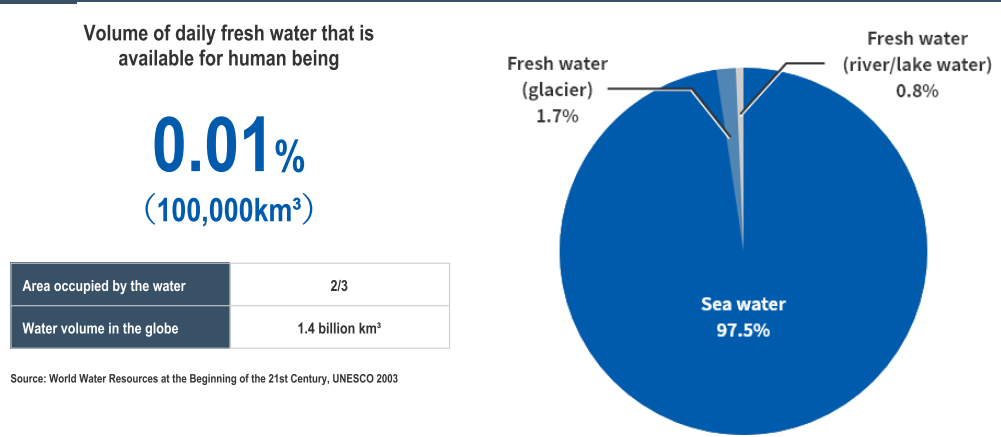
Install sensors in the doors of toilets, etc. to detect usage time

Video and usage time are displayed on tablets

+

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Column: Planet of Water - How much water would be available for us?





Investigation of Toxic Substances

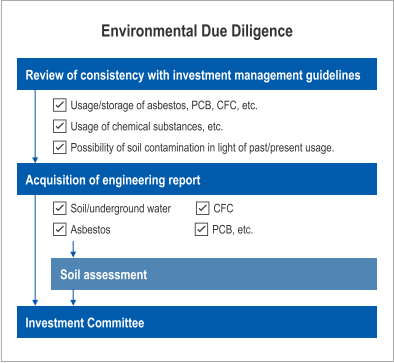
Real estate development

Brownfield Redevelopment

Acquisition/Asset Management of Mixed Properties

Investigation of Toxic Substances

- United Urban uses third parties for environment assessment when acquiring and evaluating environmental risks before investment decisions.
- When toxic substances are found, only properties deemed to have sufficient measures to outflow or disperse toxic substances will be acquired, in line with the “Asset Management Guidelines” stipulated by MRA.



Real estate development

Greenfield development

To date, UUR has not made any investment in green field development projects, such as developments on green space and arable land, which form a natural environment. In case UUR invests in such all development projects, we will comply with environment-related laws and regulations and consider acquiring environmental certification for the projects.

■

Comfort Inn

Fukuoka Tenjin

Development



BELS

★★★

■

Luz Shonan Tsujido

Sponsor support



DBJ Green Building

★★★★

■

GRAND-SQUARE

Meieki-minami

Sponsor support



CASBEE

★★★★★

■

Granda Miyanomori

(Development project)



BELS

★★

■

BOUNCÉE by RIHGA

Fukuoka Hakata

(Development project)



BELS

★★★★

Brownfield Redevelopment

In cases where soil contamination is found at properties of United Urban, removal or containment of the contamination is taken in an appropriate manner. Also, for properties redeveloped on the site of factories, we strive to lower the impact in the neighborhood of the given properties by the continued monitoring of underwater purification.

Example: Narumi Shopping Center (Site)

Narumi Shopping Center was developed on the site of pottery manufacturing factory and consists of a large shopping center, a fitness club and a housing showroom. In accordance with the prevention plan for contaminated underwater set out by Nagoya City, United Urban monitors quality of purified water from the wells equipped with water pumping system.

Acquisition/Asset Management of Mixed Properties

With an operational policy of [diversified investment](#)  , United Urban invests in mixed properties in CBD of regional cities. Mixed facilities in locations with high traffic convenience are able to fulfill multiple needs of users. As such, they not only provide convenience to the users but also decrease GHG emissions by curbing car exhaust and promoting compact cities.



Major mixed properties with three or more use types are as follows.

Note: As of November 2025.

Shin-Osaka

Central

Tower



Office/Hotel/Retail/Fitness

SS30



Office/Hotel/Retail/Fitness

OSAKA BAY TOWER



Office/Hotel/Retail/residence

RIHGA Royal Hotel

Kokura • ARUARU City

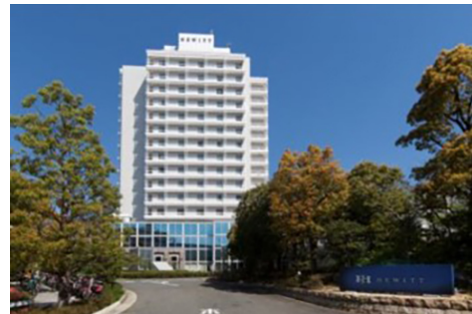


Hotel/Retail/Office/Parking lot



United Urban abides by relevant laws and regulations on environment including the Forest Act and the Parks Act. In view of conservation of biodiversity, properties of United Urban do not accept any alien plants with strong fecundity and have harmful effects to the ecosystem.

In addition, our Sustainability Policy stipulates the preservation of the natural environment and protection of biodiversity. United Urban has been seeking to mitigate or prevent the impact on biodiversity through our business such as well-suited plants management at our properties. We believe that these activities promote a creation of society which is in harmony with nature.



Hotel Hewitt Koshien



UUR Kyobashi East Building



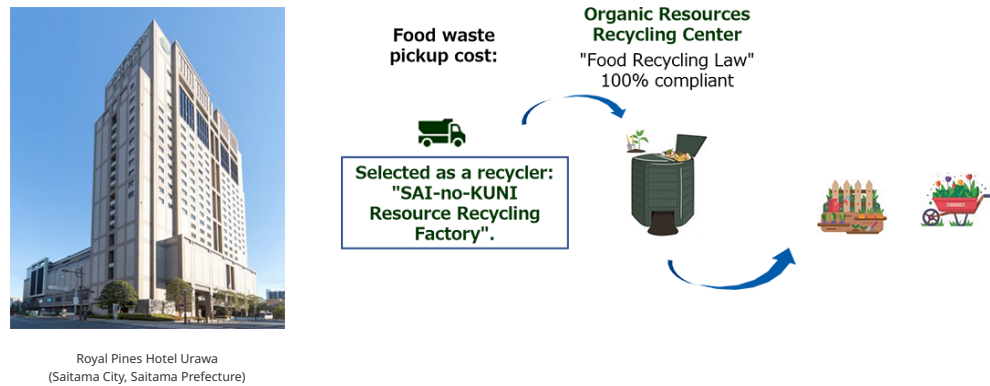
Reuse of Food Waste - Royal Pines Hotel Urawa

▼

Reuse of Food Waste - Royal Pines Hotel Urawa

Since 2018, we have been working to "reuse food waste" by having recycling companies convert food waste from the hotel into compost. This compost can be sold to vegetable and flower farmers in Saitama Prefecture and used in school vegetable gardens in the prefecture.

Recyclers collect food waste at no charge, thereby reducing disposal costs.



Note: An environmental industry and R&D center established to build a resource-recycling society. It consists of private recycling facilities, PFI thermal recycling facilities, prefectural final disposal facilities, and prefectural and private research facilities, of which this recycling business is one.