

CSR

The Nomura Real Estate Group's Stance on CSR

■ The Group's CSR Policy

Guided by our Group Vision, which lays out our corporate philosophy and approach to CSR activities, the Nomura Real Estate Group carries out its business strategies and CSR activities as a unified effort. The Group has established four key themes to focus on as social problems to which it can contribute: Safety/Security, the Environment, Community, and Health/Comfort.

Our Group Vision

New Value, Real Value

Integrating all that is precious to people and communities, we build cities—dynamic stages that connect today with tomorrow’s possibilities, and embrace every moment of life’s pursuits.

We create new value, social value, and above all, real value.



Four Key Themes for CSR

Safety/Security

Environment

Community

Health/Comfort

CSR Promotion Foundation

Labor: Training diverse human resources

Management structure: Corporate governance, compliance and risk management

Identifying the CSR key themes

The Group is identifying and prioritizing key issues to be addressed through its CSR activities, and these issues guide our CSR efforts.

Brainstorming the key themes

By looking at, among other things, important aspects discussed in the 4th edition of the GRI Guideline, we contemplated the Group's business, social problems, and other issues before selecting key theme candidates.



Initial process

Discussions were held concerning the abovementioned candidates' degree of impact (including relevancy to our business and risk severity) for our business at meetings of the CSR Committee, whose members include Directors, Outside Directors, and Executive Officers. The resulting candidates provisionally became key themes that related to the Company.



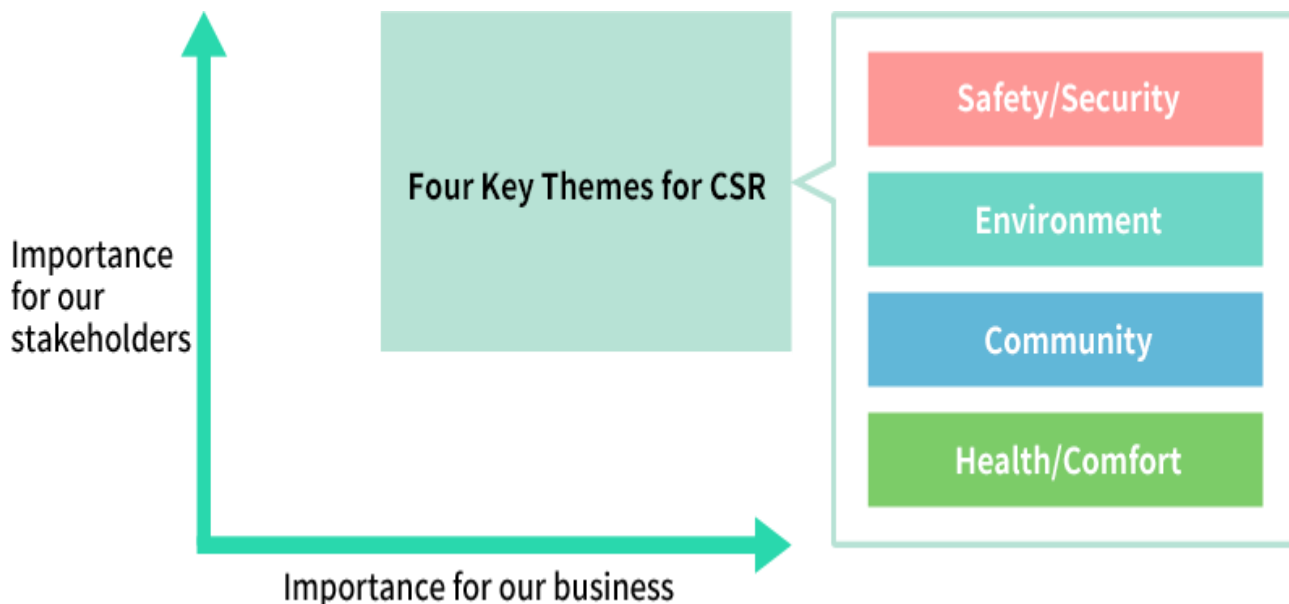
Identifying key themes for stakeholders





We administered a questionnaire to stakeholders on the above key themes. Respondents included Company employees, Group condominium and detached house residents, general contractors, institutional investors, CSR experts (general), CSR experts (SRI investment-related), NGOs and NPOs (involved with the environment, regional communities, architecture, and a range of other industries), and students.



Finalizing the CSR key themes

Following these steps, we looked at the candidate themes developed based on degree of importance as identified by us and our stakeholders, and ultimately selected four themes that we would place a particular focus on.



	<p style="text-align: center; background-color: #f08080; color: white; padding: 5px;">Safety/Security</p>  <p>Employees inspecting a building frame</p>	<p style="text-align: center; background-color: #40c0a0; color: white; padding: 5px;">Environment</p>  <p>PROUD City Motosumiyoshi courtyard</p>	<p style="text-align: center; background-color: #40a0e0; color: white; padding: 5px;">Community</p>  <p>A Christmas party for tenants</p>	<p style="text-align: center; background-color: #70c070; color: white; padding: 5px;">Health/Comfort</p>  <p>A senior citizen exercise program</p>
<p>Social Issues</p>	<p>Handling natural disasters, real estate stock deterioration, urban renewal expectations, etc.</p>	<p>Addressing environmental problems and energy shortages</p>	<p>Due to the low birthrate and aging society, ties between people and communities are weakening and their functions are eroding</p>	<p>Heightened interest in health and comfort due to the aging society, increase in free time, shifts in priorities and lifestyles, etc. and sophistication and diversification of needs</p>

<p>The Group's Approach</p>	<p>We work to improve safety in both tangible ways (installing the latest technology, ensuring architecture quality, improving city functions through development, etc.) and intangible ways (disaster prevention planning, BCPs, comprehensive after-service, etc.).</p>	<p>In our business, we work to reduce the environmental burden by installing the latest environmental technology and information and communications technology as well as energy generation and passive design that coexists with nature. We also seek to provide environmental education through events and town meetings.</p>	<p>We work with the people that live, work, gather and relax in and around the development site to use urban-type compact town-style development and the diverse values of communities such as cooperation and frameworks that encourage multi-generational interaction to create robust communities.</p>	<p>We work to enable people to live healthy and comfortable lives by improving health through sport and developing senior housing as well as promoting universal design and frameworks that encourage participation in the community.</p>
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<p>Specific Examples</p>	<ul style="list-style-type: none"> ● Using original Apartment Building Design Standards and Manuals ● Creating a PROUD Standard Disaster Prevention Manual for residences ● Installing a disaster prevention hub for office building tenants (PMO Nihonbashi Muromachi) ● Conducting disaster prevention training 	<ul style="list-style-type: none"> ● Formulating original PROUD Environmental Evaluation Sheets, quantifying each property’s environmental efforts and reinforcing environmental consideration ● Instituting a policy of attaining at least a CASBEE A-rating for each of our PMO buildings ● Promoting smart towns 	<ul style="list-style-type: none"> ● Issuing Condominium Community Guides and supporting community-building events such as summer festivals and Christmas parties in each condominium community ● Holding the Firefly Evening 2016 at Yokohama Business Park to promote local interaction ● Conducting training, seminars and exchange events for office building tenants 	<ul style="list-style-type: none"> ● Sponsoring various health improvement programs corresponding to local needs through our sports clubs ● Creating a Universal Design Guidebook and strengthening promotion of universal design based on the guidebook’s principles
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CSR Promotion Framework

The Group has established a CSR Committee to further strengthen and promote CSR management. The Committee is comprised of Executive Officers and External Directors selected by the Board of Directors, and is in charge of deliberating on and establishing policies and action plans concerning CSR. We also established the CSR Promotion Council, a subordinate organization to the CSR Committee. This council executes and manages CSR activity plans and ensures that our CSR philosophy is instilled at Group companies. CSR Committee and CSR Promotion Council meetings were each held six times in fiscal 2016.