



Information for ESG Investors

Nomura Real Estate Holdings strives to provide ESG investors and evaluation organizations with Group non-financial information concerning the environment, society and governance in compliance with standard guidelines. We also improve their access to such information by having a list of all our initiatives available, which are referred to in the ESG data, external evaluation and various other actions to which we have committed.

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Index for ESG Investors and Evaluation Organizations

Item		Links to Disclosures		
		Policy	Management	Actions and Results
Environment	Environmental policies and management	✓	✓	✓
	Climate change	✓	✓	✓
	TCFD	✓	✓	✓
	Water use	✓	✓	✓
	Pollution and resources	✓	✓	✓
	Biodiversity	✓	✓	✓
	Green building		✓	✓
				Climate change ✓
Society	Product safety and quality	Design and construction ✓	Design and construction ✓	Design and construction ✓
		Operation and management ✓	Operation and management ✓	Operation and management ✓
		Longer lifespans, increased durability ✓	Longer lifespans, increased durability ✓	Longer lifespans, increased durability ✓
		Disaster responses ✓	Disaster responses ✓	Disaster responses ✓
	Labor practice	✓	✓	✓
	Human rights	✓	✓	✓
	Diversity	✓	✓	✓
	Development and retention of human resources	✓	✓	✓
	Health and safety	✓	✓	✓
	Supply chain management	✓	✓	✓

Item		Links to Disclosures		
		Policy	Management	Actions and Results
Society	Social contribution	✓	—	✓
	Social integration	Community ✓	Community ✓	Community ✓
		Diversity ✓	Diversity ✓	Diversity ✓
	Customer relations	✓	✓	✓
Governance	Corporate Governance	Basic Corporate Governance Policy  ✓	Corporate governance structure ✓	Appointment of directors ✓
		Compensation plan for directors ✓	Internal control system ✓	Cross-holding shares ✓
	Compliance	Code of Action ✓	Compliance structure ✓	Prevention of corruption ✓
	Risk management	Risk management structure ✓	Information security ✓	
	Tax transparency	 Please refer to pages 129 and 142 of the Financial Report.		

ESG Data

ESG Data

Environment



Social



Governance



SASB Content Index

Infrastructure sector: Real Estate

Sustainability Disclosure Topics & Accounting Metrics

ACCOUNTING METRIC	CODE	REFERENCE
Topic: Energy Management		
Energy consumption data coverage as a percentage of total floor area, by property subsector	IF-RE-130a.1	Environment > Responding to Climate Change > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group)
(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	IF-RE-130a.2	(1) Environment > Responding to Climate Change > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group) (3) Environment > Responding to Climate Change > Targets and Results > Solar Power Generating Facility Installation Rate and Electric Power Generated at Landport Logistics Facilities
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3	Environment > Responding to Climate Change > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group)
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	IF-RE-130a.4	(1) Environment > Enhancement of Environmental Management > Targets and Results > Acquisition of Green Building Environmental Certification
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	Environment > Enhancement of Environmental Management > Targets
Topic: Water Management		
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.1	(1) Environment > Effective Utilization of Water Resources > Management > Volume of Water Intake, Discharge and Use (m3 per year)

(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.2	(1) Environment > Effective Utilization of Water Resources > Management > Volume of Water Intake, Discharge and Use (m3 per year)
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	IF-RE-140a.3	Environment > Effective Utilization of Water Resources > Management > Volume of Water Intake, Discharge and Use (m3 per year)
Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	Environment > Top Message > Management
Topic: Management of Tenant Sustainability Impacts		
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	IF-RE-410a.1	—
Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	IF-RE-410a.2	—
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF-RE-410a.3	Environment > Responding to Climate Change > Initiatives > Helping Customers to Save Energy
Topic: Climate Change Adaptation		
Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	—
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2	Environment > Responding to Climate Change > Agreed to Recommendations Made by the Task Force on Climate-related Financial Disclosures (TCFD) Link > Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)

Activity Metrics

Number of assets, by property subsector	IF-RE-000.A	Environment > Responding to Climate Change > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group) Environment > Effective Utilization of Water Resources > Management > Volume of Water Intake, Discharge and Use (m3 per year)
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Leasable floor area, by property subsector	IF-RE-000.B	Environment > Responding to Climate Change > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group) Environment > Effective Utilization of Water Resources > Management > Volume of Water Intake, Discharge and Use (m3 per year)
Percentage of indirectly managed assets, by property subsector	IF-RE-000.C	—
Average occupancy rate, by property subsector	IF-RE-000.D	—

GRI Standards

This CSR site was prepared by making reference to the GRI standards (2016).

※ Refer to the GRI standards (2018) for 303: Water and Effluents and 403: Occupational Health and Safety; refer to 2019 for 207:Tax; refer to 2020 for 306: Waste.

Indicator		Reference
102:General Disclosures 2016		
102-1	Name of the organization	☐ Corporate Overview
102-2	Activities, brands, products, and services	☐ Business Overview
102-3	Location of headquarters	☐ Corporate Overview
102-4	Location of operations	☐ Group Companies
102-5	Ownership and legal form	☐ Corporate Overview
102-6	Markets served	☐ Group Companies
		☐ Business Overview
102-7	Scale of the organization	☐ Corporate Overview
102-8	Information on employees and other workers	☐ Corporate Overview
		☐ ESG Data (Social)
102-9	Supply chain	☐ Business and Sustainability
		☐ Improved Supplier Management
102-10	Significant changes to the organization and its supply chain	☐ Financial Report (P.27)
102-11	Precautionary Principle or approach	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Risk Management
		☐ Responding to Climate Change
		☐ Appropriate Utilization of Resources and Pollution Control
102-12	External initiatives	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ External Evaluation and Initiatives
		☐ Responding to Climate Change
102-13	Membership of associations	☐ External Evaluation and Initiatives

102-14	Statement from senior decision-maker	☐ Top Message
102-15	Key impacts, risks, and opportunities	☐ Top Message
		☐ Sustainability Management
		☐ Risk Management
		☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
102-16	Values, principles, standards, and norms of behavior	☐ Top Message
		☐ Sustainability Management
		☐ Compliance
102-17	Mechanisms for advice and concerns about ethics	☐ Human Rights
		☐ Corporate Governance
		☐ Compliance
102-18	Governance structure	☐ Sustainability Management
		☐ Corporate Governance
102-19	Delegating authority	☐ Sustainability Management
		☐ Corporate Governance
102-20	Executive-level responsibility for economic, environmental, and social topics	☐ Sustainability Management
		☐ Corporate Governance
102-21	Consulting stakeholders on economic, environmental, and social topics	☐ Dialogue with Stakeholders
		☐ Integrated Report 2021 (P.99)
102-22	Composition of the highest governance body and its committees	☐ Corporate Governance
		☐ Corporate Governance Report
102-23	Chair of the highest governance body	☐ Corporate Directors
102-24	Nominating and selecting the highest governance body	☐ Corporate Governance
		☐ Corporate Governance Report
102-25	Conflicts of interest	☐ Corporate Governance
102-26	Role of highest governance body in setting purpose, values, and strategy	☐ Sustainability Management
102-27	Collective knowledge of highest governance body	☐ Integrated Reprt 2021 (P.92)
102-28	Evaluating the highest governance body's performance	☐ Top Message
		☐ Corporate Governance
102-29	Identifying and managing economic, environmental, and social impacts	☐ Risk Management
		☐ Enhancement of Environmental Management

102-30	Effectiveness of risk management processes	Risk Management
102-31	Review of economic, environmental, and social topics	Risk Management
		Enhancement of Environmental Management
102-32	Highest governance body's role in sustainability reporting	Sustainability Management
		Materiality Determination Process
102-33	Communicating critical concerns	Risk Management
102-34	Nature and total number of critical concerns	—
102-35	Remuneration policies	Corporate Governance
		Corporate Governance Report
102-36	Process for determining remuneration	Corporate Governance
		Corporate Governance Report
102-37	Stakeholders' involvement in remuneration	—
102-38	Annual total compensation ratio	ESG Data (Governance)
102-39	Percentage increase in annual total compensation ratio	ESG Data (Governance)
102-40	List of stakeholder groups	Materiality Determination Process
102-41	Collective bargaining agreements	Creation of Fair and Rewarding Workplaces
102-42	Identifying and selecting stakeholders	Materiality Determination Process
102-43	Approach to stakeholder engagement	Materiality Determination Process
		Dialogue with Stakeholders
102-44	Key topics and concerns raised	Materiality Determination Process
102-45	Entities included in the consolidated financial statements	Group Companies
102-46	Defining report content and topic Boundaries	Editorial Policy
102-47	List of material topics	Sustainability Management
102-48	Restatements of information	Responding to Climate Change
		Effective Utilization of Water Resources
102-49	Changes in reporting	Editorial Policy
102-50	Reporting period	Editorial Policy
102-51	Date of most recent report	Editorial Policy
102-52	Reporting cycle	Editorial Policy
102-53	Contact point for questions regarding the report	Editorial Policy
102-54	Claims of reporting in accordance with the GRI Standards	GRI Content Index
102-55	GRI content index	GRI Content Index

102-56	External assurance	<ul style="list-style-type: none"> ☐ Independent Third-Party Assurance Report: LR Independent Assurance Statement
Management Approach		
103-1	Explanation of the material topic and its Boundary	<ul style="list-style-type: none"> ☐ Top Message ☐ Sustainability Management
103-2	The management approach and its components	<ul style="list-style-type: none"> ☐ Top Message ☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD) ☐ Improved Safety/ Security in Design and Construction ☐ Improved Quality of Safety /Security in Operation and Management ☐ Initiatives for Longer Life and Increased Durability ☐ Safety and Security in Disasters ☐ Enhancement of Environmental Management ☐ Responding to Climate Change ☐ Effective utilization of Water Resources ☐ Consideration for Biodiversity ☐ Appropriate Utilization of Resources and Pollution Control ☐ Care for and Activation of Communities ☐ Response to Aging Population and Diversity and Support for Health ☐ Improved Customer Satisfaction and Comfort
103-3	Evaluation of the management approach	<ul style="list-style-type: none"> ☐ Special Feature: Response to the Task Force on Climate-related Financial Information Disclosure (TCFD) ☐ Improved Safety/ Security in Design and Construction ☐ Improved Quality of Safety /Security in Operation and Management ☐ Initiatives for Longer Life and Increased Durability ☐ Safety and Security in Disasters ☐ Enhancement of Environmental Management

		<ul style="list-style-type: none"> ☐ Responding to Climate Change ☐ Effective utilization of Water Resources ☐ Consideration for Biodiversity ☐ Appropriate Utilization of Resources and Pollution Control ☐ Care for and Activation of Communities ☐ Response to aging and support for diversity and health ☐ Improving customer satisfaction and comfort
201:Economic Performance 2016		
201-1	Direct economic value generated and distributed	☐ Financial Highlights
201-2	Financial implications and other risks and opportunities due to climate change	<ul style="list-style-type: none"> ☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD) ☐ Responding to Climate Change
201-3	Defined benefit plan obligations and other retirement plans	☐ Creation of Fair and Rewarding Workplaces
201-4	Financial assistance received from government	—
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	—
203:Indirect Economic Impacts 2016		
103-1	Explanation of the material topic and its Boundary	☐ Care for and Activation of Communities
103-2	The management approach and its components	☐ Care for and Activation of Communities
103-3	Evaluation of the management approach	☐ Care for and Activation of Communities
203-1	Infrastructure investments and services supported	<ul style="list-style-type: none"> ☐ Care for and Activation of Communities ☐ Contributions to Local Communities and Society
203-2	Significant indirect economic impacts	☐ Care for and Activation of Communities
204:Procurement Practices 2016		
204-1	Proportion of spending on local suppliers	—
205:Anti-corruption 2016		

205-1	Operations assessed for risks related to corruption	—
205-2	Communication and training about anti-corruption policies and procedures	Compliance
205-3	Confirmed incidents of corruption and actions taken	Compliance
206: Anti-competitive Behavior 2016		
206-1	Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Compliance
207 :Tax 2019		
207-1	Approach to tax	—
207-2	Tax governance, control, and risk management	—
207-3	Stakeholder engagement and management of concerns related to tax	—
207-4	Country-by-country reporting	—
301: Materials 2016		
301-1	Materials used by weight or volume	—
301-2	Recycled input materials used	—
301-3	Reclaimed products and their packaging materials	—
302: Energy 2016		
103-1	Explanation of the material topic and its Boundary	Top Message
		Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Responding to Climate Change
103-2	The management approach and its components	Top Message
		Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Responding to Climate Change
103-3	Evaluation of the management approach	—
302-1	Energy consumption within the organization	Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Responding to Climate Change
302-2	Energy consumption outside of the organization	—

302-3	Energy intensity	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
302-4	Reduction of energy consumption	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
302-5	Reductions in energy requirements of products and services	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
303: Water and Effluents 2018		
103-1	Explanation of the material topic and its Boundary	☐ Effective Utilization of Water Resources
103-2	The management approach and its components	☐ Effective Utilization of Water Resources
103-3	Evaluation of the management approach	—
303-1	Interactions with water as a shared resource	☐ Effective Utilization of Water Resources
303-2	Management of water discharge- related impacts	—
303-3	Water withdrawal	☐ Effective Utilization of Water Resources
303-4	Water discharge	—
303-5	Water consumption	☐ Effective Utilization of Water Resources
304: Biodiversity 2016		
103-1	Explanation of the material topic and its Boundary	☐ Consideration for Biodiversity
103-2	The management approach and its components	☐ Consideration for Biodiversity
103-3	Evaluation of the management approach	—
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	—
304-2	Significant impacts of activities, products, and services on biodiversity	☐ Consideration for 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	Not applicable
305: Emissions 2016		

103-1	Explanation of the material topic and its Boundary	☐ Top Message
		☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
103-2	The management approach and its components	☐ Top Message
		☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
103-3	Evaluation of the management approach	—
305-1	Direct (Scope 1) GHG emissions	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
305-2	Energy indirect (Scope 2) GHG emissions	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
305-3	Other indirect (Scope 3) GHG emissions	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
305-4	GHG emissions intensity	☐ Responding to Climate Change
305-5	Reduction of GHG emissions	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Responding to Climate Change
305-6	Emissions of ozone-depleting substances (ODS)	☐ Responding to Climate Change
305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	—
306: Waste 2020		
103-1	Explanation of the material topic and its Boundary	☐ Appropriate Utilization of Resources and Pollution Control
		☐ Initiatives for Longer Life and Increased Durability
103-2	The management approach and its components	☐ Appropriate Utilization of Resources and Pollution Control
		☐ Initiatives for Longer Life and Increased Durability

103-3	Evaluation of the management approach	—
306-1	Waste generation and significant waste-related impacts	—
306-2	Management of significant waste-related impacts	☐ Appropriate Utilization of Resources and Pollution Control
306-3	Waste generated	☐ Appropriate Utilization of Resources and Pollution Control
306-4	Waste diverted from disposal	—
306-5	Waste directed to disposal	—
307: Environmental Compliance 2016		
307-1	Non-compliance with environmental laws and regulations	☐ Enhancement of Environmental Management
308: Supplier Environmental Assessment 2016		
103-1	Explanation of the material topic and its Boundary	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Enhancement for Environmental Management
		☐ Responding to Climate Change
		☐ Effective Utilization of Water Resources
		☐ Consideration for Biodiversity
		☐ Appropriate Utilization of Resources and Pollution Control
103-2	The management approach and its components	☐ Special Feature: Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		☐ Upgrades to Environmental Management
		☐ Responding to Climate Change
		☐ Effective Utilization of Water Resources
		☐ Consideration for Biodiversity
		☐ Appropriate Utilization of Resources and Pollution Control
103-3	Evaluation of the management approach	—
308-1	New suppliers that were screened using environmental criteria	☐ Improved Supplier Management
308-2	Negative environmental impacts in the supply chain and actions taken	☐ Improved Supplier Management
401: Employment 2016		
401-1	New employee hires and employee turnover	☐ Promotion of Diversity

		☐ Creation of Fair and Rewarding Workplaces
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	☐ Creation of Fair and Rewarding Workplaces
401-3	Parental leave	☐ Creation of Fair and Rewarding Workplaces
402:Labor/Management Relations 2016		
402-1	Minimum notice periods regarding operational changes	—
403:Occupational Health and Safety 2018		
403-1	Occupational health and safety management system	☐ Health and Safety of Employees
		☐ Supplier Safety
403-2	Hazard identification, risk assessment, and incident investigation	☐ Health and Safety of Employees
403-3	Occupational health services	☐ Health and Safety of Employees
		☐ Supplier Safety
403-4	Worker participation, consultation, and communication on occupational health and safety	☐ Health and Safety of Employees
		☐ Supplier Safety
403-5	Worker training on occupational health and safety	☐ Health and Safety of Employees
		☐ Supplier Safety
403-6	Promotion of worker health	☐ Health and Safety of Employees
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	☐ Supplier Safety
403-8	Workers covered by an occupational health and safety management system	☐ Health and Safety of Employees
		☐ Supplier Safety
403-9	Work-related injuries	☐ Health and Safety of Employees
403-10	Work-related ill health	☐ Health and Safety of Employees
404:Training and Education 2016		
404-1	Average hours of training per year per employee	☐ Improvements to Human Capital
404-2	Programs for upgrading employee skills and transition assistance programs	☐ Improvements to Human Capital
404-3	Percentage of employees receiving regular performance and career development reviews	—
405:Diversity and Equal Opportunity2016		
103-1	Explanation of the material topic and its Boundary	☐ Top Message
		☐ Response to Aging Population and Diversity and Support for Health

		☐ Improved Customer Satisfaction and Comfort
103-2	The management approach and its components	☐ Top Message
		☐ Response to Aging Population and Diversity and Support for Health
		☐ Improved Customer Satisfaction and Comfort
103-3	Evaluation of the management approach	—
405-1	Diversity of governance bodies and employees	☐ Promotion of Diversity
405-2	Ratio of basic salary and remuneration of women to men	—
406: Non-discrimination 2016		
406-1	Incidents of discrimination and corrective actions taken	☐ Human Rights
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	☐ Human Rights
408: Child Labor 2016		
408-1	Operations and suppliers at significant risk for incidents of child labor	☐ Human Rights
409: Forced or Compulsory Labor 2016		
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	☐ Human Rights
410: Security Practices 2016		
410-1	Security personnel trained in human rights policies or procedures	☐ Human Rights
411: Rights of Indigenous Peoples 2016		
411-1	Incidents of violations involving rights of indigenous peoples	Not applicable
412: Human Rights Assessment 2016		
412-1	Operations that have been subject to human rights reviews or impact assessments	☐ Human Rights
412-2	Employee training on human rights policies or procedures	☐ Human Rights
412-3	Significant investment agreements and contracts that include human rights clauses or that underwent human rights screening	—
413: Local Communities 2016		

103-1	Explanation of the material topic and its Boundary	☐ Care for and Activation of Communities
103-2	The management approach and its components	☐ Care for and Activation of Communities
103-3	Evaluation of the management approach	—
413-1	Operations with local community engagement, impact assessments, and development programs	☐ Care for and Activation of Communities
		☐ Contributions to Local Communities and Society
413-2	Operations with significant actual and potential negative impacts on local communities	☐ Care for and Activation of Communities
414: Supplier Social Assessment 2016		
103-1	Explanation of the material topic and its Boundary	☐ Improved Supplier Management
103-2	The management approach and its components	☐ Improved Supplier Management
103-3	Evaluation of the management approach	—
414-1	New suppliers that were screened using social criteria	☐ Improved Supplier Management
414-2	Negative social impacts in the supply chain and actions taken	☐ Improved Supplier Management
415: Public Policy 2016		
415-1	Political contributions	—
416: Customer Health and Safety 2016		
103-1	Explanation of the material topic and its Boundary	☐ Improved Safety/ Security in Design and Construction
		☐ Improved Quality of Safety/ Security in Operation and Management
		☐ Initiatives for Longer Life and Increased Durability
		☐ Safety and Security in Disasters
103-2	The management approach and its components	☐ Improved Safety/ Security in Design and Construction
		☐ Improved Quality of Safety/ Security in Operation and Management
		☐ Initiatives for Longer Life and Increased Durability
		☐ Safety and Security in Disasters
103-3	Evaluation of the management approach	—

416-1	Assessment of the health and safety impacts of product and service categories	☐ Improved Safety/ Security in Design and Construction
		☐ Improved Quality of Safety/ Security in Operation and Management
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	☐ Improved Safety/ Security in Design and Construction
417:Marketing and Labeling 2016		
417-1	Requirements for product and service information and labeling	Not applicable
417-2	Incidents of non-compliance concerning product and service information and labeling	Not applicable
417-3	Incidents of non-compliance concerning marketing communications	Not applicable
418:Customer Privacy 2016		
418-1	Substantiated complaints concerning breaches of customer privacy and losses of customer data	☐ ESG Data (Governance)
419:Socioeconomic Compliance 2016		
419-1	Non-compliance with laws and regulations in the social and economic area	—

Sustainable Finance

Due to its involvement in real estate development and services, the Group bears a social responsibility to build communities that connect today with tomorrow's possibilities by pursuing its vision of "New Value, Real Value." With the goal of contributing to the sustainable development of society, we are advancing a variety of efforts, including the issuance of sustainability-linked loans and sustainability bonds.

Sustainability Linked Loans

Overview

Sustainability-linked loans are designed to enhance the sustainability performance of borrowers and encourage sustainable economic activities and growth. Borrower performance is measured through sustainability performance targets (SPTs), which are set in alignment with the interest rate and other loan terms with the borrowers and also with their ESG strategy. Borrowers are either incentivized or disincentivized depending on performance against SPTs.

With support from the Chiba Bank as the sustainability coordinator, the Nomura Real Estate Group established an SLL Framework^{*1}, the first of its kind in Japan, raising a fund of 11 billion yen for financing and refinancing purposes from nine of the TSUBASA Alliance^{*2} member banks, including the Chiba Bank, on July 30, 2021.

We intend to increase our transactions with ESG-oriented financial institutions via the SLL Framework and thereby stabilize our procurement of sustainability funds. Meanwhile, we are strengthening our ESG initiatives to better respond to global warming, human rights and labor issues and further reinforce our governance systems.

※1 A framework designed to facilitate SLL operations for both the borrower (e.g., the Nomura Real Estate Group) and the lenders (e.g., banks such as the Chiba Bank) by comprehensively defining all SLL terms that need to be specified for each contract, such as SPTs, incentives and reporting requirements.

※2 A wide ranging alliance with the participation of the following ten regional banks: Chiba Bank, Daishi Hokuetsu Bank, Chugoku Bank, Iyo Bank, Toho Bank, North Pacific Bank, Musashino Bank, Shiga Bank, Bank of the Ryukyus, and Gunma Bank.

SLL Framework Overview

Date of establishment	July 28, 2021
Sustainability coordinator	Chiba Bank
SPTs	SBT-approved target reduction rate for total greenhouse gas emissions*3
Incentive	Preferential interest rate spread according to the achievement of SPTs

※3 A total GHG emission reduction of 35% by 2030 from the FY2019 level

Sustainability Bond

Overview

Nomura Real Estate Holdings issued a sustainability bond (corporate bond) to raise funds for projects that will contribute to the resolution of environmental and social issues. The Company also formulated the Nomura Real Estate Group Sustainability Bond Framework (See Reference 1) when it issued the bond.

Name	Nomura Real Estate Holdings, Inc. 15th Unsecured Bonds (Sustainability Bond)
Total amount of the bond issue	10 billion yen
Interest rate	0.390% on an annual basis
Bond payment date	February 26, 2021
Redemption date (duration of bond)	February 26, 2031 (10 years)
Coupon payment date	February 26 and August 26 every year
Bond ratings	A (Japan Credit Rating Agency, Ltd.) A- (A minus) (Rating and Investment Information, Inc.)
Third-party (external) evaluation	The evaluation reports (see Reference 2) on the Nomura Real Estate Group Sustainability Bond Framework's conformity with the Sustainability Bond Guidelines and other relevant principles were received from third-party evaluation agencies Vigeo Eiris (V.E), Japan Credit Rating Agency (JCR), and Rating and Investment Information (R&I).
Underwriters	Nomura Securities Co., Ltd. (Lead Managing Underwriter), Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. (Independent Lead Manager), SMBC Nikko Securities Inc. (Syndicate Underwriter), and Mizuho Securities Co., Ltd. (Syndicate Underwriter)
Structuring agent*1	Nomura Securities Co., Ltd.

(Scheduled) Use of proceeds

The bond proceeds are to be used as investments and loans for refinancing the costs of the PMO, H¹T and OUKAS businesses to Nomura Real Estate Holding's subsidiaries.

※1 A structuring agent supports the issuance of a sustainability bond by providing the issuer with advice on the formulation of the sustainability bond framework and the acquisition of the second opinion and third-party reviews.

Reference 1: [Nomura Real Estate Group Sustainability Bond Framework \(Japanese only\)](#)

Reference 2: Third-party Evaluation Reports

[JCR's Evaluation of the Sustainability Finance Framework \(Japanese only\)](#)

[JCR's Evaluation of the Sustainability Bond \(Japanese only\)](#)

[The Second Party Opinion from Vigeo Eiris \(Japanese only\)](#)

[The Second Party Opinion from R&I \(Japanese only\)](#)


Reporting



(1) Reporting on Fund Appropriation Status

■ Overview of Eligible Businesses

Bond proceeds have been appropriated to cover the expenses and investments for the following businesses and properties.

Green Project

	Business Outline	Eligible Properties
 PMO (Premium Midsize Office)	<p>The PMO business handles medium-sized office buildings, which feature functionality and sophistication on par with large-scale buildings and offer an excellent working space for tenants.</p> <p>Basically, PMO buildings accommodate one tenant per floor to provide efficiency, independence and safety. Tenants, including those who handle sensitive information, have found that security measures taken for the buildings have also been highly reliable.</p>	<p>PMO Nishi-Shinjuku</p> <p>PMO Kanda-Iwamotocho</p>

	Business Outline	Eligible Properties
 <p>OUKAS</p>	<p>The OUKAS business develops and operates elderly housing with supportive services under the aim of providing seniors with housing that enables them to enjoy their life and look forward to tomorrow every day.</p> <p>OUKAS residences are designed to provide senior residents with daily wellness programs (physical exercise, diet and good sleep) and 24-hour care services.</p>	OUKAS Funabashi
 <p>H1T Human First Time</p>	<p>The H1T operates pay-per-use shared office spaces to maximize people's creativity and productivity. Comfortable, sophisticated and conveniently located, these spaces serve as superb satellite offices that make diverse workstyles a reality.</p>	H1T

■ Fund Appropriation Status (February 26–March 31, 2021)

	Funds (Million Yen)
Funds raised (calculated by subtracting bond issuance expenses from amount of bond issued)	9,937
Funds spent during the period from February 21, 2021, the day of the bond issue, to the end of fiscal 2020, on March 31, 2021. (actual value)	−9,937
Unspent funds as of March 31, 2021	0

※ All funds were used for refinancing.

(2) Impact Reporting

■ Eligible Green Projects and Acquired Certification

Properties	Certification System	Certification Level	Date of Certification
PMO Nishi-Shinjuku	DBJ Green Building	2020 	May 24, 2021
PMO Kanda-Iwamotocho II	DBJ Green Building	2020 	April 30, 2021

■ **Environmental Data* about Eligible Green Projects (February 26–March 31, 2021)**

Properties	Amount of CO ₂ Emitted	Amount of Energy Used	Amount of Water Used
PMO Nishi-Shinjuku	—	—	—
PMO Kanda-Iwamotocho II	—	—	—

※ Not disclosed because the period in fiscal 2020 was shorter than a month.

■ **Eligible Social Projects and Property/Business Data**

OUKAS Funabashi	
Total number of units	125
Number of residents (as of June 30, 2021)	131

H'T	
Number of offices (as of July 2021)	58 offices (and 45 affiliated offices)
Membership (as of July 2021)	Approx. 140,000

LR Independent Assurance Statement

Relating to Nomura Real Estate Holdings, Inc.'s GHG Emissions and Energy Consumption for the fiscal year 2020

This Assurance Statement has been prepared for Nomura Real Estate Holdings, Inc. in accordance with our contract but is intended for the readers of this report.

Terms of engagement

Lloyd's Register Quality Assurance Limited (LR) was commissioned by Nomura Real Estate Holdings, Inc. ("the Company") to provide independent assurance on its greenhouse gas ("GHG") emissions and energy consumption of the fiscal year 2020 (from 1 April 2020 to 31 March 2021), against the assurance criteria below to a limited level of assurance and the materiality of 5% using ISO 14064-3:2019 and ISAE 3000 for energy consumption.

Our assurance engagement covered the Company's operations and activities in Japan and overseas and specifically the following requirements:

- Verifying conformance with ISO14064-1:2018 and the Company's methodologies
- Evaluating the accuracy and reliability of data for the selected indicators listed below:
 - GHG emissions:^{1 2 3}
 - Scope 1 GHG emissions (tonnes CO₂e)
 - Scope 2 GHG emissions [Market-based] (tonnes CO₂e)
 - Scope 3 GHG emissions (Category 1 and 11) (tonnes CO₂e)
 - Energy consumption (MWh)

Our assurance engagement excluded the data and information of the Company's suppliers, contractors and any third-parties mentioned in the report.

LR's responsibility is only to the Company. LR disclaims any liability or responsibility to others as explained in the end footnote. The Company's responsibility is for collecting, aggregating, analysing and presenting all the data and information within the report and for maintaining effective internal controls over the systems from which the report is derived. Ultimately, the report has been approved by, and remains the responsibility of the Company.

LR's Opinion

Based on LR's approach nothing has come to our attention that would cause us to believe the Company has not, in all material respects:

- Met the requirements above
- Disclosed accurate and reliable GHG emissions data and energy consumption data as summarized in Table 1 below.

The opinion expressed is formed on the basis of a limited level of assurance and at the materiality of the professional judgement of the verifier.

Note: The extent of evidence-gathering for a limited assurance engagement is less than for a reasonable assurance engagement. Limited assurance engagements focus on aggregated data rather than physically checking source data at sites. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

LR's approach

LR's assurance engagements are carried out in accordance with ISO 14064-3 and ISAE 3000 for energy consumption data. The following tasks though were undertaken as part of the evidence gathering process for this assurance engagement:

¹ Excluding sites that have small GHG emissions. (Less than 0.05% of total GHG emissions)

² GHGs other than energy-oriented CO₂ are not included in the calculation if each GHG emissions are less than 3,000 tCO₂e, based on Act on Promotion of Global Warming Countermeasures.

³ GHG quantification is subject to inherent uncertainty.

- Auditing the Company's data management systems to confirm that there were no significant errors, omissions or mis-statements in the report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal verification. We also spoke with those key people responsible for compiling the data and drafting the report.
- Sampling datasets and tracing activity data back to aggregated levels.
- Verifying GHG emissions data, energy consumption data and their related records for FY2019.
- Visiting Hamamatsucho Building and Yokohama Business Park to confirm the data collection processes and record management practices.

Observations

The Company should further demonstrate the completeness, accuracy, and relevance in its reporting GHG emissions and energy consumption by establishing a robust internal data management system in the subsidiaries as well as in the headquarters.

LR's standards, competence and independence

LR implements and maintains a comprehensive management system that meets accreditation requirements for ISO 14065 *Greenhouse gases – Requirements for greenhouse gas validation and verification bodies for use in accreditation or other forms of recognition* and ISO/IEC 17021-1 *Conformity assessment – Requirements for bodies providing audit and certification of management systems – Part 1: Requirements* that are at least as demanding as the requirements of the International Standard on Quality Control 1 and comply with the *Code of Ethics for Professional Accountants* issued by the International Ethics Standards Board for Accountants.

LR ensures the selection of appropriately qualified individuals based on their qualifications, training and experience. The outcome of all verification and certification assessments is then internally reviewed by senior management to ensure that the approach applied is rigorous and transparent.

This is the only work undertaken by LR for the Company and as such does not compromise our independence or impartiality.

Signed

Dated: 16 September 2021



Yoshinori Shibata
LR Lead Verifier

On behalf of Lloyd's Register Quality Assurance Limited
Queen's Tower A, 10th Floor, 2-3-1, Minatomirai, Nishi-ku, Yokohama 220-6010, Japan

LR reference: YKA00000926

Table 1. Summary of Nomura Real Estate Holdings, Inc.'s Data for the fiscal year 2020:

Scope			
Scope 1 GHG emissions		20,119	Tonnes CO ₂ e
Scope 2 GHG emissions [Market-based]		112,087	Tonnes CO ₂ e
Scope 3 GHG emissions	Category 1	453,707	Tonnes CO ₂ e
	Category 11	834,184	Tonnes CO ₂ e
Energy Consumption (Scope 1 and Scope 2)		381,817	MWh

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External Evaluation and Initiatives

External Evaluation

Inclusion in an ESG Stock Index Used by the Japanese GPIF

Inclusion in the MSCI Japan ESG Select Leaders Index

Nomura Real Estate Holdings and Nomura Real Estate Master Fund have been selected for inclusion in the MSCI Japan ESG Select Leaders Index. The index comprises a selection of companies with outstanding ESG initiatives from among the companies that make up the MSCI Japan IMI Top 700 Index.

2021 CONSTITUENT MSCI JAPAN
ESG SELECT LEADERS INDEX

Inclusion in the FTSE Blossom Japan Index

Nomura Real Estate Holdings has been selected as a constituent of the FTSE Blossom Japan Index. The index comprises a selection of companies with outstanding ESG initiatives from among the 1,300 companies that make up the FTSE All Cap Japan Index.



Inclusion in the MSCI Japan Empowering Women Index

Nomura Real Estate Holdings has been selected as a constituent of the MSCI Japan Empowering Women Index. The index comprises a selection of companies with outstanding gender diversity from among the companies that make up the MSCI Japan IMI Top 700 Index.

2021 CONSTITUENT MSCI JAPAN
EMPOWERING WOMEN INDEX (WIN)

Inclusion in the S&P/JPX Carbon Efficient Index

Nomura Real Estate Holdings has been selected for inclusion in the S&P/JPX Carbon Efficient Index, a thematic index (environmental) among the ESG indices adopted by GPIF.



Inclusion in the FTSE4Good Index Series

Nomura Real Estate Holdings has been selected from among about 1,300 candidates for inclusion in the FTSE4Good Index Series, an index run by FTSE Russell, a global company that evaluates corporate ESG performance.



CDP Climate Change

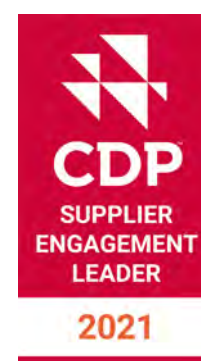
In order to promote climate change initiatives and enhance the transparency of information disclosure, Nomura Real Estate Holdings has responded to the CDP[※] climate change questionnaire since fiscal 2019. In fiscal 2021, the Company received a A- grade.



※ CDP: An NGO established in the UK in 2000 that operates a global environmental information disclosure system for investors, corporations, cities, nations, and regions to manage environmental impacts.

Inclusion in the CDP Supplier Engagement Leader

Nomura Real Estate Holdings has been selected "Supplier Engagement Leader", the highest rating in the CDP Climate Change Supplier Engagement Assessment in 2021. This assesses how companies effectively work with suppliers to address climate change challenges.



Nomura Real Estate Holdings has been selected for inclusion in the SNAM Sustainability Index. Established by Sompo Japan Nipponkoa Asset Management (SNAM), the index is a socially responsible investment (SRI) fund for multiple pension funds and institutional investors that invests in a wide range of companies with high environmental, social and governance (ESG) ratings. It is designed to contribute to the asset building of long-term investors through assessing corporate value from a long-term perspective based on financial and non-financial information.



Commendations on Environmental Activities

Certification and Registration to Eco-Action 21 (Environmental Management System)

Nomura Real Estate Master Fund has become the first J-REIT to obtain certification and registration to Eco-Action 21, Japan's unique environmental management system (EMS) established by Japan's Ministry of the Environment.



GRESB Real Estate Assessment and Public Disclosure Assessment

Nomura Real Estate Master Fund and Nomura Real Estate Private REIT received the 4-star rating in the 2020 Global Real Estate Sustainability Benchmark (GRESB)[※] Real Estate Assessment. Nomura Real Estate Holdings and Nomura Real Estate Master Fund received the highest A rating in the Public Disclosure Assessment.

※ GRESB is an annual benchmark that measures ESG considerations in the real estate sector. Established in 2009 by a group of major European pension funds that spearheaded the UN Principles for Responsible Investment (PRI), GRESB evaluates the sustainability initiatives of real estate companies, REITs and private real estate funds.



Recognition for Outstanding Health & Productivity Management Organization 2021 (Large Enterprise Category)

Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Asset Management, Nomura Real Estate Urban Net, and Nomura Real Estate Life & Sports have been recognized as outstanding under the 2021 Certified Health & Productivity Management Outstanding Organizations Recognition Program (Large Enterprise Category). Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Asset Management, and Nomura Real Estate Urban Net have also been certified as White 500[※]

※ White 500 is a program by the Ministry of Economy, Trade and Industry (METI) and Nippon Kenko Kaigi to recognize companies that implement particularly good health management practices.

[News Release](#)



Group wins Good Design Award for 19th year in a row

The Nomura Real Estate Group has won a Good Design Award, Japan's only comprehensive design evaluation and commendation system operated by the Japan Institute of Design Promotion, for the 19th consecutive year, with Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Partners and Nomura Real Estate Life & Sports receiving ten of the awards in fiscal 2020.

[Measures Towards Good Design Award](#)



Initiatives

Signing of the UN Global Compact

Nomura Real Estate Holdings signed the UN Global Compact in May 2019. We will respect the Ten Principles of the UN Global Compact (in the areas of human rights, labor, environment and anti-corruption) and further promote our sustainability initiatives.



The UN Global Compact

Human Rights

Principle 1: Businesses should support and respect the protection of internationally proclaimed human rights; and

Principle 2: Make sure that they are not complicit in human rights abuses.

Labor

Principle 3: Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining;

Principle 4: The elimination of all forms of forced and compulsory labor;

Principle 5: The effective abolition of child labor; and

Principle 6: The elimination of discrimination in respect of employment and occupation.

Environment

Principle 7: Businesses should support a precautionary approach to environmental challenges;

Principle 8: Undertake initiatives to promote greater environmental responsibility;

Principle 9: Encourage the development and diffusion of environmentally friendly technologies.

Anti-Corruption

Principle 10: Businesses should work against corruption in all its forms, including extortion and bribery.

Signing of the “Principles for Responsible Investment”

Nomura Real Estate Asset Management and Lothbury Investment Management—the Group’s UK-based asset management company—endorse the fundamental tenets and have signed the Principles for Responsible Investment (PRI), which advocate addressing environmental, social and governance issues in investment decisions.



Joining RE100

Nomura Real Estate Holdings, Inc. joined RE100, a global initiative leading the transition to 100% renewable electricity in January 2022.



Holder of an SBT (Science Based Targets) certificate

Nomura Real Estate Holdings has a certificate of SBT (Science-Based Targets), a global initiative for reducing greenhouse gas emissions.

[Link](#)



Agreed to Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)

Recognizing that climate change is an important management issue that will have a significant impact on the continuity of business, Nomura Real Estate Holdings and Nomura Real Estate Asset Management agreed in 2020 to recommendations of the Task Force on Climate-related Financial Disclosures (TCFD) to promote further initiatives. The companies will disclose information in line with the TCFD's recommendations and contribute to the realization of a sustainable society.

[Link](#)



Participant of the Japan Climate Initiative

Nomura Real Estate Asset Management has joined in the Climate Change Initiative, a network for the cross-sectoral dissemination of information and exchange of views among companies, local governments, NGOs and other organizations engaged in climate change measures.



Signing the Financial Action Principles for the Formation of a sustainable Society (The 21st Century Principles of Financial Action)

Nomura Real Estate Asset Management endorses the concept and has signed the Financial Action Principles for the Formation of a sustainable Society (The 21st Century Principles of Financial Action, a collection of action guidelines for financial institutions wanting to fulfill their responsibilities and roles necessary for creating a sustainable society).



Member of the UK Green Building Council (GBC)

Lothbury Investment Management is affiliated with and endorses the UK Green Building Council (GBC), an organization that certifies buildings with high environmental performance in terms of energy, water, air-conditioning and so on.



Advocate of the Declaration of Biodiversity by Keidanren

In fiscal 2019, Nomura Real Estate Holdings announced its endorsement of Keidanren's Declaration of Biodiversity. Regarding initiatives for biodiversity as an important management issue for the Group, which is involved in real estate development and urban development, the company will continue to promote initiatives that are considerate of the natural environment and ecosystems.

Supporter of the "Voluntary Action Plan on the Environment for the Real Estate Industry" of the Real Estate Companies Association of Japan

Nomura Real Estate Development supports the environmental goals of the real estate industry in accordance with the Voluntary Action Plan on the Environment established by the Real Estate Companies Association of Japan to which the Company belongs, and promotes measures against climate change by working to reduce CO2 emissions beyond the statutory standards.