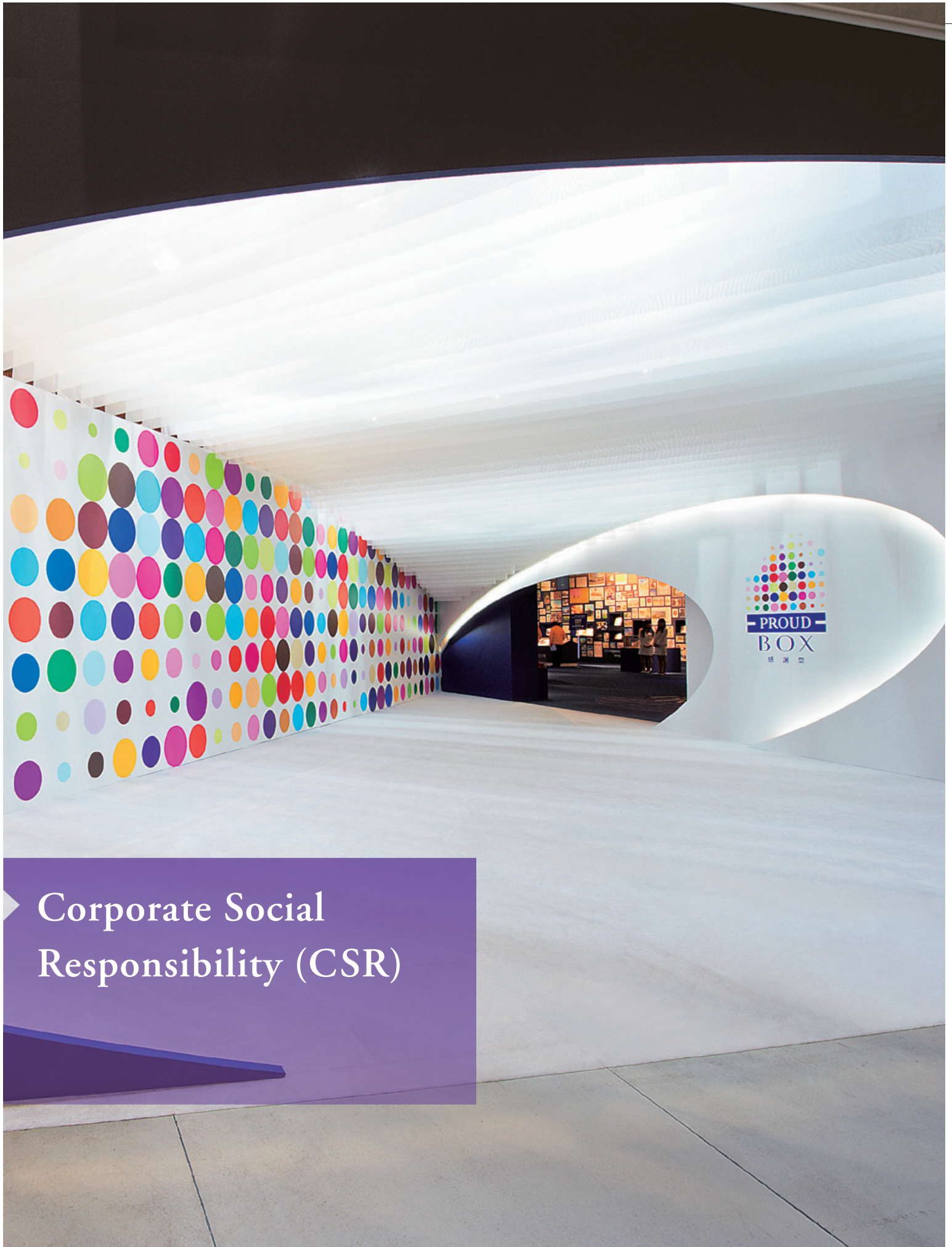




▶ Corporate Social
Responsibility (CSR)

Corporate Social Responsibility (CSR)

Four Key CSR Themes

Based on our Group message of “Bringing Tomorrow Today,” the Nomura Real Estate Group promotes CSR activities centered on four key CSR themes with emphasis on the spirit of corporate citizenship that has been handed down since our founding. We will create new value for society by addressing social issues through our daily business activities, with the aim of fulfilling our obligations to all stakeholders.

Raising Quality and
Service Levels

Engaging in
Environmental
Initiatives

Ensuring
Compliance

Developing Human
Resources

Stakeholder Relations

Together with Customers

Based on a customer-first approach, the Nomura Real Estate Group is involved in a range of initiatives designed to reflect customer feedback and society's demands in its products and services. We strive to achieve the highest levels of safety, security and quality in these as we create new value for society.

Disaster Preparedness at Managed Properties

Nomura Living Support provides support for disaster preparedness measures, helping condominium associations formulate and implement disaster preparedness drills and earthquake response manuals. The company has also created the *Disaster Preparedness Guidebook*, a set of guidelines for dealing with earthquakes and power outages, and distributes it free of charge to all condominium associations contracted for management.



Disaster Preparedness Guidebook

Launching of the Kayabuki-no-sato Project

The Kayabuki-sato Project was launched in the Tai District of Tsukuba City in Ibaraki Prefecture. The thinking behind this project is to create a mechanism by which the rural residents of the region, who face such problems as an increase in deserted arable

land and also devastated mountain forests, can work together with urban residents for everyone's mutual and sustainable benefit. Nomura Real Estate Development sponsors a group established to promote this project, mainly made up of local residents and NPOs, and obtained the cooperation of Tsukuba City and the University of Tsukuba in order to push forward with relevant initiatives.

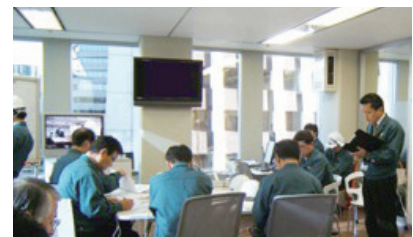
Targeting both people who live in PROUD condominiums and employees, the company has started to offer them the opportunity to directly experience life in a rural community. In the project's region, people can try their hand at rice-planting, indigo dyeing, and harvesting. The Group is thus providing people who normally live in urban areas with the means to contribute to preserving the natural environment, to interact with rural residents, and to learn local history and culture, thereby aiding the revitalization of the region.



Kayabuki-no-sato Project

Disaster Response Drills

The Nomura Real Estate Group holds regular disaster preparedness drills with tenants to ensure their safety and security, and that of their visitors. Nomura Building Management Co., Ltd. provides assistance for the development of earthquake and fire response manuals, and runs basic lifesaving certification classes for building managers. In addition, disaster communication drills are held every month between the head office of Nomura Building Management and local sites, and once a year a widespread disaster response drill is held. The drill involves identifying, assessing and communicating damage levels, and building a system that uses wireless devices and teleconferencing.



Widespread Disaster Response Drill

Holding the PROUD BOX Thanksgiving

The year 2013 is a milestone year marking 10 years since the start of sales of the PROUD brand of properties. As an expression of our gratitude to all concerned, the Nomura Real Estate Group held the PROUD BOX Thanksgiving for the owners of PROUD condominiums, for members of the PROUD Club who are considering purchasing a condominium, and for all others who have supported the PROUD brand over the years. The Thanksgiving comprised a wide variety of events, including presentations of the life services available, talks by invited guests, lifestyle proposals, and workshops.

This was the first large-scale Thanksgiving to be held by the Group, and the approximate 16,000 visitors over the two days were well satisfied.



PROUD BOX Thanksgiving

Measures to Enhance Quality

● Winning Good Design Awards in 2012

The “enecoQ” smart condominium energy management system, PROUD CITY Inage-Kaigan Season Block + Residence Block, PROUD Itamiwagamachi Residence, and Geo Itami The Residence, which were developed by Nomura Real Estate Development, all won Good Design Awards in 2012. Nomura Real Estate Development has now taken home Good Design Awards for 11 consecutive years.

● Features of Award-winning Systems and Properties

“enecoQ” Smart Condominium Energy Management System

The system was recognized as Japan’s first epoch-making mechanism for identifying how to shift peak-time electricity consumption. Based on electricity usage, the system can reduce the electricity demand of the entire condominium, and also make visible patterns of electricity consumption.

PROUD CITY Inage-Kaigan Season Block + Residence Block

This project was lauded as contributing to creating a well-loved town comprising residences, commercial facilities, assembly halls, parks and other amenities, and as fostering awareness of the natural environment and of community building for all residents.

PROUD Itamiwagamachi Residence, Geo Itami The Residence

This project was praised as creating a new kind of attractiveness and atmosphere through creative design that blends in with a town featuring the historical beauty of sake breweries, temples and suchlike, by means of integrated real estate development in a historical town with many townscape regulations.

Together with Employees

The Nomura Real Estate Group believes that the growth of employees, the people directly involved in carrying out the Group’s business, is essential to earning the trust of stakeholders and developing in a sustained manner. We focus on pleasant working conditions and human resource development to ensure that the diverse values of Group employees are respected by all, and that individuals can maximize their abilities.

Launching Team Tomorrow 2013 to Promote Diversity

As an initiative to promote diversity management, in June 2013 the Nomura Real Estate Group launched Team Tomorrow 2013 aimed at promoting diversity. The objective of this initiative is to foster diversity by creating a company in which a wide variety of employees can demonstrate their capabilities to the full, irrespective of age, gender or other personal characteristics.



Team Tomorrow 2013

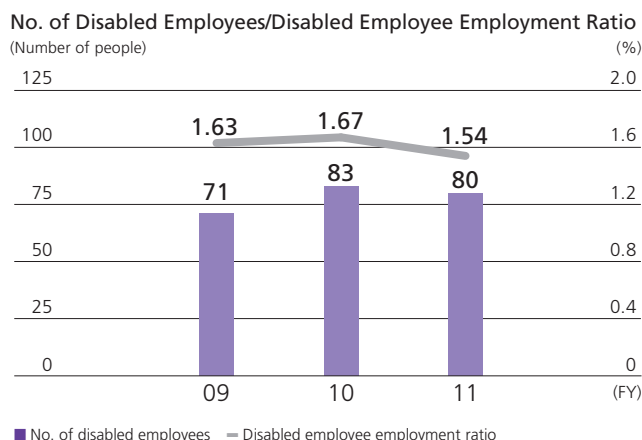
Dynamo Camp

Nomura Real Estate Development’s “Dynamo Camp” is a cross-divisional, employee interaction program designed to spur an understanding of the company’s current status and an awareness of each individual’s importance as part of the whole. The name “Dynamo” symbolizes human resources that can take the initiative to spark innovation. The camp brings together employees from across various job titles, divisions and age brackets to consider and discuss the company’s future in terms of new business and other themes.

Hiring Diverse Personnel

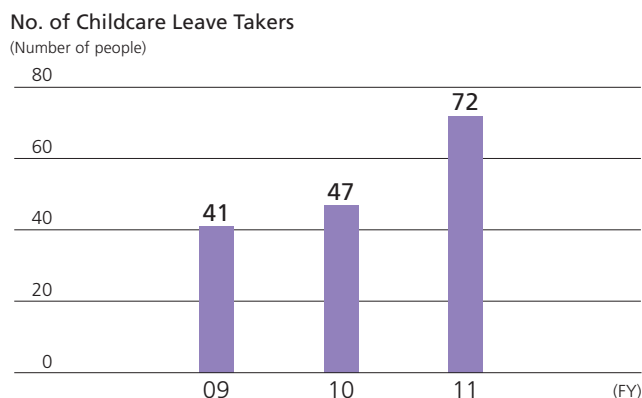
The Nomura Real Estate Group hires people with disabilities and seniors based on the conviction that when diverse personnel acknowledge one another's values it raises organizational capabilities, and this leads to increased corporate value. As of March 31, 2012, the Group employed 80 people with disabilities, representing 1.54% of the total workforce. We will continue promoting these hiring practices and working to create pleasant and convenient working conditions for people with disabilities.

In addition, Nomura Living Support employed 1,936 senior citizens as "Smile" supporters (building managers) and in other positions (as of September 30, 2012).



Support for Childcare and Nursing Care

The Nomura Real Estate Group has instituted childcare leave, shortened working hours for childcare, and nursing care leave programs in order to promote a workplace where every employee can choose an optimal working arrangement to demonstrate his or her abilities. These programs are intended to help prevent employees from having to relinquish their jobs due to childcare and nursing care responsibilities.



Furthermore, information on using the programs is communicated on the Company intranet, while promoting efforts in the workplace to ensure the programs are easy to actually use. In fiscal 2011, 72 employees, including 3 male employees, took childcare leave.

Looking ahead, the Nomura Real Estate Group will continue to actively familiarize employees with these programs and encourage employees to make use of them.

In Harmony with the Environment

The Nomura Real Estate Group promotes environmental initiatives in various areas of business, looking to the Nomura Real Estate Group Environmental Philosophy for guidance. The Group sees reducing environmental impact and helping bring about a sustainable society as one of its social missions as a corporation.

The Exhibit of Urban Design for Firefly Habitats Recognized at the Kanagawa Global Environment Awards

At Yokohama Business Park (YBP), the Nomura Real Estate Group has been holding "The Exhibit of Urban Design for Firefly Habitats" since 2008. This exhibit has continued to attract both tenants and local residents, and it has now been recognized at the Kanagawa Global Environment Awards by the Kanagawa Prefectural Government and the Kanagawa Conference for Preserving the Global Environment. The exhibit provides an opportunity for everyone to consider the importance of nature and living things through the observation of fireflies. The event is held together with many groups, including local residents and members of Yokohama National University.

In addition, YBP also actively supports interactions with local children and the creation of a safe and secure town through such events as biotope tours and rice-harvesting lessons.



The Exhibit of Urban Design for Firefly Habitats

The LAZONA Kawasaki TOSHIBA Building was Awarded a DBJ Green Building Platinum Ranking and an S Ranking by CASBEE Kawasaki

The LAZONA Kawasaki TOSHIBA Building in Kawasaki City, in Kanagawa Prefecture, was completed in March 2013. It has been awarded a Platinum ranking, the highest ranking under the DBJ Green Building certification program, and an S ranking by CASBEE Kawasaki.

The LAZONA Kawasaki TOSHIBA Building is a next-generation office building that employs the latest energy-saving technology to reduce CO₂ emissions by over 50% compared to a conventional



The LAZONA Kawasaki TOSHIBA Building

office building. It was recognized as being in the top class in Japan as regards considering the environment and society, and for satisfying BCP criteria.

Formulation of “SMART & GROWING” PROUD smart design

Nomura Real Estate Development has also formulated “SMART & GROWING” PROUD smart design as an environmental vision for the next-generation condominiums that are being developed in the PROUD series. The “SMART & GROWING” PROUD smart design represents an evolutionary development of the PROUD ECO Vision we announced in 2010, and is a new action plan to accelerate initiatives for next-generation smart condominiums. It broadly comprises the two concepts of “smart design,” based on the theme of advanced facilities and coexistence with the environment, and of “growing design,” based on the theme of a sustainability that aims to preserve condominium value through the provision of comfortable and secure living.

Conceptual diagram of the “SMART & GROWING” PROUD smart design

