



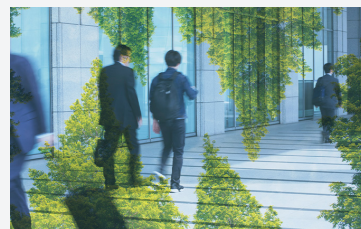
Information for ESG Investors

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	✓	✓	Environmental management ✓ Climate change ✓

Item		Links to Disclosures		
		Policy	Management	Actions and Results
Society	Product safety and quality	From design to management ✓	From design to management ✓	From design to management ✓
		Longer lifespans, increased durability ✓	Longer lifespans, increased durability ✓	Longer lifespans, increased durability ✓
		Disaster responses ✓	Disaster responses ✓	Disaster responses ✓
	Labor practice	✓	✓	✓
	Human rights	✓	✓	✓
	Diversity & inclusion	✓	✓	✓
	Development and retention of human resources	✓	✓	✓
	Health and safety	✓	✓	✓
	Supply chain management	✓	✓	✓
	Social contribution	✓	—	✓
	Social integration	Community ✓	Community ✓	Community ✓
		Diversity & inclusion ✓	Diversity & inclusion ✓	Diversity & inclusion ✓
	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	Management System for Tax Matters		

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 > Decarbonization > 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) (2) (3) Environment > Decarbonization > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group)
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3	Environment > Decarbonization > 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 > Environmental Management > Targets and Results > List of Environmental Certifications Acquired (FY2021) (1) Environment > Environmental Management > Targets and Results > Acquisition of Energy Rating
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	Environment > 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 > Circular Design > Targets and Results > Result 2. Volume of Water Intake, Discharge and Use (2) Environment > Circular Design > Initiatives > Water Risk Assessment
(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 > Circular Design > Targets and Results > Result 2. Volume of Water Intake, Discharge and Use (2) Environment > Circular Design > Initiatives > Water Risk Assessment

Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	IF-RE-140a.3	(2) Environment > Circular Design > Initiatives > Water Risk Assessment
Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	Environment > Top Page > 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 > Decarbonization > 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	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)

Activity Metrics

Number of assets, by property subsector	IF-RE-000.A	Environment > Decarbonization > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group)
Leasable floor area, by property subsector	IF-RE-000.B	Environment > Decarbonization > Targets and Results > Energy Consumption Performance (Nomura Real Estate Group)
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 Sustainability 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 the standard 2019 for 207:Tax; refer to the standard 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
		Compliance
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
		Supply Chain Management
102-10	Significant changes to the organization and its supply chain	Financial Report (p.26)
102-11	Precautionary Principle or approach	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Risk Management
		Decarbonization
		Biodiversity
		Circular Design
		Addressing Environmental Pollutants
102-12	External initiatives	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		External Evaluation and Initiatives
		Decarbonization
		Biodiversity
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
		Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
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 (P.121)
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 Report 2022 (P.110)
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
		Environmental Management
102-30	Effectiveness of risk management processes	Risk Management






















102-31	Review of economic, environmental, and social topics	Risk Management
		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	Compliance
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	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
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	Not applicable
102-49	Changes in reporting	Editorial Policy
		Sustainability Management
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 Standards
102-55	GRI content index	GRI Standards
















102-56	External assurance	Independent Third-Party Assurance Report: LRAQ Independent Assurance Statement
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	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
201-3	Defined benefit plan obligations and other retirement plans	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
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	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	Compliance
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	Compliance
207-2	Tax governance, control, and risk management	Compliance
207-3	Stakeholder engagement and management of concerns related to tax	Compliance
207-4	Country-by-country reporting	Compliance
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
		Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
103-2	The management approach and its components	Top Message
		Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
103-3	Evaluation of the management approach	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
302-1	Energy consumption within the organization	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
302-2	Energy consumption outside of the organization	—
302-3	Energy intensity	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
302-4	Reduction of energy consumption	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization
302-5	Reductions in energy requirements of products and services	Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		Decarbonization














303:Water and Effluents 2018		
103-1	Explanation of the material topic and its Boundary	 Circular Design
103-2	The management approach and its components	 Circular Design
103-3	Evaluation of the management approach	 Circular Design
303-1	Interactions with water as a shared resource	 Circular Design
303-2	Management of water discharge-related impacts	—
303-3	Water withdrawal	 Circular Design
303-4	Water discharge	 Circular Design
303-5	Water consumption	 Circular Design
304:Biodiversity 2016		
103-1	Explanation of the material topic and its Boundary	 Biodiversity
103-2	The management approach and its components	 Biodiversity
103-3	Evaluation of the management approach	 Biodiversity
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	 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
		 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
103-2	The management approach and its components	 Top Message
		 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
103-3	Evaluation of the management approach	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
305-1	Direct (Scope 1) GHG emissions	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
305-2	Energy indirect (Scope 2) GHG emissions	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
305-3	Other indirect (Scope 3) GHG emissions	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
305-4	GHG emissions intensity	 Decarbonization
305-5	Reduction of GHG emissions	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Decarbonization
305-6	Emissions of ozone-depleting substances (ODS)	 Decarbonization
305-7	Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions	 Addressing Environmental Pollutants
306:Waste 2020		
103-1	Explanation of the material topic and its Boundary	 Circular Design



103-2	The management approach and its components	 Circular Design
103-3	Evaluation of the management approach	 Circular Design
306-1	Waste generation and significant waste-related impacts	—
306-2	Management of significant waste-related impacts	 Circular Design
		 Addressing Environmental Pollutants
306-3	Waste generated	 Circular Design
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	 Environmental Management
308: Supplier Environmental Assessment 2016		
103-1	Explanation of the material topic and its Boundary	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Environmental Management
		 Decarbonization
		 Circular Design
		 Biodiversity
103-2	The management approach and its components	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Environmental Management
		 Decarbonization
		 Circular Design
		 Biodiversity
103-3	Evaluation of the management approach	 Responding to the Task Force on Climate-related Financial Disclosures (TCFD)
		 Environmental Management
		 Decarbonization
		 Circular Design
		 Biodiversity

308-1	New suppliers that were screened using environmental criteria	 Supply Chain Management
308-2	Negative environmental impacts in the supply chain and actions taken	 Supply Chain Management
401:Employment 2016		
401-1	New employee hires and employee turnover	 Diversity & Inclusion
		 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
401-3	Parental leave	 Diversity & Inclusion
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	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
		 Safety Quality from Design to Management
403-2	Hazard identification, risk assessment, and incident investigation	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
403-3	Occupational health services	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
		 Safety Quality from Design to Management
403-4	Worker participation, consultation, and communication on occupational health and safety	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
		 Safety Quality from Design to Management
403-5	Worker training on occupational health and safety	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
		 Safety Quality from Design to Management

403-6	Promotion of worker health	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Safety Quality from Design to Management
403-8	Workers covered by an occupational health and safety management system	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
		Safety Quality from Design to Management
403-9	Work-related injuries	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
403-10	Work-related ill health	Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
404: Training and Education 2016		
404-1	Average hours of training per year per employee	Human Resource Management
404-2	Programs for upgrading employee skills and transition assistance programs	Human Resource Management
404-3	Percentage of employees receiving regular performance and career development reviews	—
405: Diversity and Equal Opportunity 2016		
103-1	Explanation of the material topic and its Boundary	Top Message
		Diversity & Inclusion
		Safety Quality from Design to Management
103-2	The management approach and its components	Top Message
		Diversity & Inclusion
		Safety Quality from Design to Management
103-3	Evaluation of the management approach	Diversity & Inclusion
		Safety Quality from Design to Management
405-1	Diversity of governance bodies and employees	Diversity & Inclusion

405-2	Ratio of basic salary and remuneration of women to men	 Creating Pleasant Workplace Environments (Initiatives for Wellness Management)
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		
103-1	Explanation of the material topic and its Boundary	 Top Message
		 Human rights
103-2	The management approach and its components	 Top Message
		 Human rights
103-3	Evaluation of the management approach	 Human rights
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	☐ Care for and Activation of Communities
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	☐ Supply Chain Management
103-2	The management approach and its components	☐ Supply Chain Management
103-3	Evaluation of the management approach	☐ Supply Chain Management
414-1	New suppliers that were screened using social criteria	☐ Supply Chain Management
414-2	Negative social impacts in the supply chain and actions taken	☐ Supply Chain 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	☐ Safety Quality from Design to Management
		☐ Circular Design
		☐ Safety and Security in Disasters

103-2	The management approach and its components	 Safety Quality from Design to Management
		 Circular Design
		 Safety and Security in Disasters
103-3	Evaluation of the management approach	 Circular Design
		 Safety and Security in Disasters
416-1	Assessment of the health and safety impacts of product and service categories	 Safety Quality from Design to Management
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	 Safety Quality from Design to Management
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	 Compliance

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>

Social Project

	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 (as of August, 2020)

	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 26, 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 and no change until August, 2022	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 (April 1, 2021-March 31, 2022)

Properties	Amount of CO ₂ Emitted	Amount of Energy Used	Amount of Water Used
PMO Nishi-Shinjuku	295t-CO ₂	687MWh	1,792m ³
PMO Kanda-Iwamotocho II	140t-CO ₂	222MWh	783m ³

■ Eligible Social Projects and Property/Business Data

OUKAS Funabashi	
Total number of units	125
Number of residents (as of July 31, 2022)	136

H'T	
Number of offices (as of July 2022)	155 offices (and 73 affiliated offices)
Membership (as of July 2022)	Approx. 250,000



LRAQ Independent Assurance Statement

Relating to Nomura Real Estate Holdings, Inc.'s GHG Emissions and Energy Consumption for the fiscal year 2021

This Assurance Statement has been prepared for Nomura Real Estate Holdings, Inc. in accordance with our contract.

Terms of Engagement

LRQA Limited (“LRQA”) 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 2021 (from 1 April 2021 to 31 March 2022), against the assurance criteria below to a limited level of assurance and the materiality of the professional judgement of the verifier using ISO 14064-3:2019 and the Company’s methodologies for GHG emissions, and ISAE 3000(Revised) 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 the Company’s reporting methodologies
- Evaluating the accuracy and reliability of data for the selected indicators listed below:
 - GHG emissions:^{1 2 3}
 - Scope 1 GHG emissions (tonnes CO₂)
 - Scope 2 GHG emissions (Market-based) (tonnes CO₂)
 - 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.

LRQA’s responsibility is only to the Company. LRQA 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.

LRQA’s Opinion

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

- Met the requirements of the criteria listed above; and
- Disclosed accurate and reliable performance data and information as summarized in Table 1 below.

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.



The opinion expressed is formed on the basis of a limited level of assurance⁴ and at the materiality of the professional judgement of the verifier.

Table 1. Summary of the Company's Key Data for the fiscal year 2021:

Scope			
Scope 1 GHG emissions		21,542	Tonnes CO ₂
Scope 2 GHG emissions (Market-based)		107,514	Tonnes CO ₂
Scope 3 GHG emissions	Category 1	702,271	Tonnes CO ₂ e
	Category 11	1,214,723	Tonnes CO ₂ e
Energy Consumption (Scope 1 and Scope 2)		379,428	MWh

LRQA's Approach

LRQA's assurance engagements are carried out in accordance with ISO 14064-3:2019 for GHG emissions, and ISAE 3000 (Revised) for energy consumption. The following tasks were undertaken as part of the evidence gathering process for this assurance engagement:

- Auditing the Company's data management systems to confirm that there were no significant errors, omissions or misstatements in the report. We did this by reviewing the effectiveness of data handling procedures, instructions and systems, including those for internal verification.
- Interviewing with those key people responsible for compiling the data and drafting the report.
- Sampling datasets and traced activity data back to aggregated levels;
- Verifying the historical data and records for the fiscal year 2021; and
Visiting LAZONA Kawasaki TOSHIBA building and SOCOLA MINAMI-GYOTOKU to confirm the data collection processes, record management practices, and to physically check the sites.

Where GHG deductions are included within the Report insert the following:

The Report includes a deduction from Company's emissions of 470 tonnes CO₂ relating to offsets. We have verified that these offsets were acquired and that their inclusion in the Report is reasonable. We have not performed any procedures regarding the providers of these offsets and express no opinion on whether they have, or will, result in a reduction of CO₂e.

Observations

Further observations and findings, made during the assurance engagement, are:

- LRQA expects that the Company will contrive quantitative descriptions of boundary of data collection in its data management manual to make the boundary clearer.

LRQA's Standards, Competence and Independence

LRQA 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*

⁴ 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 lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.



providing audit and certification of management systems – Part1: 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.

LRQA 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 LRQA for the Company and as such does not compromise our independence or impartiality.

Signed

Dated: 5 September 2022

A handwritten signature in black ink, appearing to read 'Shibata', with a stylized flourish at the end.

Yoshinori Shibata
LRQA Lead Verifier
On behalf of LRQA Limited
10th Floor, Queen's Tower A, 2-3-1 Minatomirai, Nishi-ku, Yokohama, JAPAN

LRQA reference: YKA00000926

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The English version of this Assurance Statement is the only valid version. LRQA assumes no responsibility for versions translated into other languages.

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External Evaluation and Initiatives

External Evaluation

Inclusion in the ESG Stock Index Used by the Japanese GPIF

Inclusion in the MSCI Japan ESG Select Leaders Index

Nomura Real Estate Holdings and the 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.

2022 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 based primarily on absolute ESG scores and ratings from among the approximately 1,400 companies that make up the FTSE All-Cap Japan Index.



**FTSE Blossom
Japan**

Inclusion in the FTSE Blossom Japan Sector Relative Index

Nomura Real Estate Holdings has been selected as a constituent of the FTSE Blossom Japan Sector Relative Index. The index comprises a selection of companies with outstanding ESG initiatives based primarily on peer-relative ESG scores and ratings from among the approximately 1,400 companies that make up the FTSE All-Cap Japan Index.



**FTSE Blossom
Japan Sector
Relative 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.

2022 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.



※ The CDP is an NGO that was established in the U.K. in 2000 and 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 as a “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.



SNAM Sustainability Index

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)

Eco-Action 21 is Japan's unique environmental management system (EMS) established by Japan's Ministry of the Environment. The Nomura Real Estate Master Fund was the first J-REIT and Nomura Real Estate Private REIT the first privately placed REIT to obtain certification and registration.



GRESB Real Estate Assessment and Public Disclosure Assessment

The Nomura Real Estate Master Fund and Nomura Real Estate Private REIT received the four-star rating in the 2021 Global Real Estate Sustainability Benchmark (GRESB)* Real Estate Assessment. Nomura Real Estate Holdings and the 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.



Commendations on Social Activities

Recognition for Outstanding Health & Productivity Management Organization 2022

Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Asset Management, Nomura Real Estate Solutions, Nomura Real Estate Life & Sports, Nomura Real Estate Partners, Nomura Real Estate Building, and PRIME X have been recognized as outstanding under the 2022 Certified Health & Productivity Management Outstanding Organizations Recognition Program (Large Enterprise Category). Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Asset Management, Nomura Real Estate Solutions, and Nomura Real Estate Building have also been certified as White 500*, comprising the top 500 organizations in the Large Enterprise Category with outstanding health and productivity management.

※ 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 \(PDF\) \(Japanese only\)](#)

Nomura Real Estate Development Awarded Silver and Bronze Rating in the PRIDE Index

Nomura Real Estate Holdings, Nomura Real Estate Development, Nomura Real Estate Asset Management were awarded Silver rating and Nomura Real Estate Solutions and Nomura Real Estate Partners were awarded Bronze rating in the PRIDE Index 2022, which certifies companies and organizations for their efforts related to LGBT and other sexual minorities.

※ The PRIDE Index is a program established in 2016 by working with Pride*, a voluntary organization that supports the promotion and establishment of LGBTQ-related diversity management, to recognize companies and organizations for their efforts regarding LGBTQ and other sexual minorities.



Group Wins Good Design Award for 20th Consecutive Years

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 20th consecutive year, with Nomura Real Estate Development receiving awards for six projects in fiscal 2021.



 [Measures Toward the 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 anticorruption) 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.

Signatory of:



Joining RE100

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

[Link \(PDF\) \(Japanese only\)](#)



Holder of a Science Based Targets (SBT) certificate

Nomura Real Estate Holdings has a certificate of Science Based Targets (SBT), 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.

 [Feature: TCFD](#)



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.



Participation in the Taskforce on Nature-related Financial Disclosures (TNFD) Forum

In July 2022, Nomura Real Estate Holdings began participating in the TNFD Forum, which was established to support the development of a framework for TNFD, an international initiative to create a framework for appropriately assessing and disclosing the risks and opportunities associated with natural capital and biodiversity.



Participation in the 30by30 Alliance for Biodiversity

In July 2022, Nomura Real Estate Holdings began participating in the 30by30 Alliance for Biodiversity, led by Japan's Ministry of the Environment, which serves as the secretariat. The purpose of the alliance is to achieve the target of effectively conserving or protecting 30% of land and sea areas by 2030.



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.