

UR Environmental Report 2024



FY2024 Environmental Report
Digest



We welcome your feedback on this environmental report

We will use your feedback on this report to help make future editions clearer and more useful. You can submit your comments via the form accessible through the QR code on the left.

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UR Environmental Report 2024



The full Environmental Report can be downloaded from our website.

<https://www.ur-net.go.jp/aboutus/action/kankyo/e-report/index.html>



**Based on our Basic Environmental Policy,
we aim to contribute to the creation of a rich,
vibrant environment and a sustainable society.**

In fiscal year 2005, UR declared its Environmental Consideration Policy and has since promoted the development of environmentally conscious towns and housing. In light of recent environmental trends and to respond to increasingly diverse social demands, this policy was revised and reestablished as the Basic Environmental Policy on April 1, 2025.



Provision of energy-efficient housing units



Involvement in pilot programs for mobility hubs, including bike-share ports

Decarbonized Society



Enriching the urban lifestyle by integrating natural greenery

Natural Symbiotic Community



Provided by the Tsukuba City Yatabe District Council Federation, Kenkyu-Gakuen Branch

Initiatives aiming to establish green infrastructure throughout the community

Climate Change Adaptation Society



Efforts related to disaster prevention in housing complexes



Partial opening of Umekita Park, which will serve as an evacuation site in the event of a disaster

Cyclical Society



Hosting environmentally conscious activities at local exchange events



Reuse of timber and other materials in rebuilding projects

[Learn more about the initiatives here](#)

Response to weather-related disasters

The impact of climate change is being felt around the world. In recent years, large-scale weather-related disasters have become increasingly common, leading to numerous negative effects, such as a rise in heatstroke cases due to higher temperatures. Even with mitigation efforts, the effects of climate change cannot be fully avoided, making it essential to pursue adaptation measures at the same time.

At UR, we are carrying out initiatives related to disaster preparedness, recovery, and reconstruction as part of our efforts to adapt to climate change. This feature highlights several examples of those initiatives.



Featured Initiatives

Flood Management Initiatives in Oarai Town

In the Horiwari and Gotanda area of Oarai Town, Ibaraki Prefecture, located next to the Hinuma River, a tributary of the Class A Naka River system, repeated flooding has occurred, including during the 2019 East Japan Typhoon (Typhoon Hagibis). In response to a request from the town, UR has provided support in areas such as urban planning, project planning, and coordination among stakeholders. In addition, UR offered advice and proposals regarding challenges in pre-disaster relocation projects, which are implemented before disasters strike.

As a result, the project plan received approval from the Minister of Land, Infrastructure, Transport and Tourism on June 28, 2024. The relocation project is now underway.



▲ Hinuma River, part of the Naka River system

A key feature of this project is that, instead of creating newly developed residential land for relocation, it uses an infill approach by utilizing existing vacant lots and unoccupied houses in already developed urban areas. This method supports early relocation from disaster-prone zones while also contributing to more compact urban development. A more compact city structure helps reduce the maintenance burden of expanding public infrastructure and also lowers environmental impacts such as CO₂ emissions from automobile traffic.

Regarding the riverside areas from which residents are relocating, the Hitachi River and National Road Office, Oarai Town, and UR are working together with local residents to explore how the land can be used in the future in a way that reflects the community's vision. The goal is to ensure that residents can remain involved with the area even after relocation.

In fiscal year 2024, disaster prevention experts dispatched by UR facilitated workshops and discussions with residents on community-led disaster-resilient town planning and ideas for making use of the vacated land. These sessions produced a range of heartfelt proposals, including preserving the cherry blossom-lined landscape, reviving traditional riverside livelihoods, and restoring the natural environment.

In recognition of these efforts, on July 22, 2024, the Mayor of Oarai presented UR with a letter of appreciation and requested continued support for the project's future. UR will remain committed to supporting the realization of a disaster-resilient community in this area.

Decarbonized Society

To help prevent the increase of greenhouse gases that cause climate change (global warming), UR is working to promote energy efficiency in towns and homes, introduce renewable energy, and advance urban greening.

Featured Initiatives

Smart Building Project launched in the Toranomon 1-Chome East District Type 1 Urban Redevelopment Project

Toranomon 1-Chome East District (Minato-ku, Tokyo) is adjacent to Toranomon Station on the Tokyo Metro Ginza Line. A city redevelopment association is serving as the project developer for an urban redevelopment initiative, with UR also participating in the project.

This redevelopment aims to obtain LEED Gold precertification, ZEB Ready certification (for office use), and top-tier ratings from DBJ Green Building, CASBEE, and BELS. In addition, **efforts have begun to support energy conservation and decarbonization through energy usage visualization, improve operational efficiency by visualizing building maintenance information**, and integrate building systems with various types of robots. These initiatives are part of a broader push toward smart building development. Through these efforts, the project is promoting the creation of a next-generation workplace that combines advanced functionality with high environmental performance.

Beyond this specific project, UR is also advancing environmental performance improvements in newly built rental housing more broadly. ZEH (ZEH-M Oriented) specifications are being standardized progressively, with the first such housing complex scheduled for delivery around fiscal year 2026.



▲ Concept Image

Climate Change Adaptation Society

Rising average temperatures and the increasing severity and frequency of weather-related disasters have raised concerns about the growing impacts of climate change. UR is working on disaster prevention and mitigation in towns and housing, as well as supporting recovery and reconstruction following weather-related disasters.

Featured Initiatives

Partial opening of Umekita Park, which will serve as a wide-area evacuation site during disasters

UR is promoting land readjustment and disaster-resilient park district development in the Umekita Phase 2 area (Grand Green Osaka), aiming to create **a hub that integrates greenery and innovation**. In September 2024, a partial advance opening of the district was held, and **Umekita Park**, which functions as a wide-area evacuation site during disasters, also partially opened.

Umekita Park covers approximately 45,000 square meters and is one of the largest urban parks in the world directly connected to a major terminal station. In the event of a large-scale disaster, the park can accommodate up to 34,000 temporary evacuees. It is also equipped with emergency lighting, disaster warning speakers, manhole toilets for emergency use, battery storage systems, and supply storage facilities.

UR is also working to evaluate the various social effects of greenery, aiming to visualize and quantify those effects. At the same time, efforts are being made to obtain environmental certifications and to promote biodiversity conservation and reduction of environmental impact.



▲ Opening ceremony scene (provided by: Grand Green Osaka developers)

Natural Symbiotic Community

The benefits provided by biodiversity support our daily lives, and contact with nature enriches our quality of life. UR promotes sustainable and attractive community development by leveraging the diverse functions of nature and working to conserve the natural environment.

Featured Initiatives

Sunvarie Sakurazutsumi receives certification as a Nature Coexistence Site

On March 18, 2025, Sunvarie Sakurazutsumi (Musashino City, Tokyo) was certified under the Ministry of the Environment's **Nature Coexistence Site** certification program.

The certification of **Nature Coexistence Site** is part of Japan's efforts to achieve the new global target **30 by 30** (*1), which was adopted at COP15 (the 15th meeting of the Conference of the Parties to the Convention on Biological Diversity) in December 2022.

Following Tamadaira no Mori (certified in FY2023), Sunvarie Sakurazutsumi became the second UR rental housing site to be certified. As part of the housing complex redevelopment project that began in 1994, the Senkawa River, which flows through the complex, was restored to create a rich waterside environment where diverse organisms can live. An observation deck was also installed to create a space where visitors can interact with nature and living creatures.

According to monitoring surveys of flora and fauna, the site has become a valuable habitat for wildlife, including species designated as threatened in Tokyo (*2), such as the eastern Japanese skink and the azure-winged magpie.



▲ Certification as a Nature Coexistence Site 30 by 30



▲ Sunvarie Sakurazutsumi

*1: An initiative to conserve more than 30 % of Japan's land and marine areas by 2030 through a joint effort between the public and private sectors.

*2: Tokyo Red Data Book 2023

Cyclical Society

A shift is needed from a society of mass production, mass consumption, and mass disposal to a sustainable society that makes effective use of existing stock. UR is actively working to advance the 3 Rs (reduce, reuse, recycle), extend the lifespan of buildings and infrastructure, and more.

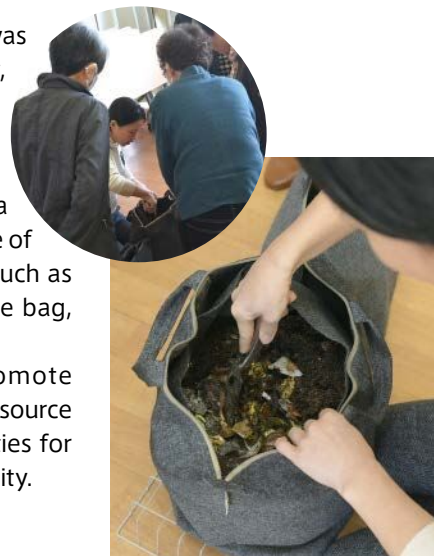
Featured Initiatives

Reducing household waste through community events

In November 2024, a beginner composting workshop titled **Intro to Composting** was held at the community center in the Hinosato housing complex in Munakata City, Fukuoka Prefecture (*1). The event introduced participants to composting, the process of turning food waste into fertilizer.

The event was held in cooperation with **Hinosato 48** (*2), a lifestyle convenience facility within the housing complex, and featured a lecture by a representative from the **NPO Circular Life Research Institute** on the basics and usage of the **bag-style compost** (*3) system. Participants asked many specific questions, such as what types of food waste can be used and how to mix the contents inside the bag, demonstrating a strong interest in and deepened understanding of composting.

Going forward, the Hinosato housing complex will continue to promote environmentally conscious activities in cooperation with local residents, such as resource conservation and waste reduction. These initiatives also aim to foster opportunities for social interaction and encourage residents to get out and engage with their community.



▲ Demonstration of mixing food waste inside the compost bag

*1: Munakata City has declared itself a Zero Carbon City, aiming to achieve net-zero CO₂ emissions by 2050.

*2: A lifestyle convenience facility that serves as a community hub. It was created by renovating an existing building transferred by UR to a new owner.

*3: A composting container with high airtightness, suitable for use even on apartment balconies.

UR-eco Plan 2024

In response to recent domestic and international developments toward realizing a decarbonized society, UR has revised its numerical CO₂ reduction targets and reviewed action plans across various sectors. On March 29, 2024, it announced a new global warming countermeasure plan titled **UR-eco Plan 2024**, which sets goals toward FY2030.

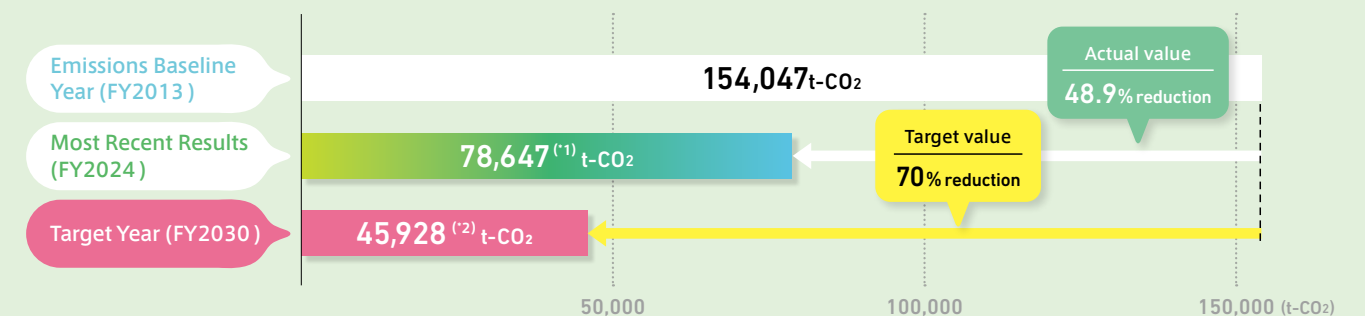


► Our core stance on addressing global warming

- 1 Promote global warming countermeasures across all sectors and aim to expand total emissions reduction
- 2 Advance adaptation measures suited to the characteristics of each business field and contribute to the realization of a safe and secure society
- 3 Aim for sustainable, circular, and symbiotic urban development
- 4 Promote collaboration and partnerships with UR rental housing residents, private-sector businesses, and local governments
- 5 Promote planning, design, and research and development that utilize technical expertise and advanced technologies
- 6 Promote green infrastructure to create a safe, secure, and comfortable environment

► CO₂ Reduction Targets and FY2024 Results

Scope: Applies to main operational areas (shared areas of UR rental housing and office spaces)



*1: Calculated based on the substitute emissions factor for electricity providers in FY2024

*2: For emissions calculations, the FY2013 emissions factor published by the Ministry of the Environment was used. For FY2030, the emissions factor is based on the projected energy mix as indicated in the FY2030 energy demand outlook, using the average emissions factor for all power sources: 0.25 kg-CO₂/kWh

Environmental Performance Data (Resource Circulation / Environmentally Conscious Products)

● Actual values for recycling rates of construction by-products, etc. (for construction projects over 5 million yen completed in FY2024)

Recycling Rate		Recycling / Volume Reduction Rate			Effective Utilization Rate
Concrete debris	Asphalt concrete debris	Construction wood waste	Construction sludge	Total construction waste	Excavated soil from construction
99.8%	99.9%	99.7%	99.9%	98.9%	98.9%
Target: 99 % or higher		Target: 97 % or higher	Target: 90 % or higher	Target: 98 % or higher	Target: 80 % or higher

Note: Target value is based on the FY2024 benchmark set in the national Construction Recycling Promotion Plan 2020.

● Selective dismantling of interior building materials

Recycling rates of major interior building materials				
Gypsum board	PVC pipes and fittings	Tatami mats	Styrofoam	Plate glass
100.0%	100.0%	100.0%	100.0%	100.0%

Note: Recycling rates may vary by region and depending on the types of materials generated during dismantling.

● Green Purchasing (Goods and Public Works)

Procurement performance		Procurement performance for designated items (items with numerical targets)
100%	Note: Excludes cases where no products meeting the required functions or performance criteria were available on the market.	All 22 items (including those not procured): 100 %
Target: 100 %		Target: 100 % [90 % for some items]