

UR Environmental Report 2025



FY2025 Environmental Report
Digest



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UR Environmental Report 2025



The full Environmental Report can be downloaded from our website.

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



2026.07



Green Infrastructure Initiatives



-Leveraging Greenery to Overcome Societal Challenges- UR Promotes Green Infrastructure Initiatives

Our cities and homes currently face a wide range of social challenges, including environmental risks such as climate change and biodiversity loss, as well as demographic issues like population decline, aging societies, and the increasing frequency and severity of disasters. We believe that realizing a society where the use of green infrastructure, leveraging the diverse functions of nature, becomes the norm will help address these challenges.

UR has, for over 70 years since the establishment of its predecessor, the Japan Housing Corporation, been enhancing urban appeal through the development of green spaces, providing lush outdoor areas in housing complexes, and engaging in the conservation, restoration, and creation of natural environments tailored to regional characteristics, thereby advancing city and housing development that leverages greenery.

We will re-examine our long-standing green initiatives from the perspective of utilizing green infrastructure and further enhance them. Building on our past achievements, we will flexibly incorporate new insights and work with a wide range of stakeholders to advance the implementation of green infrastructure, aiming to create sustainable, beautiful, safe, and comfortable cities and homes.

1958

Preservation of Existing Trees



Tama-daira Housing Complex (now: Tama-daira no Mori)
Preserved the existing forest, formerly an imperial forest, and built the housing complex.

1961 Placement Design Fūdo Housing Complex planning

Takane-dai Housing Complex
Employing what was known as the fūdo (regionalist) approach, the estate's residential buildings were arranged to make use of the site's natural landscape and topography. A defining feature is its S-shaped street that follows the undulating terrain.

1955

1960s First Preservation and Relocation of Existing Trees

Tama New Town
This was the Housing Corporation's first project in which existing trees were transplanted and preserved as part of the development.

1970

Installation of Community Flower Beds

Morinomiya Housing Complex
Community flower beds were installed for residents to maintain. As the initiative has expanded, such flower beds are now installed in 162 housing complexes nationwide.

1980

Formation of the Green Matrix

Kohoku New Town
Seseragi Park, the first step in the formation of the Green Matrix, has been completed. From here, the urban framework, centered on water and greenery and transcending the boundaries between the public and private sectors, will begin to take shape in earnest.

1975

1972
United Nations Conference
on the Human Environment

1968 Building Greening Initiative

Mataho Housing Complex
Piloted a building greening project using an automated irrigation system. Based on the results, the technology was later expanded to other housing complexes.

1981

Japan's First Rainwater Infiltration System

Akishima Tsutsujigaoka Heights
Introduced Japan's first rainwater infiltration system.

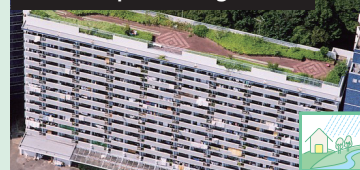
1985

United Nations Conference on Environment and Development (Earth Summit)

1985
Vienna Convention

1977

Introduction and Expansion of Rooftop Greening



Rooftop greening was implemented at the Kitasuna 5-chome Housing Complex. The insights gained from this project were applied to subsequent installations. Furthermore, a 2012 survey confirmed that the area was cooler than the surrounding urban areas.

1992

Development of a Biotope

Takatsuki - Abuyama Kaminoike Park
Based on the then-uncommon concept of a biotope, the park was developed by making use of an existing stormwater retention pond to restore and support the local ecosystem.

1997
COP3:
Adoption of the Kyoto
Protocol

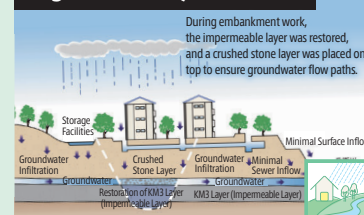
1995

1994 Implementation of the Green Bank System

A recycling system that utilizes tree transplantation, conservation, and the reuse of felled timber in housing complex redevelopment projects.

2007

Introduction of Water Cycle Regeneration System



Minamino City, Hachiōji
To stabilize the water volume of Hyōe River, outflow control facilities and low-water preservation facilities were constructed, achieving a safe and enriching waterfront environment.

2011

Creating a Green Network



Chaleureux Ogikubo
Taking advantage of the river's cool breezes, the shade provided by the Housing Complex's mature trees, and the rich natural environment that attracts birds and insects, the area was regenerated into a comfortable place to live while carrying forward the aspirations and identity of the local community.

Harmony Between People and Nature



Iwaki New Town
Developed under the theme of Harmony Between People and Nature, the community was planned to make use of the area's natural hilly landscape. A central park serves as the focal point of the development, while approximately one-third of the site was preserved as green space, creating a cohesive and verdant residential community.

Waterside Restoration in Partnership with Local Government

Sun-varier Sakurazutsumi

Working in partnership with the Tokyo Metropolitan Government and the City of Musashino, the banks of the Senkawa River were restored. A biotope pond was also created, with measures to secure a reliable water source and promote biodiversity.

2014

Low-Carbon Urban Development

Koshigaya Lake Town
Alongside the construction of a stormwater retention basin to help reduce flood damage, an environmental model district was established to promote sustainable urban development.

2015
Adoption of the SDGs
COP21: Adoption of the Paris
Agreement

2015

2010
COP10:
Adoption of the
Nagoya Protocol

2016

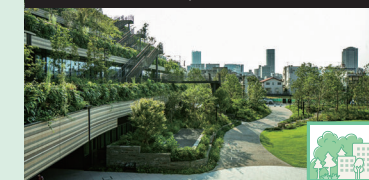
Restoring the Local Environment and Community



Usuiso and Toyoma Districts, Iwaki City, Fukushima Prefecture Acorn Project
During the development of hillside housing, acorns from trees that were cut down were planted as saplings in disaster-prevention green spaces and other areas by local residents to preserve the trees' DNA.

2020

Restoring the Local Environment and Community



Comore Yotsuya
In an area characterized by the Edo-period Outer Moat, its man-made landforms, and an interconnected network of greenery, terraced green spaces integrated with the architecture were created to form a three-dimensional urban landscape in which greenery continues not only across the ground plane but also vertically.

Creating a Disaster-Ready Park That Brings People Together

IKE-SUNPARK

The park was developed to strengthen the community's disaster preparedness while also creating a vibrant public space through the introduction of the P-PFI system, helping to revitalize the local area.

Environmental Education Utilizing Greenery in Housing Complexes

Kōnan Housing Complex

In collaboration with the city, educational programs such as the Acorn Classroom and Rhinoceros Beetle Larvae Classroom were held, leveraging the complex's forests and composting facilities as spaces for learning about nature and greenery.

2025

2026
Green Infrastructure
Promotion Strategy
2030

2024

Smart City & Sustainable Urban Development

Umekita Park

With the aim of creating a disaster-ready park that serves as a hub where greenery and innovation come together, the necessary infrastructure was developed while encouraging private-sector developers to participate in the project.

2018

Flood Mitigation Using Rain Gardens



Comfort Matsubara
Rain gardens along green paths and naturally designed retention ponds were established to mitigate flooding caused by heavy rainfall.

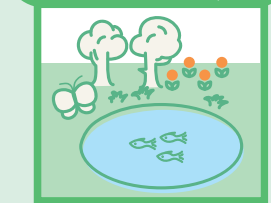
Understanding Local
Nature and Connecting It
to the Future



Harnessing the Power
of Nature to Build
a Resilient Foundation



Growing and Expanding
Greenery Together with
the Community



Creating Environments
Where People and Greenery
Thrive in Harmony



UR's green infrastructure has evolved by responding to changing social challenges and needs over time, not only by creating greenery and natural environments, but also by utilizing their value.

Participating in the 2027 International Horticultural Exposition (GREEN×EXPO 2027)!



Note: The image is current as of now and may be subject to change in the future.

UR GREEN TABLE

A roundtable on the future of our communities and daily life.

From March 19 to September 26, 2027, GREEN×EXPO 2027 will be held in Yokohama.

UR is committed to addressing a wide range of social challenges related to **communities** and **housing**. Through environmental initiatives and contributions to society, we strive to create rich, vibrant living environments and realize a sustainable society.

Drawing on the expertise and partnerships that UR has cultivated over the years, we will:

- Showcase urban development and housing initiatives that are environmentally responsible, live in harmony with nature, and contribute to a sustainable future for people and society.
- Share the story of recovery and reconstruction from disasters, including the Great East Japan Earthquake, while looking toward the future.
- Create spaces where people can relax, connect, and interact.

Through these efforts, UR will present the unique value that only it can offer.

▼ Click here for more details

<https://www.ur-net.go.jp/news/information/greenexpo2027.html>



UR GREEN TABLE is a roundtable for discussing the future of our city and our lives. We envision GREEN as the green infrastructure that supports the city, encompassing well-being, disaster prevention, energy, and food, and TABLE as a place where people gather and new ideas are born.



UR Participation Theme

"Communities and Lifestyles Where People Thrive"

Urban Regeneration:
Urban Landscapes Shaped by Greenery
Rental Housing:
Homes Where People Live with Greenery
Disaster Recovery:
Recovery Landscapes Where People and Nature Coexist



▲ Courtesy of the Japan Association for the 2027 International Horticultural Expo

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

ZEH Initiatives in UR Rental Housing

The Japanese government has made achieving a carbon-neutral, decarbonized society by 2050 an international commitment and has identified improving the energy efficiency and decarbonization of housing and buildings as a key priority. In support of this goal, UR is introducing ZEH (Net Zero Energy House) specifications and promoting carbon reduction throughout the entire life cycle of its buildings.

Tajima Housing Complex in Saitama City, Saitama Prefecture, which came under UR's management in 1965, began the redevelopment of part of the estate in 2018 as its buildings reached an advanced age. Residents began moving into the newly rebuilt housing in February 2026. The newly constructed residential building is the first UR rental housing development to incorporate ZEH specifications.

At Comfort Nishi-Urawa Tajima (Phase 1), we adopt aluminum-resin composite window frames, double-glazed low-E glass, insulated entrance doors, and motion-sensor lighting to ensure ZEH-equivalent performance, aiming for a more energy-efficient and comfortable living environment.

Going forward, UR will continue to promote the widespread adoption of ZEH and the standardization of high-performance insulation specifications. We will also persist in exploring ways to reduce lifecycle carbon emissions (LCCO₂), strengthening the environmental performance of buildings, improving the efficiency of equipment, introducing renewable energy, and advancing multi-faceted efforts toward achieving a decarbonized society.



▲ Aluminum-resin composite window frame and double-glazed low-E glass

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

Fostering Community Through the Infrastructure Zero House

In partnership with MUJI HOUSE Co., Ltd., which develops MUJI House homes, UR conducted a joint demonstration project using the **Infrastructure Zero House**, a trailer house developed by MUJI HOUSE that can operate without access to existing utility infrastructure.

At Nankadai Housing Complex in Kawachinagano City, Osaka Prefecture, the living-unit version of the **Infrastructure Zero House** was installed in a public plaza. Working together with the local government and community members, UR held approximately one month of activities, including public awareness programs on disaster preparedness, disaster risk reduction, and reducing environmental impacts, as well as community events and disaster preparedness workshops. During the installation period, many local residents gathered, using the space as a hub for communication. This created opportunities to discuss reducing environmental impact and disaster preparedness, contributing to the cultivation of community bonds that can prove invaluable in times of need.

Building on the findings of this demonstration project, UR will continue to promote public awareness of reducing environmental impacts while advancing initiatives to strengthen disaster preparedness and revitalize local communities.



▲ Demonstration project at Nankadai Housing Complex

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

Preserving Green Heritage at Nouvelle Akabane-dai, Block F

Long regarded as one of Japan's landmark Housing Complexes, Akabane-dai Housing Complex began a major redevelopment project in March 2000 and has been reborn as Nouvelle Akabane-dai in Kita City, Tokyo. To carry forward the landscape assets and community activities of the original estate while creating a place where long-time and new residents could come together, a deck terrace was built around a preserved zelkova tree.

The redevelopment also preserved and made use of key landscape features from the original estate, including Ginkgo Avenue, its symbolic trees (such as zelkova, cherry, and dawn redwood), and Plum Park. By retaining these elements, the project carries forward the estate's historic green corridors, views along the escarpment, and network of green spaces, while creating new spaces that encourage community interaction.

In addition, rain gardens, designed to help residents experience UR's environmental initiatives firsthand by allowing rainwater to infiltrate naturally into the ground, and planting schemes that reflect the Twenty-Four Solar Terms while supporting biodiversity have become a familiar and valued part of daily life for the local community.



▲ Deck terrace constructed around the preserved zelkova tree

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

Hosting Recycling Workshops

On October 28, 2025, UR held an outreach lesson titled **Recycling Workshop** for approximately 130 fourth-grade students at Jonan Elementary School in Fukuoka City, located near the redeveloping Arae Housing Complex. Using the demolition work then underway at the estate as a case study, students learned about UR's efforts to recycle materials after buildings are demolished.

During the first half of the lesson, students explored environmental issues, the 3 Rs, and the SDGs, through quizzes centered on the question, "What would happen to the Earth if we didn't recycle?" In the second half, students had the opportunity to handle materials from the construction site, including concrete and reinforcing steel removed during demolition, as well as recycled materials such as PVC pipes and timber. This hands-on experience helped them better understand environmental initiatives in their everyday lives.

Through learning about UR's projects and environmental initiatives, the program provided an opportunity for the next generation to develop an interest in building a sustainable society.



▲ Students enthusiastically taking part in the quiz

UR-eco Plan 2024

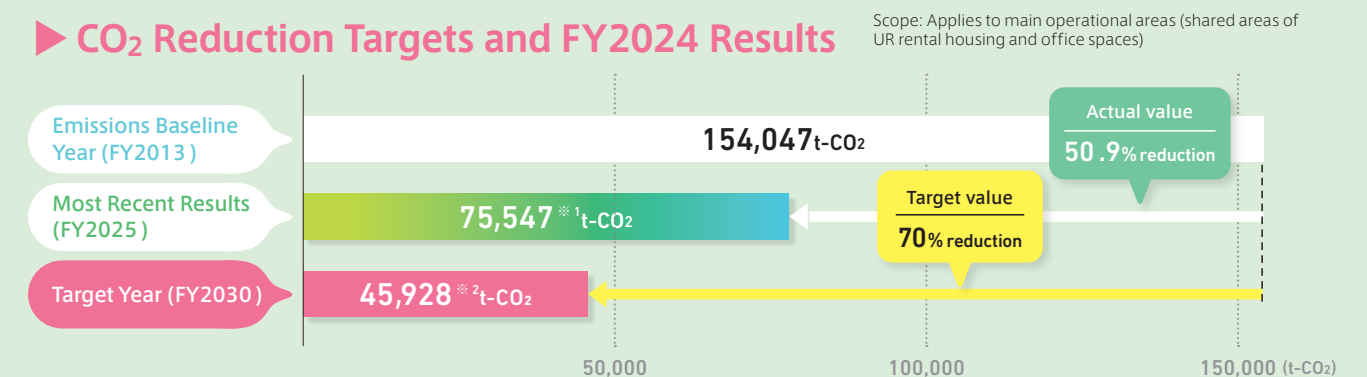
In response to recent domestic and international developments toward realizing a decarbonized society, UR has revised its numerical CO₂ reduction targets and reviewed action plans across various sectors. On March 29, 2024, it announced a new global warming countermeasure plan titled **UR-eco Plan 2024**,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



*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 FY2025)

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
99.9%	99.9%	99.7%	99.9%	98.7%	98.2%
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
83.6%	84.5%	100.0%	61.0%	94.0%

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 24 items (including those not procured): 100 %
Target: 100 %		Target: 100 %