

# 2002 Tokyu Corporation Environmental Report



November 2002



**TOKYU CORPORATION**

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Please refer to the back cover for an overview of the company.

#### About the scope of this environmental report

Scope: This report focuses only on the environmental impact arising from the business activities of Tokyu Corporation alone within Japan. However, it does also contain material concerning work to construct flyovers contracted out by local authorities, work commissioned by land readjustment associations, and overseas business activities, where this relates to environmental activities that fall within the scope of the company's decision-making processes.

Time period: achievements      Fiscal 2001 (April 1, 2001–March 31, 2002)  
 objectives and planning      Fiscal 2002 (April 1, 2002–March 31, 2003)

#### Classification of business activities:

Railway business	Operating trains and streetcars
Real estate business	Selling and leasing real estates
Hotels and other business	Operating hotels and other businesses (recreational and service operations, hospital and general management operations)

# Foreword

Today, many people have realized that the earth has limits and the question of how we can develop affluence in this world with limits is becoming an important issues for society.

In 1997, the Tokyu Group formulated its group philosophy based on the fundamental element 'beauty'.

If the 20th century was the century that was devoted to the pursuit of abundance, then the 21st century is the century when we will aim for a society that reconciles to the greatest possible degree the various elements that support abundance and expresses this as a "beautiful age".

Under the conventional social system in which we repeatedly engage in mass production, mass consumption and mass disposal of waste, we cannot expect sustainable development. We are keenly aware that we have a responsibility to the next generation rapidly to construct a recycling system and build up an enduring society. In the 21st century, it is our intention to throw ourselves into "the creation of a beautiful living environment" in which society can develop.

Our company has set up various systems within the firm, establishing a full-time Environmental Activities Committee, formulating the Tokyu Corporation Eco Policy, a policy governing the company's environmental management, and introducing the Tokyu Corporation Eco Up Program, which aims to reduce the impact imposed on the environment by the company as a whole.

Moreover, in order to promote environmental conservation activities in line with international standards, Nagatsuta Rolling Stock Maintenance Center and the management divisions at the Headquarters obtained ISO 14001 certification. Furthermore, by means of a system of awards for environment-related proposals and the improvement of environment education for our employees, we are aiming to increase the environmental awareness of each and every employee of the company.

In the future, we will seek further to strengthen our initiatives by means of these internal systems, and to improve the quality of our environmental conservation

activities. In our railway operations, which form our main line of business, we will seek to promote the use of a highly energy efficient railway by making it an even more convenient and comfortable mode of transport, and aim to reduce the environmental impact it imposes on society as a whole. In our real estate business, we have promoted town planning that maximizes the amount of surrounding greenery, in line with our basic ethos of harmony with the environment, and we will in addition further strengthen our energy conservation, resource conservation and recycling initiatives. We are also undertaking initiatives to reduce the environmental impact arising from our hotels, resorts and other operations, which take into account the characteristic traits of those businesses, and we will develop these to cover the entire company.

It is our intention to add sustainability to the concept of "a convenient, comfortable lifestyle" and, together with our customers and local residents, promote the construction of a recycling-oriented society.

This report has been published to introduce our company's environmental initiatives and also as a vital means of seeking your opinions. We have drawn it up in line with Ministry of the Environment guidelines and have alluded to our social responsibilities to the greatest degree possible.

In the future, at the same time as actively tackling environmental activities aimed at the construction of a recycling-oriented society, we will publish information about the content of those activities and listen humbly to your opinions.

November 2002

*Kiyofumi Kamijo*  
 Kiyofumi Kamijo  
 President & Representative Director



# 1. Tokyu Corporation Eco Policy

The Tokyu Group consists of 415 companies, including 14 public companies, and nine corporations. Our areas of business include transport, real estate, distribution, services, hotels and construction; we employ a total of about 70,000 people across the group and have total sales of about 3.7 trillion yen. The group's history dates back to the establishment in September 1922 of the Meguro-Kamata Railway Company (now Tokyu Corporation). In addition to expanding the transport network from the mid-1920s onwards, the company also became involved in the real estate business and distribution to department stores, with the aim of developing the area around its railway lines. Later, as the economy grew, Tokyu branched out into such areas as hotels, resorts, and culture and information-related business, and developed as a group that improves people's quality of life in a variety of ways.

In September 1997, Tokyu Group set out its group philosophy system (group philosophy, slogan, vision) based on the fundamental element 'beauty', as a guide to its business activities in the next century. As the core business of the Tokyu Group, this company is aiming to do its best to tackle the implementation of the philosophy on which the group slogan "Toward a beautiful age—The Tokyu Group" is based, and to become a company that people love and trust even more than they do today. Moreover, as part of its efforts to translate into reality the management philosophy contained within the group philosophy, "undertaking management activities in harmony with the natural environment", the Tokyu Corporation Eco Policy (environment-related management policy) was formulated in January 1999.

## Group Slogan

Toward a beautiful age—The Tokyu Group

## Group Philosophy

We, as we work together to create and support the Tokyu Group.

Mission Statement

Management Policy

Guidelines for Action

We will create a beautiful living environment, where each person can pursue individual happiness in a harmonious society.

Fulfill your responsibilities, collaborate to enhance each other's ability, and reinvent yourself with a global awareness.

Work independently and in collaboration to raise Group synergy and establish a trusted and beloved brand.

- Meet current market expectations and develop new ones.
- *Manage in harmony with the natural environment.*
- Pursue innovative management from a global perspective.
- Value individuality and make the most of each person.

Through these means, we will fulfill our corporate social responsibilities.

## Tokyu Corporation Eco Policy (environment-related management policy)

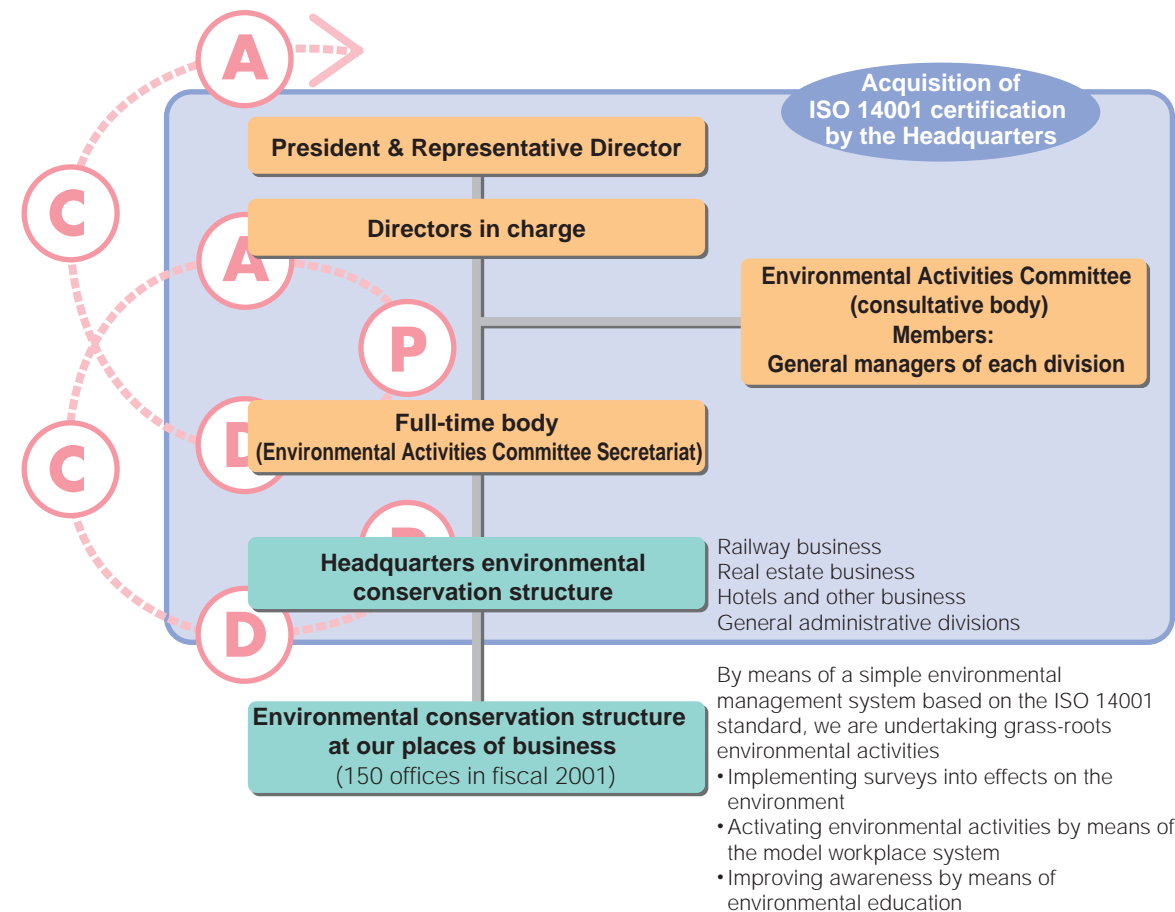
We recognize our status as an interested party in the issue of worsening environmental problems and will strive to minimize the natural environmental impact imposed by our business activities. Furthermore, in order to aim for the realization of a sustainable society and contribute to our surrounding community, we will be conscious of our social responsibilities as a corporate citizen and the whole company will undertake environmental activities under the following policy.

1. We will strive for the efficient use of resources and energy, and undertake projects that give consideration to lessening the impact on the environment.
2. We will place a high value on our relationships with the people of the areas where we do business, and contribute to the local community through the provision of a pleasant and comfortable living environment.
3. With regards to environmental problems, we will raise the consciousness of each and every employee through activities at the localities where they are based.

# 2. Tokyu Corporation Eco Up Program

In July 1998, this company set up the Environmental Activities Committee, a full-time body that promotes unified environmental activities throughout the company. This committee is developing a variety of environmentally friendly activities within the company, such as the Tokyu Corporation Eco Up Program, which sets numerical targets for each workplace and undertakes environmental activities. Headquarters obtained ISO 14001 certification in November 2001 and, by adopting such mechanisms as evaluations of environmental effects and internal environmental auditing, is aiming to improve the quality of its activities through the P (plan) D (do) C (check) A (action) cycle.

## Environmental Activities Promotion Structure



### Comments from the person with overall responsibility for environmental conservation at the Headquarters

Tetsu Goto  
Director  
Chairman, Environmental Activities Committee

In November 2000, the Headquarters obtained ISO 14001 certification. Previously, under the company-wide Tokyu Corporation Eco Up Program, each office had set numerical targets and had been conserving energy and resources, but with the acquisition of ISO 14001, this company's environmental conservation activities were brought in line with an international standard. The acquisition of this certification is significant in that the quality of environmental activities can be improved throughout the company. Under the ISO 14001 system at the Headquarters, environmental activities are being undertaken, with reductions in the amount of

electricity and office paper consumed, improvements in the amount of waste recycled, and the promotion of green purchasing having been set as targets. Moreover, even in our other offices, we are seeking to carry out environmental activities that conform to the ISO 14001 system and improve the quality of these activities. For example, in our railway operations, in order to reduce the amount of electricity consumed, we are introducing energy-conserving rolling stock, reviewing our equipment and facilities, and undertaking initiatives concerning the running of our trains, all of which is being tackled under the Headquarter's ISO 14001 management structure. The certification currently covers the Headquarters, but in essence we are aiming to spread ISO certification to all our offices. In expanding our business while also maintaining the trust of our customers and the people of the regions where we operate, the importance of environmental problems is increasing. With the aim of constructing a recycling-oriented society, the whole company is tackling this issue head on.



## Environmental Objectives, Targets and Results

### Objectives and Targets of Environmental Management Activities

#### Initiatives by Business Sector

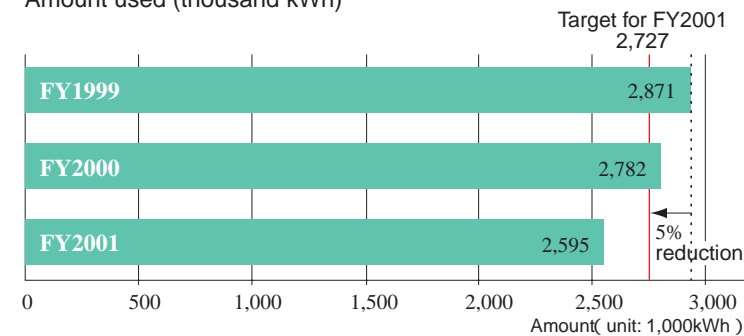
	Environmental Objective	Target for Fiscal 2001	Results for Fiscal 2001	Target for Fiscal 2002
Railway Business	<b>Conserving Energy</b>			
	Reducing the amount of power needed to drive trains	No numerical target (2000 result: 2,504 kWh/car/km)	4.3% improvement (2,396 kWh/car/km)	Implementation of measures aimed at a 8% reduction by fiscal 2005
	Both inbound and outbound lines use a common feeder to improve electricity supply efficiency	Implementation along 10.9km of the Ikegami line	Implemented along 21.6km of track on the Ikegami and Den-en-toshi lines	Toyoko line: 7.7km Oimachi line: 10.4km Tamagawa line: 5.6km
	Improving running methods	Implementing environmental education for train operation staff	All employees received training	Implementing environmental education for all operating and maintenance staff
	Conserving energy by improving lighting facilities on platforms	Investigating the effectiveness of improving lighting circuits	Implemented at 3 stations on the Den-en-toshi line	Implementing continued improvements
	Improving the consumption efficiency of electricity consumed by trains	Designing the 5000 series of next-generation energy conserving rolling stock	Trial manufacture of 10 rolling stock units	Introducing 36 units 5000-series
	<b>Recycling</b>			
	Recycling surplus rolling stock	8 units (Type 7950 rolling stock)	92% recycling rate	No plans to scrap any rolling stock
	Recycling used tickets	Implementing the recycling of used tickets	Established a recycling system to make toilet paper from tickets (2,400 rolls manufactured)	Achieving a 100% recycling rate for used tickets
	<b>Initiatives to Tackle Environmental Problems in Local Communities</b>			
Creating verdant areas alongside railway lines	Planting flowers along the Setagaya line between Sangenjaya and Wakabayashi stations	Created verdant areas in the designated zone	Continuing the project between Wakabayashi and Kamimachi stations	
Investigating ways of assessing the environmental impact of noise and vibration	Collecting data for assessment	Implemented as planned	Continued implementation	
Real Estate Business	<b>Recycling Construction Waste</b>			
	Improving the recycling rate in residential land development work by 5% (rate of 50.5% achieved in fiscal 1999)	Continued improvement on the 92.8% recycling rate in residential land development work achieved in fiscal 2000	96.0%	Improving the separation rate of mixed waste to 50%, as well as continuing to improve the recycling rate
	<b>Reducing and Recycling General Waste</b>			
	Getting tenants in company-owned buildings to cooperate in separating waste •Request for cooperation in document form •Implement waste separation by improving facilities	4 projects	4 projects Agreement was given and facilities were improved. Requests for cooperation were issued to other tenants	Obtaining the agreement of 50% of tenants
Hotels and Other Businesses	<b>Recycling General Waste</b>			
	Reducing the quantity of waste by means of thorough separation of different types of waste	Ascertaining the quantity of waste	Ascertained at 8 places of business	Achieving a 10% reduction in waste at those 8 places
	<b>Conserving Energy and Water</b>			
	Reducing the amount of energy and water used	Achieving a 5% reduction on the previous fiscal year (based on water, heating and lighting costs)	Achieved an 8.1% reduction on the previous fiscal year	Achieving a 10% reduction on the previous fiscal year
	<b>Green Purchasing</b>			
Changing the specifications of consumables for guests	One item Feather quilts (to be replaced with recyclable items)	Four items Feather quilts, coasters, napkins, shower caps	Continued implementation	

	Environmental Objective	Target for Fiscal 2001	Results for Fiscal 2001	Target for Fiscal 2002
General Administration	<b>Green Purchasing</b>			
	Increasing the number of eco-labeled products registered under the fittings and consumables system, in order to promote green purchasing	Improving the proportion of such products by 5% on fiscal 1999 levels, to 18.9%	19.2%	Improving the proportion by 10%, to 23.9%
	Purchasing only office electrical goods that have been registered under the international energy star programme, in order to conserve energy	Achieving a share of 98% of electrical goods purchased	100%	100%
	<b>Conserving Energy</b>			
	Reducing the amount of electricity used at the Headquarters by 10% (compared with the figure for fiscal 1999)	Reducing electricity used by 5%	Achieved a 9.6% reduction	Achieving a 10% reduction
	<b>Conserving Resources</b>			
Reducing the amount of office paper used at the Headquarters by 7% (compared with the figure for fiscal 1999)	Reducing paper used by 6.5%	Achieved a 6.0% reduction	Achieving a 7% reduction	
<b>Recycling</b>				
Improving the recycling rate at the Headquarters by separating waste into 10 categories (achieved a recycling rate of 77.9% in fiscal 2000)	Achieving a 2% improvement by separating waste into 10 categories (=79.9%)	Resulted in a 2% reduction (=75.9%)	Achieving a 4% improvement (=81.9%)	

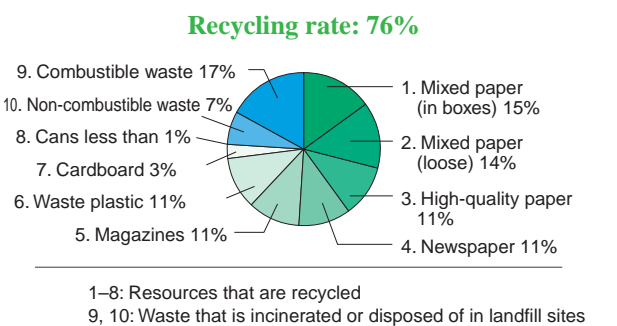
### Results of Environmental Management Activities

Environmental Objective	Total Reduction Achieved in Fiscal 2001
Reduction in the amount of electricity used in business operations	772,896kWh
Reduction in the amount of electricity used in running trains and streetcars	15,755,457kWh
Reduction in the amount of town gas and propane used	44,114m <sup>3</sup>
Reduction in the amount of city water used	6,589m <sup>3</sup>
Reduction in the amount of office paper used	About 320,000 sheets

Amount used (thousand kWh)



Waste Separation Categories at the Headquarters



### Fiscal 2002 Model Workplace Initiatives

Workplace (Office Name)	Areas and objectives targeted by initiatives
Railway business Futako Tamagawa Station Futako Tamagawa Operators Offices Motosumiyoshi Train Inspection Office Oimachi Depot Engineering Office Electric Engineering Office	Reducing the amount of photocopying paper used by 2% on the figure for fiscal 2001 Carrying out environmental education of train crew on energy conservation, noise and vibration Reducing the amount of fuel used by company cars by 4% on the figure for fiscal 2000 Reducing the amount of electricity used in offices by 4% on the figure for fiscal 2000 Switching to the use of eco-mark products for office supplies; investigating and implementing ways of reusing waste
Real estate business Grandberry Mall General Office	Reducing the amount of electricity used by 4% on the figure for fiscal 2000
Hotels and other businesses Hotel Grand Deco Shibuya Excel Hotel Tokyo Seminar BE Aobadai School Kentucky Fried Chicken Saginuma Shop	Reducing the amount of electricity used by 2% on the figure for fiscal 2001 Reducing the amount of A4 paper used by 10% on the figure for fiscal 2001 Thoroughly implementing the practice of switching the lights off when leaving classrooms, as a way to conserve energy. Explaining the initiative to teachers and requesting their cooperation Reducing the amount of electricity used by 4% on the figure for fiscal 2000

### 3. The Environmental Impact Arising from Our Business Activities

In our railway business, we consume the vast amount of 355 million kWh of electricity in order to run our trains, while large amounts of waste are generated in the form of rubbish collected at stations and waste arising from engineering work.

We also have an effect on the environment through the consumption of large amounts of electricity necessary for lighting, air conditioning and heating water at our hotels and golf courses, as well as the consumption of large quantities of resources and generation of large amounts of waste in our real estate business, arising from the construction of houses and other buildings. (See Section 8. Data Relating to Tokyu Corp.'s Environmental Impact, on p.20)

#### Energy consumption

2,253,002 GJ (Unit: GJ)

Electricity	1,622,369
Gas	220,463
Heavy oil	289,738
Kerosene	95,899
Gasoline	13,829
Light oil	10,704

GJ: giga joule (Joule is a thermal unit, and giga means one billion. 1 giga joule =238 mega calorie)

#### Resources consumption

Water: 2.747 million m<sup>3</sup>

Photocopy paper (A4 sheet equivalent): 23.71 million sheets

Contiguous forms: 2.95 million sheets

Input

#### Company vehicles

For facility maintenance, pickup, sales activities, etc.

Gasoline-fueled vehicles **180**

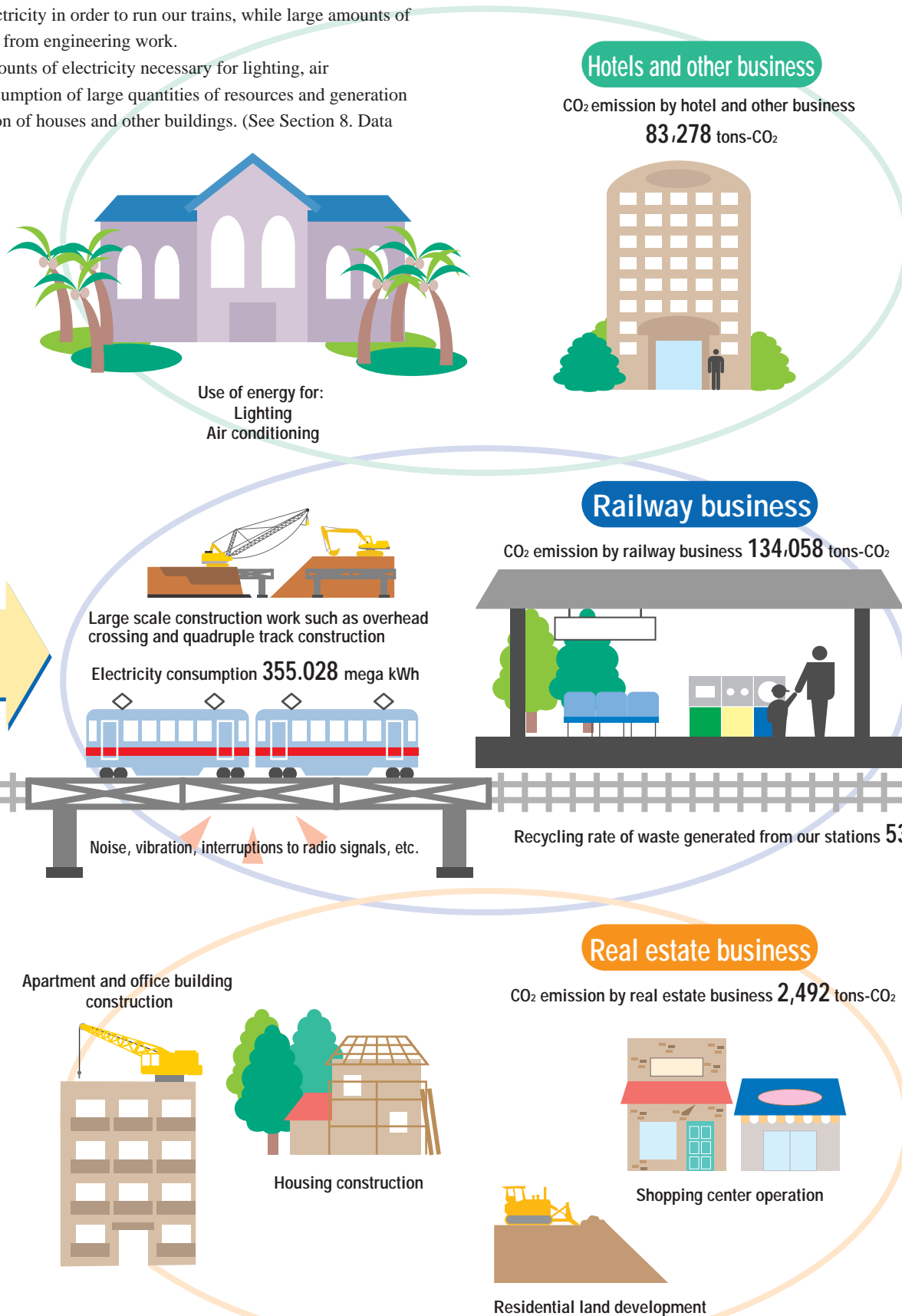
Diesel-powered vehicles **39**

Hybrid powered vehicles **4**

Other vehicles (golf carts, specialized vehicles such as forklifts, etc.)

#### Use and storage of hazardous or harmful materials

- Storage of electric equipment containing PCB
- Installation of extinguishers containing halon
- Use and storage of agricultural chemicals, fuels, detergent for rolling stock cars, acetylene gas, paints, and organic solvent
- Use and storage of pharmaceuticals and gases for medical care at Tokyu Hospital



#### CO<sub>2</sub> emission: total 219,828 tons-CO<sub>2</sub>

- CO<sub>2</sub> emission by waste disposal by incineration: **18,579 tons-CO<sub>2</sub>**
- CO<sub>2</sub> emission by energy consumption: **201,249 tons-CO<sub>2</sub>**

**Total: 201,249 tons-CO<sub>2</sub>**

#### Waste generated from business operation

Hotels and other business: 43%

Railway business: 45%

Real estate business: 11%

**Total: 11,056 tons**

**Recycling rate: 35.8%**

#### Waste generated from construction work

Real estate business: 7.5%

Hotels and other business: 0.3%

Railway business: 92.2%

**Total: 70,019 tons**

**Recycling rate: 69.3%**

**Business places that generate specially controlled industrial waste**

Nagatsuta Rolling Stock Maintenance Center, Tokyu Hospital

**Environmental impact on the local communities**

Noise, vibration, interruptions to radio signals, wind hazard, etc.

# 4. Initiatives in Each Sphere of Business

## Railway Business

Rail is a highly energy efficient means of public transport, and we believe promoting the use of railways to be effective in preventing global warming.

To this end, increasing energy conservation in order further to improve energy efficiency, and improving comfort and convenience in order to encourage people to switch from other modes of transport are important issues.

However, given that this company used 355 million kWh of electricity in its rail operations in fiscal 2001, accounting for 62% of the company's carbon dioxide emissions resulting from energy use, and that this is forecast to increase in the future due to service improvements such as the augmentation of carrying capacity and improvements to station facilities to make them 'barrier-free', it is necessary to achieve further improvements in the efficiency of energy consumption.

The main initiatives aimed at achieving this are the introduction of 5000 series energy-conserving rolling stock and the installation of a system whereby both tracks use a single common feeder. Through the systematic promotion of these initiatives, the company is tackling energy conservation and has set a target of an 8% improvement in unit consumption (quantity of electricity used to drive the train per kilometer of track traveled by the rolling stock unit) between fiscal 2000 and fiscal 2005.

In addition, there are other areas where improvements should be pursued, such as noise and vibration generated by the passage of trains, and promoting the recycling of waste, particularly construction waste arising from engineering work.

Accordingly, the Environmental Committee in the Railway Division, which was established in fiscal 2000, and the subcommittees tackling individual problems are responding efficiently to these issues in our railway operations and striving to provide even greater satisfaction to those living near our railway lines.

### Overview

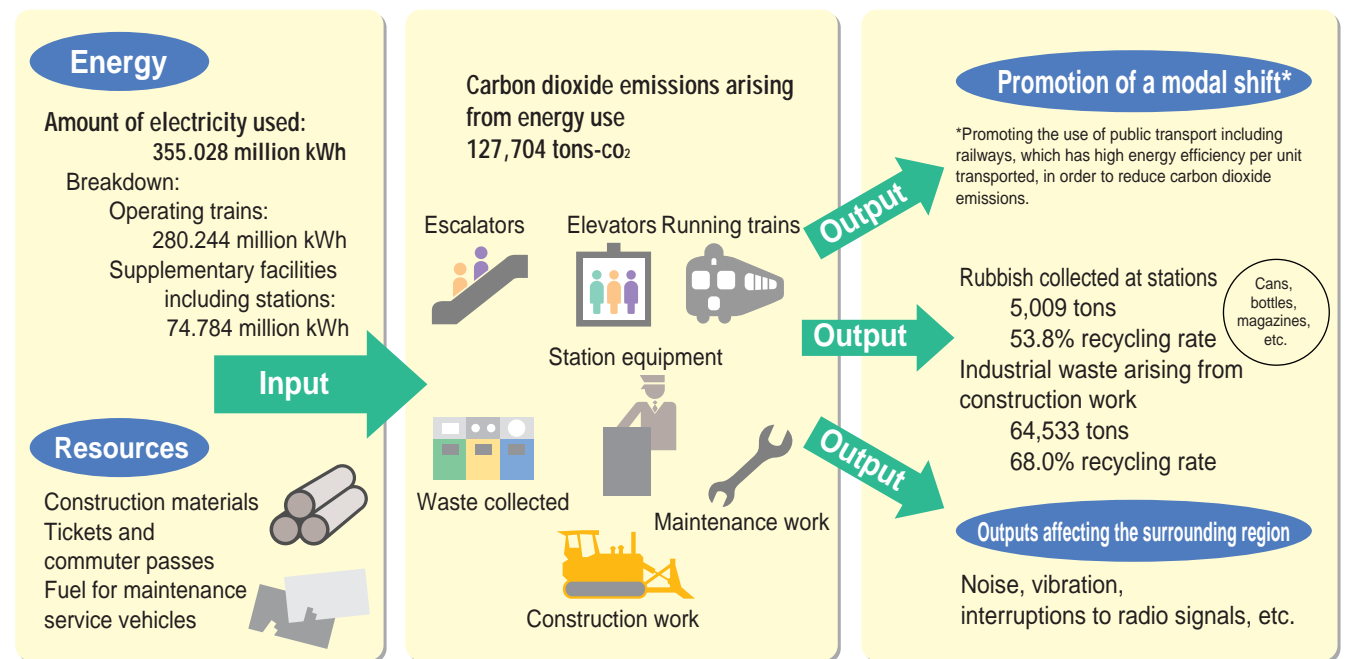
This company runs a railway business that operates a total of eight lines—seven railway lines and one streetcar line—between south-western Tokyo and eastern Kanagawa Prefecture, which are used by many customers each day, mainly for commuting to work and school in the south-western part of the metropolitan area.

- Lines** Railway: Toyoko line, Meguro line, Den-en-toshi line, Oimachi line, Ikegami line, Tokyu Tamagawa line, Kodomonokuni line (facility owned by Yokohama Minatomiray Railway and operated by this company) Streetcar: Setagaya line
- Number of stations** 100 (90 railway stations and 10 streetcar stations)
- Distance covered by our services** 102.1km (railway: 97.1km, streetcar: 5.0km)
- Number of passengers** 963.447 million annually (figure for fiscal 2001)

In terms of the number of passengers carried, Tokyu is number one out of the 15 major private rail companies. About 2.64 million passengers use our services every day. Moreover, our operating profit arising from this is ¥132.4 billion, which accounts for 43.9% of the company's income from all its businesses, making it the linchpin of our operations.



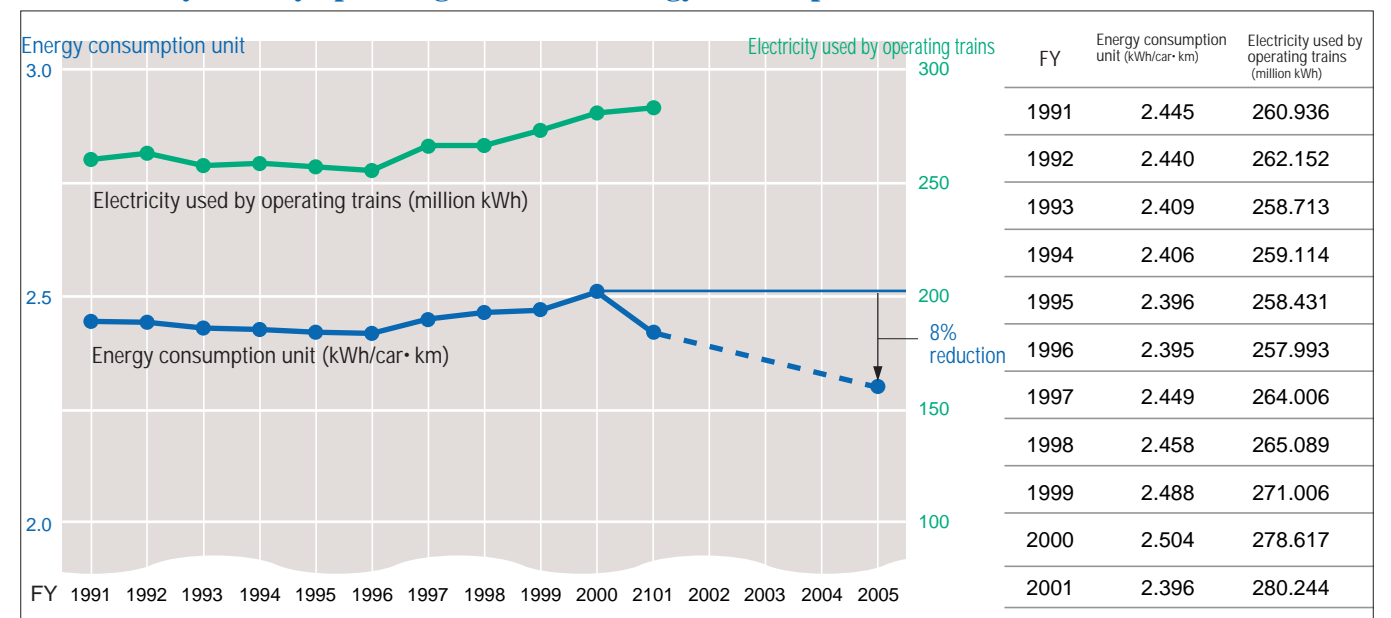
## The Environmental Impact of Our Railway Business



Target: 8% reduction of energy consumption unit on the figure for fiscal 2000 by fiscal 2005

Breakdown: 4% by introduction of new type rolling stock, 2% by unified feed to both inbound and outbound lanes, 2% by other measures

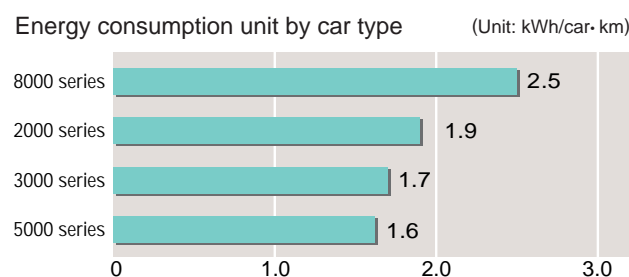
### Electricity used by operating trains and energy consumption unit





## The Introduction of Environmentally Friendly Rolling Stock

With the aim not only of conserving energy, but also making maintenance more efficient, we have been making progress with the introduction of regenerative brakes and VVVF (Variable Voltage Variable Frequency)-controlled rolling stock. As the 5000 series rolling stock introduced in April 2002 were designed with consideration for the environmental impact in mind, they consume only 1.6kWh of electricity per car per kilometer and use about 40% less energy than existing trains.



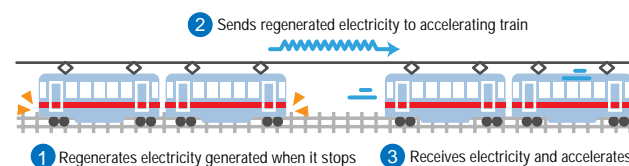
The amount of electricity used by existing models (the 8000 and 2000 series) and new models (the 3000 and 5000 series) was measured between 12th and 14th July 2000, and 24th and 26th April 2002, travelling between Yoga and Nagatsuta on the Den-en-toshi line, and converted into the amount of electricity used per car per kilometer traveled (consumption unit).

### Regenerative Brakes

Regenerative brakes are brakes that have been developed with the aim of using electricity efficiently and conserving electricity. In rolling stock fitted with these brakes, the electricity generated when the brakes are activated is reused by other trains, making trains more efficient and conserving energy.

Tokyu Corporation succeeded in fitting regenerative brakes to all its trains in 2001.

### How regenerative brakes work



### VVVF-Controlled Rolling Stock

VVVF-controlled rolling stock is rolling stock that converts direct current running through overhead lines to alternating current by means of an inverter, and is powered by an alternating current motor (existing trains use direct current motors). This enables electricity to be used more efficiently; in addition, a distinguishing feature of the alternating current motor is that it is small and light, so breakdowns are rare. The company began introducing them in 1987, and as of the end of

March 2002, 413 units of this rolling stock had been introduced, accounting for approximately 38% of all our rolling stock. This is one of the top rates among the main private railway companies.

In the future, we will continue to make progress with the introduction of this rolling stock, taking such opportunities as arise, such as due to the need to renew existing stock.

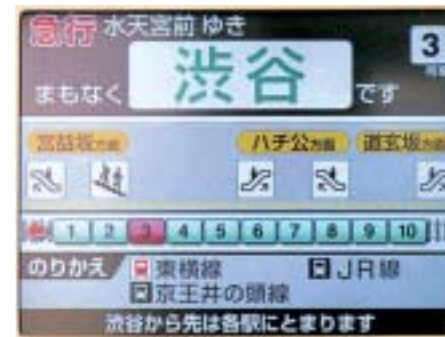
### The New 5000 Series

The 5000 series rolling stock is Tokyu Corporation's new model, which adds energy conservation functions in the form of regenerative brakes and VVVF controls to the design concept of "trains that are both people- and environment-friendly", and which also incorporates noise-reduction measures and "barrier-free" features.

In order to make rolling stock lighter, rigid-axle-type lightweight bolsterless bogies\*1 and single-arm pantographs were used, low-noise main control units\*2 that use IGBT elements were adopted and an electromagnetic direct braking system was used in combination with the regenerative brakes. Consequently, we were able to reduce noise during operation by about 6 dB compared with the 8500 series, and to cut the amount of electricity used (carbon dioxide emissions) by about 40%. In the future, we plan successively to increase our fleet of these trains, which are shouldering the role of "environmentally friendly rolling stock", using them as our standard rolling stock.

Moreover, we are giving consideration to facilitating smoother boarding and alighting of trains, by means of the installation of wheelchair spaces (carriages 3 and 9) equipped with an emergency communication device, by means of which passengers can communicate with the crew, as well as by making the floors of our rolling stock lower and making the gap between the platform and the door of the train smaller. In addition, we are trying such measures as equipping trains with lower hanging straps that are easier for children and smaller adults to use and making overhead luggage racks lower than in existing trains so that it is easier to lift luggage onto and off them.

We have installed 15-inch liquid crystal displays above the doors in each carriage, which provide information about stations where the train will stop, changes of train at the various stations and platform facilities in an easier to understand way, using words and pictures. In the future, we plan to display the latest running information in real time. In order to make the interior of the carriage more comfortable, we have used infrared-absorbing, ultraviolet-reducing glass in the windows, thereby translating into reality the concept of a "people-friendly train".



### Train Information Panel (TIP)

In order to improve the service we provide to our customers, we have installed 15-inch liquid crystal displays above the doors in each carriage to give still picture information about the next stop.



### Collector

The model was made lighter by means of the use of a single-arm pantograph which is easy to maintain and is resistant to snow.



### Side partitions, low hanging straps, overhead luggage racks



5000 series train



### \*1 Bogie

This is a rigid-axle-type lightweight bolsterless bogie. Both bogies with and without motors are fitted with unit brakes.



### \*2 Main control unit

Noise reduction is achieved through the use of IGBT elements. Fitted with an all-electric braking control device that controls the train until it stops.



### Wheelchair space

In order to make it easier for our passengers in wheelchairs to use, we have installed an emergency communication device in a lower position and have fitted single-piece L-shaped handrails. The heating unit is on the side.



## Real Estate Business

In addition to providing a comfortable living environment, Tokyu Corporation's development projects, as typified by Tama Den-en-toshi, also give rise to such problems as the generation of construction waste resulting from work involved in residential land development, so this requires us to carry out recycling. Furthermore, from the perspective of life cycles, we believe that it is also necessary to become actively involved as developers with regard to issues such as the energy that the houses constructed there will consume and the rubbish they will generate.

Moreover, in our building leasing business, in which we own and administer buildings such as offices, we believe that it is necessary for the company to make active approaches to our tenants with regard to such initiatives as resource recycling and energy conservation, which have until now been left entirely up to our tenants' voluntary efforts.

### Overview

Real estate sales business:

Total area of land developed: 3,572ha (as of March 31, 2002)

Land readjustment projects

Sales of houses and land for house building

Sales of land for use by businesses

Sales of housing complexes

Real estate utilization business: land utilization consultancy, leasing of land and buildings for businesses

Shopping center development and operation:

Total floor area: about 26,000m<sup>2</sup>

Real estate leasing business:

Total area of buildings leased: about 501,000m<sup>2</sup> (as of March 31, 2002)

Other: Operating Tama Den-en-toshi Machi Zukurikan (a community museum for Den-en-toshi area)

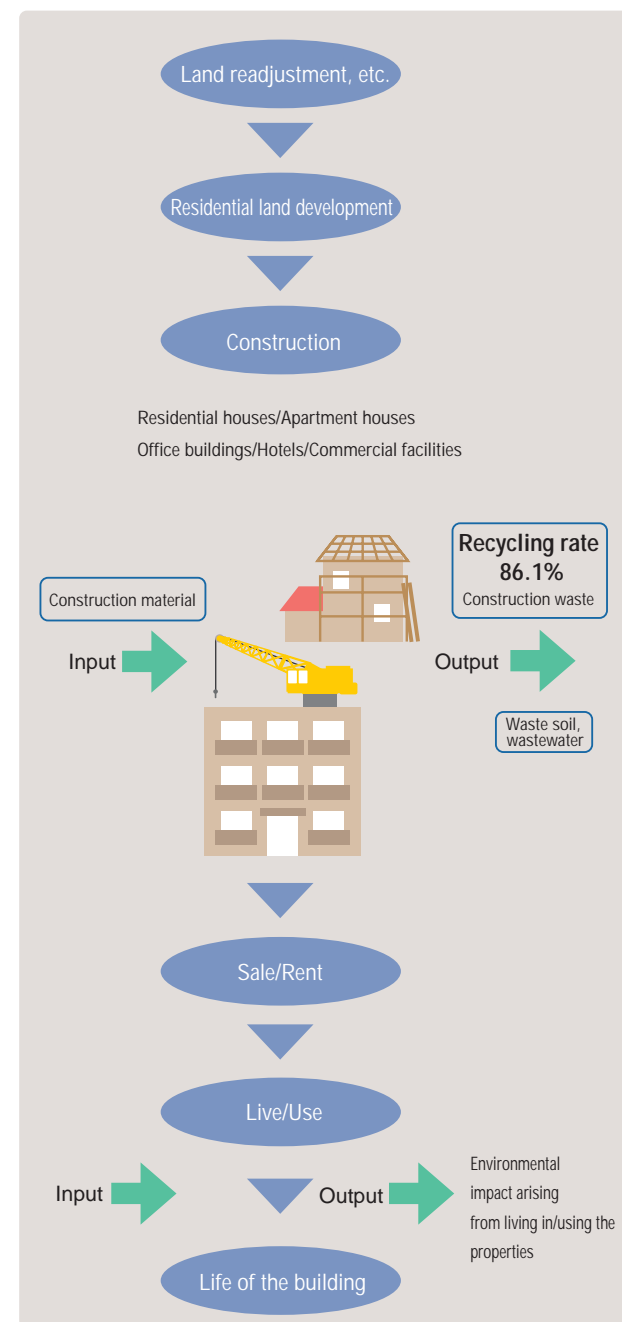


NeUE series housing



Courtyard in Frescourt Aoba-no-oka

### Environmental Impact of Real Estate Business



### Concern for the Environment at Cerulean Tower

Cerulean Tower is a composite skyscraper (6 floors below ground, 41 above ground, total floor area of about 106,000m<sup>2</sup>) consisting of a hotel and offices, which opened in Tokyo's Shibuya in May 2001.

Consideration was given to the environment in many ways during the design and construction, and the following facilities were introduced and are employed in its everyday operation.

Global warming prevention measures (CO<sub>2</sub> reduction)

Co-generation equipment

Ice thermal storage equipment

Recycling of resources

Kitchen waste recycling equipment

Miscellaneous water treatment equipment

Others

Pretreatment equipment for kitchen

Measures to improve the wind environment

Open spaces for the public and planting programs

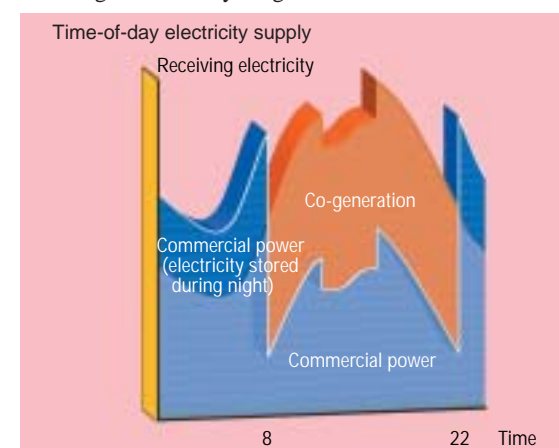
Radio wave-absorbing materials (ferrite)



Cerulean Tower

### Electricity Levelling

From the design stage onwards, the building was planned so that the peak electricity demand would arise at night rather than during the day, by means of achieving the best mix of co-generation, ice thermal storage equipment and commercial power (electricity supplied by power companies), thereby demonstrating a useful economic effect. Thus, the night-time commercial power load rose to about 60%, making a significant contribution in terms of the environment, in the form of the levelling of electricity usage.



### The Introduction of Co-Generation Facilities

In addition to generating electricity by means of gas engines (two 800kW engines) that power an electricity generator, co-generation equipment uses the exhaust heat from the engine as a heat source for heaters and water heating, thereby using energy more efficiently and reducing CO<sub>2</sub>.



Co-generation equipment

- About 30% of peak load is generated and supplied using co-generation system.
- By running the system during the daytime, when the cost of commercial electricity is rather expensive, running costs can be kept down.

### Ice Thermal Storage Equipment

Ice thermal storage equipment uses night-time (22:00–8:00) thermal storage electricity, the cost of which is relatively cheap when supplied by commercial companies, to make ice and then releases heat during the day to act as air conditioning.

- As the proportion of fossil fuels in commercial power is lower at night than during the day, it is possible to control the generation of CO<sub>2</sub>.
- As about 40% of peak load is supplied by means of ice thermal storage, it can be used to cut the peak load during the daytime, thereby reducing running costs.
- Utilizes a new-refrigerant freezer that uses specified refrigerant CFC (R123), the ozone depletion and global warming potentials of which are low.

### The Introduction of Equipment for Disposing of Kitchen Waste

Equipment for disposing of kitchen waste deals with the waste by such means as fragmentation and dehydration, before decomposing it using microorganisms, thereby generating fertilizer.

- Handled about 200 tons of kitchen waste in fiscal 2001.



Kitchen waste disposal equipment



## Hotels and Other Businesses

Our businesses, which encompass such fields as hotels, fitness clubs, golf courses and restaurants, are all businesses that furnish our customers with pleasant ambience. In doing so, we have given rise to various impacts on the environment, such as the consumption of energy and resources.

Tokyu Corporation is actively tackling the harmonization of the environment and comfort, by revising the services that our customers truly want, from the perspective of giving further consideration to the environment.

### Overview

Hotel business (this company directly manages 36 of the 60 Tokyu Hotels\* in Japan, offering 8,940 rooms) (as of April 1, 2002)

\*On April 1, 2002, the old Tokyu Inn Chain and Tokyu Hotel Chain were unified under this name.

Ski resort (Grand Deco Ski Resort)

Timeshare resorts run under a membership system (5 Bigweek resorts, offering 108 rooms)

Management of golf courses (8 golf courses within Japan)

Sports businesses (4 swimming schools, 2 golf practice ranges, sports clubs, etc.)

Restaurants

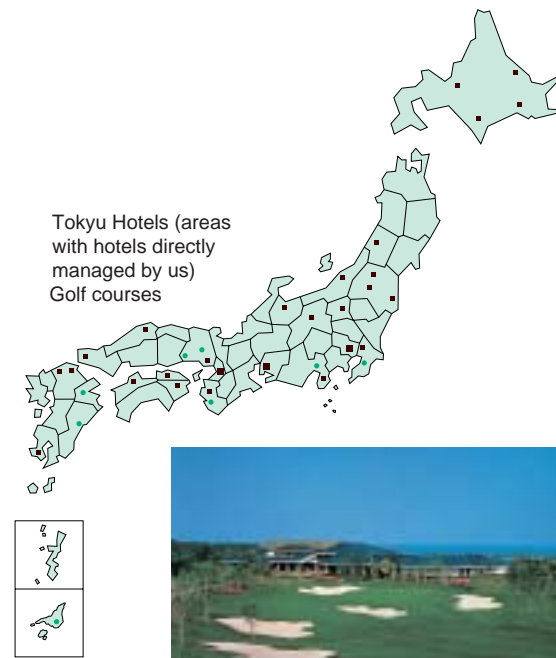
Hospital (Tokyu Hospital)

Video production business (Anniversary Video)

Others



Shibuya Excel Hotel Tokyo



Tokyu Hotels (areas with hotels directly managed by us)  
Golf courses



Hibiscus Golf Club

### The Introduction of the Green Card and Green Coin Systems

The Green Card signifies that guests who are staying more than one night at our hotels do not need their bed linen changed. This system, under which the hotel's housekeeping staff will make up the bed without changing the sheets or replacing the cotton dressing gown if guests hang the Green Card on the doorknob outside their room, has been introduced at the 36 hotels we manage directly. Thus, we are reducing the environmental impact arising from the generation of wastewater as a result of washing bed linen. Furthermore, at the Hotel Grand Deco, we are promoting the popularization of the system by giving coupons to guests who cooperate with us in this.



Complimentary items and a Green Coin

We have been looking at ways to make reducing the use of disposable complimentary items and thereby reducing the environmental impact compatible with our guests' convenience and comfort. As a result, we devised an initiative that, in addition to allowing our guests to choose whether or not to endorse our policy of reducing complimentary items, translates into reality the feelings of consideration for the environment expressed by our guests who do endorse the system, in the form of a donation to afforestation activities.

The Children's Forest scheme run by OISCA is aimed at teaching children in the Asia-Pacific region the importance of forests and nurturing in them a love for greenery; trees are planted at schools with the aim of allowing children to grow their own small forests.

Furthermore, in fiscal 2001 we commenced our new Green Coin initiative.

Under this system, if guests do not use the complimentary items in the bathroom, they can put the Green Coin, which has also been placed on the same tray, in the Green Coin collection box at reception. Based on the number of coins collected, the company provides financial support to the Children's Forest scheme, a global afforestation program run by the Organization for Industrial, Spiritual and Cultural Advancement (OISCA). About 70,000 coins were collected within five and a half months of the system's implementation in fiscal 2001, and the saving on complimentary items allowed us to donate money equivalent to the cost of 70,000 saplings.

The complimentary items covered by the plan are toothbrushes, razors and shower caps in Tokyu Inns; in addition, combs and cotton make-up pads are also covered at the Excel Hotel Tokyo and Tokyu Resorts. If none of these items have been used at all, the guest can bring the Green Coin to reception.

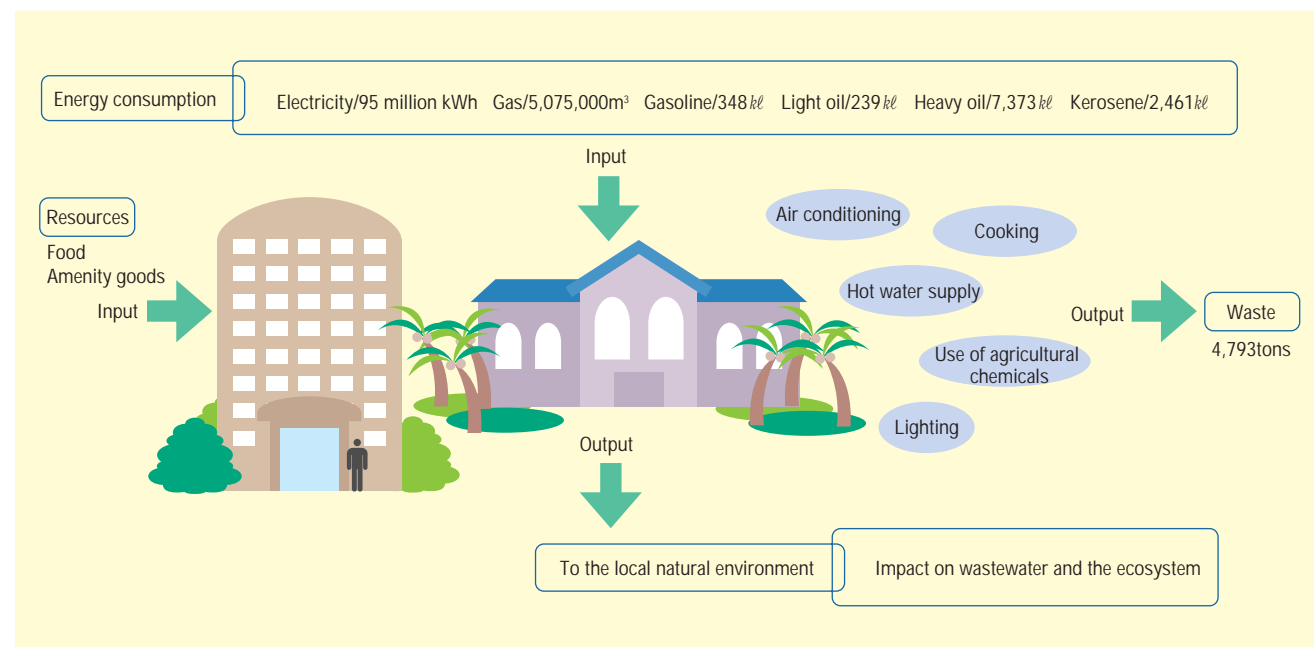


Coin collection box and a Children's Forest supporter's certificate from OISCA

Children's Forest Supporter's Certificate  
Awarded to Shibuya Excel Hotel Tokyo  
Through your Green Coin initiative, your hotel is supporting OISCA's Children's Forest scheme, an afforestation scheme for schools aimed at bequeathing a verdant planet to future generations.  
The Green Coins donated between October 2001 and March 2002 bought 1997 saplings.  
I hereby certify your support of this scheme and express my gratitude for your cooperation.  
March 31, 2002  
Ryoko Nakano  
President, OISCA



### Environmental Impact of Hotels and Other Business



## 5. Compliance with the Law and Litigation

Based on the Tokyu Group Compliance Manual, Tokyu Corporation is not merely content to comply with laws and regulations, but is also tackling compliance from the perspective of ethics and environmental problems. With regard to compliance with laws relating to the environment, the company's Environmental Conservation Office takes a central role in collecting information and making information about environment-related laws and regulations common knowledge by such means as posting it on electronic message boards and holding seminars.

Our response to environment-related regulations that have come into force recently has been as follows:

### Responding to Environment-Related Laws and Regulations

#### Response to the Containers and Packaging Recycling Law

The Containers and Packaging Recycling Law came into force in full in April 2000 and, as our company uses containers and packaging in the sale of goods in our restaurant, hotel and resort businesses, we are obliged to carry out recycling in proportion to the amount of packaging used; we are fulfilling this obligation by contracting out recycling to the Japan Containers and Packaging Recycling Association.

#### Response to the Construction Materials Recycling Law

As a result of the Construction Materials Recycling Law entering into force on May 30, 2002, Tokyu Corporation is obliged to dismantle, separate by type, and recycle waste

generated as a result of any construction work that it commissions or undertakes. The company has been preparing to respond to this law, by such means as undertaking a study of the waste generated by major construction work since fiscal 1998.

#### About the Storage of PCB (polychlorinated biphenyl)

The company stores and indicates the storage location of used electrical equipment containing PCB in line with standards set out in the Waste Disposal Law and the Ministerial Ordinance on the Use of PCBs in Developing Equipment for Railway Rolling Stock.

### Environment-Related Litigation

There was no environment-related litigation in fiscal 2001.

## 6. Handling Other Social Responsibilities

The social environment surrounding private companies is changing considerably and our customers' values becoming more diverse. In order for the company to develop and grow in this environment, we must promote the concept of creative collaboration of the company and individuals, on condition of the autonomy of both.

The company set out its Basic Philosophy for the Personnel System and, is adopting various personnel systems that respect human nature and make use of people's individuality.

### Relations with our Employees

#### Basic Philosophy for the Personnel System

- Respecting individuality and making the best use of people
- Creating a climate in which our employees can work dynamically

#### Basic Personnel Policy

- A performance- and results-oriented system that emphasizes duties, responsibilities and achievements
- Utilizing individuality and expertise to the greatest possible degree
- Establishing cooperative labor based on individual autonomy
- Increasing the desire for challenge, self-fulfilment and growth

### Health and Safety Initiatives

Tokyu Corporation, which functions as a tertiary industry, spares no pains in putting its customers first. We believe that the first step in providing our customers with service from the heart is to build a comfortable working environment in which each and every employee can work healthily, cheerfully and dynamically without accidents.

#### 6th Zero Accident Campaign

(April 1999–March 2004)

#### Objectives for the five-year period

- “ Learning from examples of previous accidents” and preventing the occurrence of similar accidents
- “ Increasing the health of both body and mind ”

## 7. Tokyu Group's Environmental Activities

Under the slogan “Toward a beautiful age—The Tokyu Group”, the group is actively undertaking activities relating to environmental conservation and the support of culture, with a view to realizing the Group Philosophy.

### Tokyu Foundation for Better Environment

Tokyu Foundation for Better Environment was established in 1974. At the time of its inception, only about 30% of the population in the Tama River basin area was served by the sewerage system and various kinds of wastewater from households were being discharged untreated and in vast quantities into the Tama River. Consequently, the river became polluted to such a degree that its surface was a mass of white bubbles from synthetic detergents and these bubbles would be blown into the air when the wind blew.

The organization established in order to improve this situation and promote the cleaning up of the environment in the Tama River and the surrounding basin was the Tokyu Foundation for Better Environment.

Each year, the Foundation solicits research from the public that will be of use in cleaning up the Tama River area's environment; up to the end of fiscal 2001, the Foundation had provided about 1.081 billion yen in financial support for 400 research topics.

Currently, the water quality in the Tama River is improving demonstrably, to the extent that sweetfish now swim in it and one can see people fishing on the banks. In the future, the Foundation will continue with its low-profile initiatives, such as providing financial support for research activities and supporting citizens' activities, with the aim of cleaning up the Tama River.

Financial support by Tokyu Foundation for Better Environment

Fiscal Year	Number of academic research projects	Number of generic research projects	Total number of research projects	Amount (in thousand yen)
1975 ~ 1988	144	78	222	559,841
1989	8	3	11	47,987
1990	10	6	16	48,280
1991	8	6	14	40,023
1992	7	5	12	47,938
1993	10	9	19	47,750
1994	5	8	13	48,169
1995	7	4	11	38,286
1996	8	3	11	30,450
1997	8	6	14	32,448
1998	10	6	16	35,937
1999	11	5	16	36,927
2000	6	7	13	34,047
2001	7	5	12	32,788
Total	249	151	400	1,080,871

\*Financial support includes that for continuous research.

### Promoting the Acquisition of ISO 14001 Certification

Tokyu Group is actively tackling the construction of an environmental management system.

The group has a system by means of which the environmental management officers from Tokyu Corporation and other group companies with experience of attaining this certification support companies in the group which are aiming to acquire ISO 14001 certification.

ISO 14001 Certification Acquisition Result (as of the end of March 2002)

Site of business	Acquisition date
Nagoya Plant Shiroki Corporation	Feb. 9, 1998
Yokohama Campus Musashi Institute of Technology	Oct. 28, 1998
Fujisawa Plant Shiroki Corporation	Dec. 16, 1998
Nagatsuta Rolling Stock Maintenance Center Tokyu Corporation (Currently Tokyu Corporation / Tokyu Technical Service Inc.)	Mar. 19, 1999
Technical Research Institute Tokyu Construction Co., Ltd.	Sept. 22, 1999
Head Office and Tokyo Branch Tokyu Construction Co., Ltd.	Mar. 22, 2000
Yoga Office, No. 1 Service Dept., Business Service Division Tokyu Community Co., Ltd.	Mar. 31, 2000
Headquarters Tokyu Corporation	Nov. 29, 2000
All domestic offices Tokyu Construction Co., Ltd.	Mar. 22, 2001
Kimi-no-mori Golf Club Tokyu Resort Service Kanto Co., Ltd. (Currently Tokyu Resort Service Co., Ltd.)	Mar. 28, 2001
Nagoya Tokyu Hotel	Mar. 28, 2001
Kimitsu Branch, Sotetsu Transportation Co., Ltd. (Currently Tokyu Logistics Inc.)	June 27, 2001
Todabashi Branch Tokyo Tsuun Co., Ltd.	June 27, 2001
Headquarters, Tokyu Service Co., Ltd. (Currently Tokyu Facility Service Co., Ltd.)	Sept. 26, 2001
Headquarters Tokyu Agency Inc.	Feb. 22, 2002



# 8. Data Relating to Tokyu Corp.'s Environmental Impact

In order to ascertain the impact imposed on the environment in the course of our business, we undertake an investigation each fiscal year into the size of the impact generated by each place of business. The following are the investigation results for fiscal 2001 and the previous two fiscal years.

Investigation period: Fiscal year April 1 to March 31

Offices targeted: The investigation targets all offices and other places of business directly operated by the company, but does not include buildings it leases to tenants. (See below for further information)  
(Fiscal 2001: 150 offices; fiscal 2000: 188 offices; fiscal 1999: 173 offices)

Notes:   
 •With regard to photocopying paper, the investigation focuses on A3, A4, B5 and B4 size paper, but uses a numerical value for conversion to A4 equivalent for the purposes of calculation.   
 •The coefficient published in the Report on Calculating the Volume of Greenhouse Gas Emissions (September 2000) by the Ministry of the Environment's Committee for the Calculation of Volumes of Greenhouse Gas Emissions is used to convert values for carbon dioxide emissions.   
 •There are some data for waste volumes that have not been ascertained; these have not been corrected by means of estimated values.   
 •As a result of the closure or integration during fiscal 2000 of service stations managed as part of our real estate business, there is a significant variation in the environmental impact data over time.

### Outline of Places of Business Targeted by the Investigation

#### Railway Business

Fifty places of business, including training schools, stations, a train and bus museum, an operation control center, train operators' offices, engineering depots, track maintenance offices, an electrical control center and offices

#### Real Estate Business

Eleven places of business, including urban planning offices, a property utilization center, Grandberry Mall general office and Tokyu Seminar BE Shibuya school

#### Hotels and Other Businesses

Eighty-nine places of business, including Inns, swimming schools, sports grounds, tennis clubs, golf clubs, restaurants, a hospital, Headquarters, branch offices, an information center and dormitories.

#### Places of Business Targeted Until Fiscal 2000

46 places of business, including dormitories, Anniversary Video, engineering depots, gas stations, project offices, sports clubs, Inns and Resorts.

## Energy and resources used and waste generated in fiscal 2001

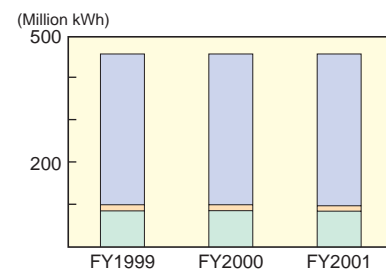
### Carbon dioxide emissions

	Amount used	Heat value equivalent to energy used (unit: GJ)	CO <sub>2</sub> emission (unit: t-CO <sub>2</sub> )
Total		2,253,002	219,828
Electricity	450,658,190 kwh	1,622,369	160,885
City gas	5,106,075 m <sup>3</sup>	209,860	10,978
Propane	111,498 m <sup>3</sup>	10,603	638
Gasoline	399,684 ℓ	13,829	923
Light oil	280,208 ℓ	10,704	740
Heavy oil	7,410,191 ℓ	289,738	20,526
Kerosene	2,613,064 ℓ	95,899	6,559
Incineration of waste	11,056,647 kg		18,579

GJ: giga joule (Joule is a thermal unit, and giga means one billion. 1 giga joule =238 mega calorie)

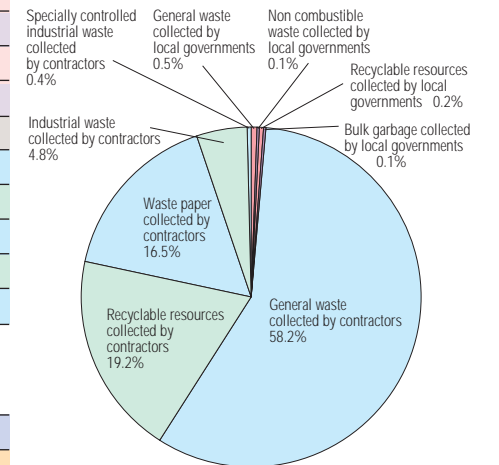
### Electricity used (by business)

	FY 1999	FY 2000	FY 2001
Total	440,165,917	456,569,543	450,658,190
Railway business	340,952,455	353,703,328	355,028,727
Real estate business	1,959,656	2,158,564	829,895
Hotel and other business	97,253,806	100,707,651	94,799,568



### Amount of industrial waste generated by business operation (by type of waste) (Unit: kg)

	FY1999	FY2000	FY2001
Total	9,537,025	10,951,243	11,056,647
Waste collected by local governments	98,150	111,117	105,056
General waste (combustible)	86,531	75,382	57,277
Non-combustible	4,056	9,182	7,431
Recyclable resources	7,513	8,252	25,729
Bulky garbage	50	18,301	14,619
Waste collected by contracted recycling businesses	9,438,875	10,840,126	10,951,591
General waste	6,284,544	6,599,975	6,439,475
Recyclable resources	1,614,837	1,875,286	2,117,681
Waste paper	1,170,814	1,670,304	1,820,324
Industrial waste	273,827	657,822	534,371
Specially controlled industrial waste	94,853	36,740	39,740



### Amount of industrial waste generated by contracted construction work (by business)

	Construction waste generated (t)	Composition (%)	Amount recycled (t)	Recycling rate (%)
Railway business	64,533	92.2	43,877	68.0
Real estate business	5,251	7.5	4,521	86.1
Hotel and other business	234	0.3	158	67.6
Total	70,019	100	48,556	69.3

## Other survey results as of the end of fiscal 2001

### Storage of Halon (extinguishers) (whole company)

	Number of places	Storage amount (Unit: kg)
Total	108	15,607

### Storage of CFCs (whole company)

	Number of places	Storage amount (Unit: ℓ)
Total	3,425	9,839
Transmitters	26	1,086
VVVF equipment	239	1,883
Train air conditioners	3,160	6,870

### Storage of oils

	Storage amount (Unit: ℓ)
Gasoline	63,533
Light oil	90,820
Heavy oil	503,640
Kerosene	162,295
Other	6,750

### Use and storage of agricultural chemicals (9 golf courses)

	Bactericides		Pesticides		Herbicides	
	Amount used	Storage amount	Amount used	Storage amount	Amount used	Storage amount
Liquid (kg)	1,061.2	228.5	2,250.8	55.0	2,082.7	90.8
Liquid (ℓ)	1,010.4	63.0	2,014.6	128.0	1,718.3	346.5
Powder (kg)	2,468.8	281.0	1,598.0	259.0	8,596.0	87.2
Powder (ℓ)	5.0	7.0	47.0	0.0	0.6	0.0

### Company vehicles

	Gasoline-fueled vehicles	Diesel-powered vehicles	Hybrid powered vehicles	Total (Unit: vehicles)
Railway business	46	14	0	60
Real estate business	32	0	0	32
Hotel and other business	102	25	4	131
Total	180	39	4	223

\*Rolling stock detergent, floor wax, high pressure gas, and gases for medical care at Tokyu Hospital are also used.

# Third Party Report

## Third Party Report on the Status of Tokyu Corporation's Environmental Initiatives

### 1. Objectives of and Standards for the Evaluation

At the request of Tokyu Corporation, the Eco-Management Institute undertook an evaluation of the state of the company's environmental initiatives based on the following objectives and standards, and compiled the results in the form of this Third Party Report. This report guarantees neither the appropriateness nor the inclusiveness of the company's environmental initiatives, nor does it vouch for the accuracy or exhaustiveness of the environmental report itself.

#### • Evaluation Objectives

The objective was to evaluate the parameters and performance level of Tokyu Corporation's environmental initiatives and to compile the results of this into a Third Party Report.

#### • Evaluation Standards

The standards for this evaluation were a) environment-related regulations and guidelines; b) Tokyu Group's ethos and Tokyu Corporation's Eco Policy; c) comparisons with other companies in the same businesses of the characteristics of Tokyu Corporation's businesses and important environmental measures in response to current environmental problems; d) guidelines for environmental reports, guidelines for environmental performance indicators, and guidelines for environmental accounting published by the Ministry of Environment; and e) social adequacy as viewed from the perspective of the knowledge and experience accumulated by the Eco-Management Institute.

### 2. Evaluation Process

In this evaluation, the following investigations were conducted between June and July 2002.

#### • Checks of the content of the 2002 Tokyu Corporation Environmental Report

• On-site investigations of 15 places of business, including operators' offices, stations, hotels and sites where urban development and engineering work was being carried out, interviews with those responsible for each place of business and for environmental measures there, and surveys of related documents.

• Interviews with the Chairman and Manager of the Environmental Activities Committee, the relevant divisional directors and those responsible for environmental measures in 6 divisions, including the company's railway business, hotel business, and resort business, and 13 administrative departments including hotel operating company (Tokyu Hotel Management), and four general administrative departments and sections, as well as surveys of related documents.

• Interviews with the Managing Director and director in charge of environmental matters (executive director).

### 3. Results of the Evaluation of the Parameters and Performance Level of Tokyu Corporation's Environmental Initiatives

#### • General Evaluation

In comparison with the evaluation carried out two years ago in 2000:

• in addition to the Tokyu Eco Up Program having permeated the entire organization and percolated through to all the company's employees, the Headquarters have acquired ISO 14001 certification, three-year environmental objectives and yearly environmental targets have been set for each department and level, environmental initiatives have been implemented steadily and the environmental impact has been reduced;

• an environmental information system that collects information on the environmental impact of the whole company is being developed and the quantities of energy and various resources used, and the amount of waste generated are being ascertained appropriately;

thus, the Tokyu Group Philosophy and the Tokyu Corporation Eco Policy is steadily being realised and we highly commend the constant progress that has been made over the last two years.

However, the greater part of these initiatives depend on the daily efforts of each and every employee and, in addition to the fact that it comes across that these initiatives have not necessarily been joined up to the management of the company, a gap can be seen between the initiatives of departments and awareness therein. We believe that this can be seen from the fact that targets for reducing carbon dioxide and waste have not been set for the entire company; that, although environmental objectives and targets have been set in each department, these were not long-term targets based on management targets; and that organic collaboration between the environmental management system and other management systems is insufficient.

In the future, as pointed out in the previous Third Party Report, the serious and concrete consideration of how the Tokyu Group Philosophy of "A Beautiful Living Environment" can be realized will be necessary. At the same time, the contemplation in specific terms of what targets are to be set and what initiatives are to be undertaken in each area of business and in Tokyu Corporation as a whole in the medium- to long-term, from the perspective of environmental harmony, based on the Group Philosophy and the Eco Policy, and the formulation of these targets and initiatives will be necessary. In addition, the clarification of the position of these targets and initiatives in each sphere of business in terms of the overall vision and targets, and of how they contribute to the realization of this overall vision is required.

Moreover, in considering the aforementioned issues of positioning and the setting of targets, specific thought must be given to how to incorporate "environment" into Tokyu Corporation's "corporate values", how to convey this to its customers and how to win their trust. Furthermore, Tokyu Corporation's corporate values should be created by the whole of the Tokyu Group, not just formed by Tokyu Corporation itself. With regard to this point, it can be said that the matter of how Tokyu Corporation will exert its leadership abilities in order to improve the environmental initiatives of all the companies of the Tokyu Group is an issue for the future.

#### • Evaluation of Individual Initiatives

• In Tokyu Corporation's railway business, we highly commend the setting for the first time of long-term environmental targets that are linked to business activities and the formulation of a specific plan aimed at achieving these targets. Moreover, various initiatives that can be said to be of a high standard compared with other private rail companies have taken place in the Railway Division, such as the introduction of 5000 series rolling stock. However, we received the impression that the separation of various types of waste is not being carried out thoroughly in rail-related engineering work and, as the company outsourcing this work, it is necessary for Tokyu Corporation appropriately to tackle the thorough implementation of waste separation and the promotion of recycling, in collaboration with the company carrying out the work.

• In Tokyu Corporation's urban development business, we rate highly the construction and sales of environmentally symbiotic houses and apartments as the beginning of a new initiative, but this is no more than part of the property built and sold by Tokyu Corporation. In the future, we hope that, making use of its know-how in the construction of environmentally symbiotic housing, the company will independently incorporate constant consideration for the environment into all the property with which it deals, and that it will go on to provide high-quality property that includes the environmental quality appropriate to Tokyu Corporation.

• With regard to its office building-related business, we applaud the fact that various advanced environmental initiatives have been taking place, particularly in relation to Cerulean Tower, and constitute a model for future business operations relating to such buildings. In the future, in addition to applying these initiatives to other buildings, we request that, in its position as the owner of these buildings, the company demonstrates leadership in the development in partnership with its tenants of initiatives aimed at reducing the environmental impact arising from the use of these buildings.

• In its hotel business, we would like to praise the company's implementation of the Green Coin initiative and its environmental programs carried out in partnership with hotel guests as being unprecedented in the hotel business. However, these achievements are not being conveyed appropriately to guests. In addition to disseminating information about the achievements of the Green Coin system to guests regularly and in an easy-to-understand fashion, it is necessary to improve the system itself. Furthermore, setting a basic unit that would form the target and standard for environmental conservation in the company's hotel operations could be pointed out as being an important issue to be tackled hereafter.

• With regard to the company's resort-related business, we applaud its initiatives aimed at reducing water, heating and lighting bills. However, particularly in its golf course operations, the separation of various types of waste is not being carried out thoroughly, and we received the impression that there are problems regarding methods of disposing of this waste. In addition to becoming conscious of its responsibility as the generator of this waste and tackling the issue of controlling its generation, it is necessary to take appropriate measures to dispose of it and to carry out recycling.

• A kitchen waste recycling initiative is being carried out on an experimental basis in the company's distribution business. In the future, we hope that this initiative will be expanded and be established as a model for Tokyu Corporation, in collaboration with citizens of the region and local authorities.

• In the General Administrative Division's General Affairs, Public Relations, Compliance and Management Planning Divisions, consideration for the environment can be seen in some of the duties for which these offices are responsible, but their role in the whole company's environmental activities promotion system is unclear. In the future, we hope that the company will ensure coordination between their various functions and the environmental management system.

• Finally, with regard to the Inukura (Miyamae-ku, Kawasaki-shi) land readjustment project being carried out by Tokyu's Real Estate Development Division, we applaud the implementation of park planning that preserves the characteristic natural environment (valleys) of the region in collaboration with citizens' groups in the area; this initiative was positioned by the Ministry of the Environment as a model area in its Biodiversity Conservation Model Areas Plan and demonstrates an admirable new direction for land readjustment projects carried out by means of a partnership between local citizens, regional administrations and businesses.

August 6, 2002



Morishita Ken  
Managing Director  
Eco-Management Institute, Ltd.



## Environmental Accounting (fiscal 2001)

This is summary data based on “the Guideline on the Evaluation and Publication of Environmental Protection Costs, 2002” by the Ministry of the Environment of Japan.

Environmental Conservation costs (Investment)	¥8,010 million
(Expenses)	¥827 million
Benefits of environmental conservation	¥245 million

## History of Our Environmental Activities

- 1972 Tokyu Greening Campaign “Green Present” began
- 1974 Tokyu Foundation for Better Environment established
- 1980 Lightweight stainless steel Type-8090 rolling stock introduced
- 1989 “Tama Den-en Toshi”(Tama Garden City) receives the Japanese Prime Minister’s “Green City Prize”
- 1997 The “Tokyu Group Philosophy System” is decided upon and its new slogan “Toward a Beautiful Age—the Tokyu Group” established
- 1998 Environmental Activities Committee inaugurated
- 1999 “Tokyu Corporation Eco Policy” decided upon  
Nagatsuta Rolling Stock Maintenance Center acquired ISO 14001 certification  
Tokyu Corporation Eco Up Program introduced
- 2000 The Headquarters acquired ISO 14001 certification  
Publication of the 2000 Environmental Report, this company’s first
- 2001 Tokyu Sakuragaoka Building awarded the Special Prize in the Shibuya Ward Large-Scale Building Owners’ Awards  
Tokyu’s Greening Campaign “Green Present” program awarded the Ministry of Land, Infrastructure and Transport’s Prize for Persons of Merit  
Implementing Urban Afforestation Activities  
The First Tokyu Corporation Environmental Awards took place

## Company Outline (As of 31st March, 2002)

Head Office	5-6, Nampo-dai-cho, Shibuya-ku, Tokyo, 150-8511, Japan
Telephone	81-3-3477-6662
Facsimile	81-3-3461-0404
Date of establishment	September 2, 1922
Capital	¥108,820 million
Revenue from operations	¥301,959 million
Number of Employees	3,871
Stock Exchange Listing	Tokyo Stock Exchange

\*Please refer to Annual Report 2002 for details.



2002 Tokyu Corporation Environmental Report

Contact

**Publishing Responsibility: Environmental Activities Committee**

e-mail: [eco.activities@tkk.tokyu.co.jp](mailto:eco.activities@tkk.tokyu.co.jp)

Editing & Translation: Selun office, Tokyu Corporation

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