



TOKYU LAND CORPORATION
COMPANY GUIDE 2023-2024

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The background of the entire image is a collage of various photographs of people in different settings, overlaid with a green geometric pattern of overlapping triangles and polygons. The photos include: a woman in a white tank top looking out a window; a man in a suit pointing; a woman and a young child looking at a book; a man with glasses working on a computer; a smiling man in a white shirt; a woman with glasses smiling; a man and a woman looking at a tablet; a woman in a blue turtleneck smiling; a man and a child smiling; and a woman in a blue blazer smiling.

Sustained and varied community planning
for the wellbeing of every individual

FOR A VIBRANTLY SHINING FUTURE



Message from the President

With the power to create a new era,
an ability cultivated through
70 years of evolution,
we will generate future value by
providing community planning in
which everyone shines

President & CEO

In 2023, TOKYU LAND CORPORATION (TLC) marked the 70th anniversary of its founding.

Since our establishment in 1953, beginning with the development of Tokyo's Den-en Chofu area, the company has carried out a wide variety of projects with the aim of providing the ideal community planning. The history of these past 70 years has truly been one of challenge and evolution. It might be said that the power to change for the future is embedded in our unchanging DNA.

What has made such change possible has been our precise reading of customer needs and our drive to make proposals a half-step ahead of the times. Now, along with the unending challenge of solving social issues, we are a company that creates lifestyles by going beyond the existing frameworks of the real estate industry.

In an era in which society is changing at an unprecedented pace, in order to continue sustainable growth going forward, we are providing community planning in which everyone shines and working to create new value for the future through our various projects.

Accelerating initiatives in Greater Shibuya to create a new atmosphere for the district

In the area within a 2.5 km radius of Shibuya Station we call Greater Shibuya, we are planning to complete and open four projects by fiscal 2024: Shibuya Sakura Stage, Tokyu Plaza Harajuku “Harakado,” Forestgate Daikanyama, and Yoyogi Park Park-PFI Project. Urban redevelopment in Shibuya, said to be a once-in-a-century undertaking, is ready to fully move to Phase 2, area branding through various programs and services.

What will now be necessary is not only the development and management of high-quality buildings and facilities but also a shift to content-based community planning that emphasizes programs and services.

“With people, let's begin” — we coined this phrase prior to accelerating initiatives aimed at creating new lifestyles in the next phase.

People who accumulate in the district create new experiences and projects and then disseminate them to the rest of the world, which then draws new people to the district. The Shibuya of today has been created through this people-centered cycle.

We will take the lead in devising content that is wholly inclusive of creators, companies, visitors, and others to accelerate this cycle, which will then serve to further increase the value of Greater Shibuya.

In community planning, it is important to create a new atmosphere—this has been my experience. The atmosphere created by the culture and buildings rooted in the place and the people who gather there—in other words, the air of the place and its general outlook on the world—capture the interest of the people who come there. It is what makes an area attractive. With Greater Shibuya, we intend to create and disseminate an attractive, emotion-inspiring district.

Increasing our presence as an environmentally advanced company to lead the industry

Along with community planning, we are currently increasing our presence through environmental advancement initiatives.

We have been involved in environmentally conscious initiatives from an early date. In particular, our renewable energy power generation business, launched in 2014, has one of the largest operations in Japan. We also joined the RE100 initiative in 2019, the first real estate company in Japan to do so. Under the initiative, we set the goal of powering all our business activities using renewable energy generated in-house. We originally planned to achieve the goal by 2050, but it was met at the end of 2022 well ahead of schedule. We were not only the first company in the industry but the first operating company in Japan to achieve the goal.

What is required of our business activities is to harness this track record to build an unshakable brand as an environmentally advanced company and to translate this into earnings. We intend to continue to promote environmental management, which is the group-wide policy of the Tokyu Fudosan Holdings Group.

Turning smart city knowledge into solutions

Along with the environment, we are focused on promoting digital transformation (DX), which is essential to the digital age.

Our approaches to the use of digital are multifaceted. In particular, community planning for the smart city in Tokyo's Takeshiba area is positioned as the company's most progressive DX project.

In the Takeshiba area, we are building a community planning model for the smart city that achieves an industry-leading level for facility management and operations and that works to solve local issues through accumulated data and digital technologies.

Going forward, we will actively apply this model to Greater Shibuya and other areas and help solve local issues in regions throughout the country with DX-based solutions.

“WE ARE GREEN” — Integrating diverse green capabilities

The power to change that we have cultivated has been supported by the willingness of each individual employee to take on challenges and an organizational climate that encourages it. This is why we view human capital as our most important management resource and why we make liberal investments in it.

An organizational climate reform project has already been launched on the initiative of junior employees, and we have implemented a variety of measures that include recruiting diverse human capital and enhancing benefits such as paternity leave. We will continue moving forward toward our goal of being the No. 1 developer offering inspiring, comfortable working environments.

“WE ARE GREEN” is the slogan put forth in GROUP VISION 2030, the long-term vision of the Tokyu Fudosan Holdings Group. For this slogan as well, we superimposed the idea of integrating the Group's diverse capabilities with a gradient design in the color green, our corporate color.

Since assuming the office of president & CEO, with “Unite” as a motto, I have called on employees to more strongly come together as a company. As a core company of the Tokyu Fudosan Holdings Group, we will pool know-how cultivated thus far and take on the challenge of even bigger projects in order to drive the Group forward.

Seventy Years of Community Planning

We have always worked with local residents and a diverse range of stakeholders to achieve community planning from a long-term perspective that takes an advanced approach to the environment. Our community planning DNA, passed down within the company since its founding, is being spread across Japan to support a sustainable society and sustainable and inspiring environments.



1918 1923

1953

Establishment
of TOKYU LAND
CORPORATION



1958

The
industry's first
condominium
building



1984

Development and
environmental
conservation existing
in tandem



1955

Japan's
first luxury rental
housing for foreign
nationals



1982

One of Japan's
largest community
planning projects



1994

Japan's first
residential golf
course country
club

1918 Establishment of
Den-en Toshi Company

Established by Eiichi Shibusawa
and others to pursue the ideal
community planning.

1923 Started sales in Tamagawadai
residential area (currently Den-en Chofu)

Developed Den-en Chofu with residences
and gardens existing in harmony
based on Japan's first Garden City plan
originating in the U.K.

1953 Establishment of
TOKYU LAND CORPORATION

Established when real estate division
spun off from TOKYU CORPORATION.
Supplied needed housing and
commercial facilities to support daily
living primarily in Shibuya.

1955 Daikanyama Tokyu Apartments
completion

Developed Japan's first luxury rental
housing for foreign nationals to
address the shortage of housing
available to foreigners.

1958 Tokyuu Skyline completion

Developed a condominium
building with industry-first ideas like
Japan's first auto-lock function and
suggested a new lifestyle.

1965 Tokyuu Home Loan launched

Introduced a residential loan
program featuring the industry's first
seller's guarantee, the precursor to
the current loan system.

1982 Start of Asumigaoka
New Town project

Started one of Japan's largest community
planning projects in harmony with the
environment. The Asumigaoka area was
completed in 1997 and the Asumigaoka
East area in 2010.

1984 Palau Pacific Resort opening

Opened a full-fledged resort hotel
that respects the nature and culture of
Palau and pursues development and
environmental conservation in tandem.

1994 Start of supplying houses for
Kimi no Mori

Planned Japan's first residential golf
course country club (fairway front
town) with houses lining the golf
course.

1998 Environmental philosophy
formulated

Formulated an environmental
philosophy with the goal of creating
value to connect cities and nature,
and people with the future.

See p.38 >

2002



2014



Entered the renewable energy business

State-of-the-art urban smart building



2020

2023

70th Anniversary



① Rendering



One of Osaka's largest shopping malls

2011



Promotion of ESG management

2019



② Rendering



東急不動産は、
環境先進で
未来を拓く。

2002 Ichiban-cho Tokyu Building opening

Completed Tokyu's first office building project using development-type securitization in Ichiban-cho, Tokyo.

2011 Abeno Market Park Q's Mall (currently Abeno Q's Mall) opening

Opened one of Osaka's largest shopping malls, combining comfortable indoor space with outdoor space to experience the passing seasons.

[See p.18 >](#)

2014 Entry into the renewable energy business

Entered the renewable energy business to make renewable energy a primary source of power, thereby accelerating regional development and improving Japan's energy self-sufficiency rate.

[See p.30 >](#)

2019 Endorsement of TCFD recommendations

Led the industry in declaring our endorsement of the TCFD^{*1} recommendations to promote ESG^{*2} management.

SHIBUYA FUKURAS / Tokyu Plaza Shibuya opening

Opened a complex to serve as the gateway to Shibuya as it undergoes redevelopment.

[See p.15 >](#)

2020 TOKYO PORTCITY TAKESHIBA opening

Opened a state-of-the-art urban smart building, an office tower that makes use of real-time data.

[See p.16 >](#)

2022 Switched to 100% renewable energy

Switched to 100% renewable energy for the electricity consumed in our business activities.

[See p.8 >](#)

2023 Seventieth anniversary of TOKYU LAND CORPORATION Completion of Shibuya Sakura Stage (①), Forestgate Daikanyama (②), and Tokyu Plaza Harajuku "Harakado" (③)

Facilities contributing to the advancement of Greater Shibuya were developed in succession.

[See p.13-14 >](#)

Fumi Nikaido, an actress with a strong interest in environmental issues, was featured in commercials. (④)

^{*1} TCFD stands for the Task Force on Climate-related Financial Disclosures.

^{*2} ESG stands for environmental, social and governance.



Environmental Initiatives

We tackle environmental issues through our wide range of business activities with the goal of realizing a sustainable society. This is embedded in our DNA as a company. By expanding our renewable energy business and strengthening other environment-related businesses beyond the bounds of real estate, we strive to create cities and lifestyles that coexist and harmonize with nature.

Environmental vision

Environmental philosophy We will create value to connect cities and nature, and people with the future.

Environmental policy We will make efforts to harmonize the environment and the economy through business activities.

Environmental action We will tackle five environmental issues from three viewpoints.

[Five environmental issues]

Climate change	Biodiversity conservation	Pollution and resources	Water use	Supply chains
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Medium-Term Management Plan

Expanding business opportunities with the environment as a starting point



Decarbonized society

- Achievement of RE100 and introduction of internal carbon pricing (ICP)
- Introduction of ZEBs and ZEHs with acquisition of environmental certification
- Renewable energy, energy savings, and energy creation

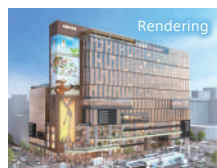
CASE 01

As of December 2022, we have switched to 100% renewable energy for the electricity used at all 244 company-owned facilities,^{*1} including office buildings and commercial facilities. This has allowed us to meet the requirements of RE100 and reduce our CO₂ emissions by around 156,000 tons annually.



CASE 02

We promote the development of ZEBs^{*2} and ZEHs^{*3} to reduce energy consumption. Along with achieving 100% for ZEBs by fiscal 2030 and for ZEHs by fiscal 2023 (both on a construction-start basis), we will also promote the acquisition of various environmental certifications that indicate a building's environmental performance.



Recycling-based society

- Reduction of waste and water usage
- Utilization of stock
- Projects in harmony with communities and the environment

CASE 01

At KUDAN-KAIKAN TERRACE, a new building was developed while preserving and restoring a portion of the historic Kudan Kaikan. This resulted in a development project that limited CO₂ emissions and waste volume. The building has also acquired various environmental certifications thanks to its high level of environmental performance.



CASE 02

At TOKYU Harvest Club, we plan to introduce food waste bio-composting machines at all facilities by fiscal 2025. Food waste will be turned into high-quality fertilizer and provided to local farmers, and then local agricultural products will be consumed at the hotel with the aim of creating a food cycle with local production and consumption.



Biodiversity conservation

- Urban greening and long-term maintenance and management
- Forest conservation and utilization
- Sustainable procurement

CASE 01

We conduct urban development in a manner that not only maintains an abundance of greenery but also stays in close alignment with ecosystems. At TOKYO PORTCITY TAKESHIBA, we carry out initiatives that raise awareness of the natural environment in the urban setting, including rice-planting and beekeeping programs.



CASE 02

At Tokyu Resort Town Tateshina, we promote the MORIGURASHI® concept of local sustainable recycling. As a part of this, forests are thinned appropriately to encourage their growth and have been certified under the government's J-Credit Scheme for absorbing approximately 50 tons of CO₂ annually.



^{*1} Excludes facilities outside the scope of RE100 and facilities for which the company does not have energy management authority.

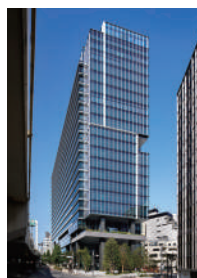
^{*2} A zero-energy building (ZEB) is a structure that seeks to reduce annual primary energy consumption to net zero by increasing energy efficiency and introducing advanced renewable energy technologies. There are various classifications, including Nearly ZEB (75% or higher energy savings), ZEB Ready (50% or higher energy savings), ZEB Oriented (buildings with floor space of at least 10,000 m² with 40% or higher energy savings if an office, etc. and 30% or higher energy savings if a hotel, etc.). Our initiatives fall within this range.

^{*3} A zero-energy house (ZEH) applies to condominiums. The categories include ZEH-M (100% or higher energy savings), Nearly ZEH-M (75% or higher energy savings), ZEH-M Ready (50% or higher energy savings), and ZEH-M Oriented (20% or higher energy savings). Our initiatives fall within this range.

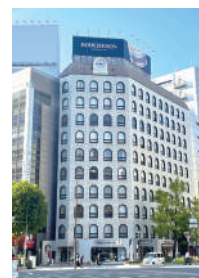
Renewable energy fueling all our electricity needs since December 2022

Drawing on our strength in developing renewable energy projects in-house, we have switched to 100% renewable energy for the electricity consumed^{*1} by our offices and owned facilities.^{*2} Along with achieving the requirements of RE100, a first for an operating company in Japan,^{*3} we are reducing CO₂ emissions by around 156,000 tons per year, the equivalent of around 80,000 general households. The environmental value we generate is being provided to our stakeholders as we move steadily toward realization of a decarbonized society.

Examples of facilities that have completed the switch to renewable energy



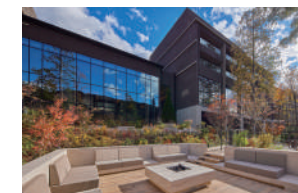
Head office in Tokyo
SHIBUYA SOLASTA



Kansai Branch office
Shinsaibashi
Tokyu Building



Senior housing
Grancree Setagaya
Nakamachi



Hotel
TOKYU Harvest Club VIALA
Kinugawa Keisui

TOKYU LAND CORPORATION's renewable energy business

ReENE

We are developing nationwide solar power and wind power generation facilities under the ReENE brand name. Currently, the business is developing into one of Japan's largest renewable energy power generators.

[See p.30 >](#)



ReENE Shizuoka Koyama
Solar Power Plant

Total number of
operations

89

Rated capacity

1,582_{MW}

General households^{*4}

Approx.
732,000 households'
worth

(As of May 31, 2023)

^{*1} Excludes electricity from on-site cogeneration because RE100-approved green gas does not exist on the Japanese market. We conduct decarbonization initiatives using carbon neutral gas supplied by Tokyo Gas.

^{*2} Excludes properties scheduled to be sold or torn down that are outside the scope of RE100 and certain joint projects for which TOKYU LAND CORPORATION does not have energy management authority.

^{*3} Excludes financial institutions.

^{*4} Calculated based on an assumed annual consumption of electricity per household of 4,743 kWh (From Japan Photovoltaic Energy Association Labeling Guidelines for FY2022).

Digital Transformation (DX) Initiatives

In this age of uncertainty and unpredictability, we are transforming as a company to keep pace with the sharp acceleration in digitalization. We are actively promoting DX on a number of fronts, including building smart cities, creating new value through the use of digital technologies, and increasing the value of the customer experience by combining real and digital elements.

A city operating system to raise area value

We are involved in building a model smart city in the Takeshiba area. Utilizing real-time data obtained from city activities and attribute information on visitors, we conduct disaster simulations and provide optimal services to strengthen disaster preparedness and increase convenience.

[See p.16 >](#)



Showroom tours via digital twins

At BRANZ condominiums, we have begun conducting sales activities using digital twins to directly convey the appealing features of our properties. Customers can see inside the building in a digital space as if playing a video game. Making use of digital twins instead of building models and showrooms also helps reduce the materials needed at the site of sales activities and lower the environmental impact associated with their disposal.

[See p.28 >](#)



The world's first community planning initiative to employ IOWN* services

Together with the NTT Group, we are promoting community planning in Greater Shibuya to provide cutting-edge convenience combined with lower environmental impact. Teleconferencing that feels like meeting in person, automated real-time translation, realistic "dress-up" cameras at shopping malls, smart gyms, and more—by utilizing super high-speed, low-latency IOWN services, we aim to make possible a Shibuya-style urban lifestyle.



Shibuya Sakura Stage

* Acronym for innovative optical and wireless network. A network and information processing infrastructure, including terminals, that uses optical and other innovative technologies to make it possible to provide high-speed, large-capacity communications and large amounts of computing resources in order to optimize the individual and the whole based on all available information.

Selling first tracks using NFTs

At Niseko Tokyu Grand HIRAFU, we sold non-fungible tokens (NFTs) that provide early entry rights during the winter season. NFT holders get the thrill of making the first tracks down the mountain that day. By using NFTs to commercialize the special appeal of Niseko's powder snow, we have not only created a novel experience not found at other resorts but also extended our reach to a new customer segment.

[See p.40 >](#)



Human Capital Initiatives

Based on our human capital policy that seeks to encourage the assertiveness and potential of each employee and support employees' challenges and autonomous decision-making, we aim to become the No.1 developer offering inspiring, comfortable working environments while fostering an organizational climate with a high degree of psychological safety.

Work motivation

[Major systems and initiatives]

- One-on-one, 360-degree feedback
- On-the-job training systems and inter-departmental mentor system
- Job rotation and internal free agent (FA) systems
- Promotion challenge and development programs
- Individual career interviews
- Voluntary training to support independent career advancement
- Employee-driven organizational climate reform activities
- Internal venture scheme (Tokyu Fudosan Holdings)



Comfortable working environments

[Major systems and initiatives]

- Utilizing diverse human capital by recruiting for individual job types
- Supplying all employees with a PC for remote working
- System for accumulating leave for childcare, and training related to childcare leave and paternity leave
- 94% paternity leave rate
- Systems for temporary retirement due to personal circumstances and return to work
- 100% physical exam participation rate
- 98% stress check ratio
- Introduction of KENPOS app, a health incentive point system
- Utilization of satellite offices

GREEN FLAG PROJECT

This is an organizational climate reform project spearheaded by over 100 mainly young employee volunteers. The project slogan is: Everyone is different. Let's try it! Let's go!. Each employee serves as a flagbearer in the drive to reform our corporate climate by invigorating inter-departmental communication, nurturing human capital, and improving business administration.



Employee engagement survey

We administer an employee engagement survey on a regular basis to quantify the status of employee work motivation and comfortable working environments. In fiscal 2022, we achieved the AA rating, the goal our Medium-Term Management had set for fiscal 2025. Going forward, we will continue to improve the environment to maintain our rating.



Promoting DE&I

The concept of DE&I, which stands for diversity, equity, and inclusion, means to create an environment where diverse human capital respects one another and where everyone can engage in activities with equal opportunity. We consider the active participation of diverse human capital to be indispensable, and we have created a DE&I Vision and are promoting initiatives for it.

For details >



URBAN DEVELOPMENT

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Creating attractive cities and lifestyles

Offices with green spaces for workers to relax. Commercial facilities that offer valuable experiences. Urban development projects that create spaces for a multitude of life situations and use advanced technology to resolve social issues. Having always striven to provide the ideal community planning, what we want is to create an urban future in which all people can spend rich, happy times.

Community Planning in Greater Shibuya

Create new value by integrating living, working, and playing

The Tokyu Group has positioned the Shibuya Station area as the Group's core base and defined Greater Shibuya as the area within a 2.5 km radius of Shibuya Station as we have worked to improve the area's sustainable long-term value. We are now accelerating Shibuya's unique development by proposing new lifestyles to attract people and companies.

The evolving Greater Shibuya Area Concept

We have advanced and deepened our Greater Shibuya Area Concept (Greater SHIBUYA 1.0) by expanding the district's community planning from specific spots to a whole area, and formulated Greater SHIBUYA 2.0. We aim to realize a unique Shibuya-style urban life by strengthening digital and sustainable initiatives and fusing the three elements of living, working, and playing.



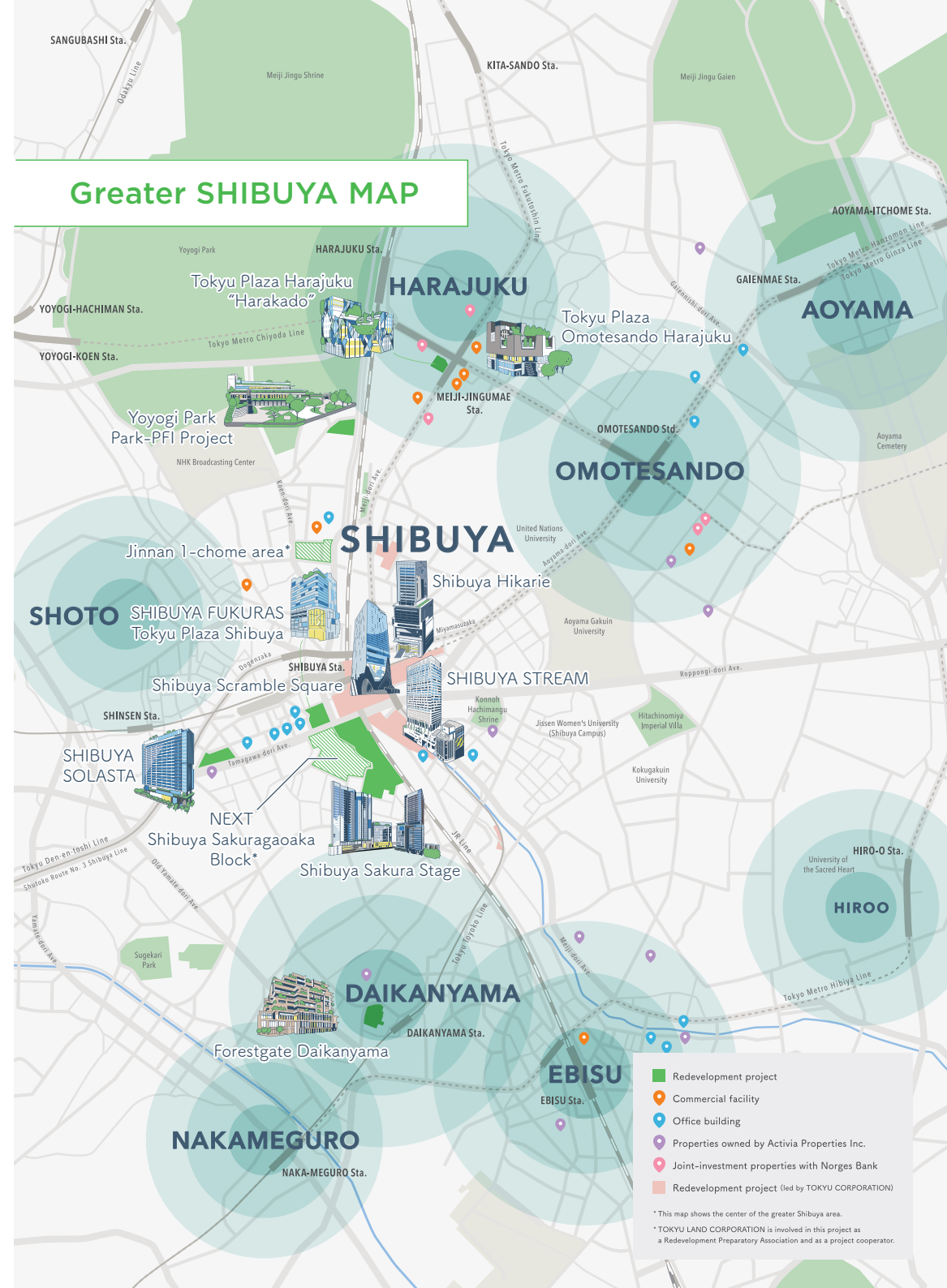
Shibuya Station area image circa 2027
Provided by TOKYU CORPORATION

Urban development

The Shibuya Station area is undergoing a once-in-a-century large-scale redevelopment. Along with redevelopment projects to enhance surrounding mobility, we are developing and operating various commercial facilities and office buildings, and introducing international medical facilities and other global functions. We are determined to invigorate Shibuya as an international city.

Initiatives to increase the district's attractiveness

We are making Greater Shibuya more attractive as a district both by developing properties and engaging in initiatives like startup co-creation and area management. We are actively promoting initiatives to create a cycle of *creation* of new experiences and projects, *dissemination* that generates empathy from around the world, and *accumulation* of diverse people and corporations.



A fulfilling area that heightens its multiple attractions and proposes new lifestyles

Greater Shibuya projects



A complex befitting the international city of Shibuya

Shibuya Sakura Stage

A large-scale mixed-use complex adjoining Shibuya Station for working, living, and playing, Shibuya Sakura Stage will help strengthen Shibuya's international competitiveness with facilities in support of global lifestyles and services for entrepreneurs. It will include a plaza filled with greenery and host events to create a lively urban vitality.

(Scheduled to be completed in November 2023)



New home, work, and play connected via green, a base for sustainable activities

Forestgate Daikanyama

Forestgate Daikanyama is a lush green complex consisting of two buildings, the MAIN Building and the TENOHA Building, located in Daikanyama that has a unique presence and distinctive atmosphere. The MAIN Building, which comprises rental housing, shared office space, and commercial facilities, suggests new lifestyles in which the overall facilities will be a place to live with seamless integration of work styles, home styles, and play styles.

(Scheduled to open in October 2023)

TENOHA Daikanyama

The TENOHA Building, which consists of a café and event space, is a base for activities that connect community and city through collaborations with businesses and government involved in the circular economy, with a primary focus on providing sustainable living experiences.

(Scheduled to open in October 2023)



Greater Shibuya projects



A bustling urban commercial base where individuality intersects

Tokyu Plaza Harajuku "Harakado"

Witness the advent of this new commercial base on the Jingumae intersection, the center of the Harajuku-Omotesando area where individuality constantly intersects and unique movement is born. Connecting the bustle of Omotesando and Meiji Dori will further enhance the area's potential.

(Completed in August 2023; scheduled to open in April 2024)



Creating tranquil greenery with diverse venues to connect park and city

Yoyogi Park Park-PFI Project

As a company submitting a Project for certification under the Tokyo Metropolitan Government's Park-PFI program, a private financing initiative, we will conduct development and operations management for Yoyogi Park drawing on the unique characteristics of its location neighboring Shibuya and Harajuku and the park's abundance of trees and vegetation. We aim to develop the park for the enjoyment of all visitors by creating places for a diverse range of activities within the park's tranquil greenery.

(Scheduled to go into service in February 2025)



Greater Shibuya projects



A space of burgeoning happiness in front of Shibuya Station where redevelopment is underway

SHIBUYA FUKURAS

The upper floors consist of rental offices and membership-based shared office space, the middle and lower floors house Tokyu Plaza Shibuya, and the first floor has a tourist information center and a bus terminal offering convenient access to airports. As the gateway to Shibuya, the building serves as a base for urban tourism.

Tokyu Plaza Shibuya

This commercial complex has shops and restaurants designed to appeal to adults with sophisticated urban sensitivity, starting with CÉ LA VI on the 17th and 18th floors. Connected by the walkway to Shibuya Station, the complex is highly accessible.



An office building catering to working people for greater creativity and productivity

SHIBUYA SOLASTA

One of the few large-scale office buildings in Shibuya, vegetation extends vertically from the entrance to the rooftop garden, providing a rich experience of nature even when inside. With a host of third places, the building facilitates work styles with a high level of intellectual productivity.

Sky Terrace on the 21st floor

The top floor features a terrace space that office workers and visitors alike are free to use. With expansive views and numerous places to relax in the shade of the trees, the terrace makes for a very pleasant and inviting space.



Fostering experience, empathy, and co-creation, a new center for cultural dissemination

Tokyu Plaza Omotesando Harajuku

"Only here" and "Because it's here" in concrete form. Aiming to become a large information dissemination base in the center of Japanese fashion and culture, this complex continues to create and communicate new culture on the corner of the Jingumae intersection, where many people congregate.

Omohara Forest relaxation plaza

The rooftop Omohara Forest plaza is open for public use. It blends in with the surrounding Meiji Shrine forest and Japanese Zelkova trees lining Omotesando, embodying a facility that exists in harmony with the local community and environment.



A community-rooted smart city that engages in the whole area

In the Takeshiba area, we are creating new lifestyles featuring proximity between workplaces and residences, revitalizing the surrounding area, and solving issues by connecting people, information, and businesses worldwide.

Enhancing the attraction and vitality of entire areas



Smart urban buildings driven by real-time data

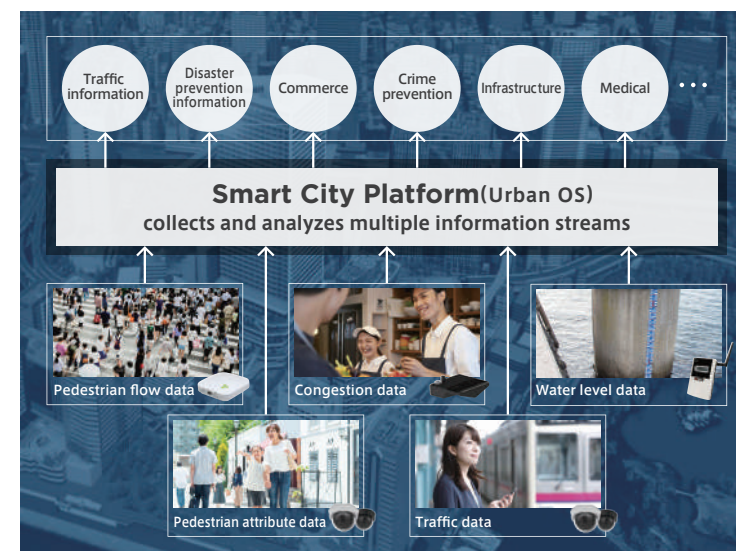
TOKYO PORTCITY TAKESHIBA

TOKYO PORTCITY TAKESHIBA, opened in September 2020, is a large-scale complex that incorporates IoT into office and commercial spaces. The cutting-edge urban smart office tower uses real-time data to offer ultimate comfort. The Skip Terrace boasts multiple open spaces and luscious greenery and helps propose a new urban workstyle that enables people to sense the surrounding water and greenery while they work.

Community-rooted activities fueled by industry-academia-government cooperation

Area management

This site spans approx. 28 hectares. We aim to inspire new public-private sector cooperation by establishing an area management organization to guide the area in tandem with a council comprising people from the local community and representatives from the government. We also aim to revitalize the region through industry-academia-government cooperation, including schools and research organizations. We have unearthed various local resources, which we are using to help update Takeshiba city, such as the Takeshiba Seaside Music & Dining festival on the pier and the lighting up of the Kyu-Shiba-Rikyu Gardens.



Leveraging cutting-edge technology across the city

Building a smart city

We use our data stores to help resolve issues in Takeshiba and surrounding communities. The area was selected for the Smart Tokyo project promoted by the Tokyo Metropolitan Government and the FY2021 Smart City Advance Model project operated by Japan's Ministry of Land, Infrastructure, Transport and Tourism, so we are striving to build a world-pioneering smart city model.

Development projects that enhance city appeal

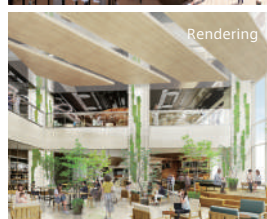


Creating new vitality at the gateway to Susukino, Sapporo

COCONO SUSUKINO

A lifestyle hotel, a cinema complex, a food hall and lane, and indoor and outdoor plazas facing the intersection—with content not found in the current Susukino as its draw, COCONO SUSUKINO will lend vitality to the district both night and day and raise its overall potential. Designed with consideration for the environment as well, the complex is ZEB Ready certified.

(Scheduled to be completed in fall 2023)



Supporting “work” with history and cutting-edge technology

KUDAN-KAIKAN TERRACE

This primarily office-building project adds fresh value by preserving and rebuilding a portion of the historic Kudan Kaikan. It provides next-generation offices integrated with the history and manner of their location that simultaneously help solve social issues around the themes of health, safety, and security and offer high-level functionality with cutting-edge Internet of Things (IoT) technology, a public-benefit cafeteria, and medical services.

Kudan Kaikan, a Tangible Cultural Property of Japan

The former Kudan Kaikan became a registered Tangible Cultural Property of Japan in September 2019, because its solid castled exterior and sophisticated Art Deco ornamentation symbolizes the Kudanshita streetscape.



Development projects that enhance city appeal



Co-creation project to further enhance the world's No.1 terminal station

Shinjuku Station West Exit District Development Plan

This large-scale complex development project symbolizes the integrated reorganization of Shinjuku Grand Terminal with office space, retail, business emergence, and other functions provided directly above Shinjuku Station, the busiest train station in the world in terms of passenger throughput. We aim to maximize project value through co-creation with Odakyu Electric Railway and Tokyo Metro. (Scheduled to be completed in fiscal 2029)

Note: Basic agreement signed with Odakyu Electric Railway on February 9, 2022 to participate as a joint operator candidate.



A space for bustle and relaxation at the new Minoh-Kayano Station in Osaka

Minoh-Kayano Station Front Development Project (tentative name)

We are developing a station building and under-track stores in a complex that integrates a bus terminal, plaza, and commercial facilities in front of Minoh-Kayano Station, which is scheduled to open at the end of fiscal 2023 with the extension of the Kita-Osaka Kyuko Namboku Line. Along with the adjacent Minoh Q's Mall, the facility will harmonize with the environment and help create urban vitality while also offering space for visitors to relax and rejuvenate. (Scheduled to be completed by the end of fiscal 2023)

A premier Osaka commercial facility gets close to local life

Abeno Q's Mall

Adjoining Tennoji Station, this facility meets diverse local needs and enjoys steady growth as one of Osaka's largest commercial facilities. With a Q's Park, it aims to be a community-focused one-and-only facility by providing inviting spaces where families can spend time even when not shopping.



GREEN WORK STYLE Work styles for creating the future you

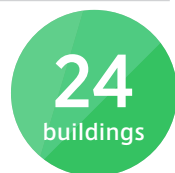
"GREEN WORK STYLE" is a new way of working for creating the future of each individual that is being proposed by TOKYU LAND CORPORATION. Where and how do workers work? We aim to raise corporate value and realize wellbeing for workers through both workplaces and office solutions using the diverse power of "green" with a focus on health, safety, the environment, and sustainability.



DBJ Green Building Certification

As of March 31, 2023

Our office buildings and commercial facilities amply clear the required standards for future real estate, such as combatting heat islands and reducing CO₂. Currently, 24 of our buildings are DBJ Green Building certified.



Center Office

building smiles

東急不動産のオフィス

We provide high-quality office buildings that incorporate the worker's perspective throughout based on our "'building smiles' for office buildings" concept. We create spaces where people can work in an authentic and relaxed way.



Shared Office



Business-Airport offers membership-based shared office space in 20 primarily city center locations. We support members' business with luxurious spaces similar to airport lounges and are expanding the business in terms of both services and workspaces.

(As of March 31, 2023)

Flexible Office

QUICK by 東急不動産

Our QUICK service enables tenants to move in and out flexibly. Effective for short-term use or minimizing initial costs, companies can use the service flexibly as they grow.





It's Always You.

What makes customers really happy? We believe it is valuable experiences that make people feel excited and inspired, not just things.

We aim to create commercial facilities befitting the new era together with our customers by fusing real and digital spaces and creating bases for valuable interaction.

あなたと、いつも、ずっと。
It's Always You.
東急不動産のショッピングセンター

Our thoughts

To gather in the city and devise things from your point of view. To create and nurture places in the city that you will love. All our thoughts and steps are focused on our It's Always You approach.



Major brands

TOKYU PLAZA

Urban landmark commercial facilities that add an extra sense of quality to everyday life

Q plaza

Commercial facilities housing multiple shops to satisfy cities brimming with individuality

Q's MALL

Friendly, community-rooted mall-type commercial facilities

MARKET SQUARE

Power center commercial facilities housing large specialty stores



New-era commercial base offering experiences and empathy

Tokyu Plaza Ginza

This commercial facility offers high-class and the latest trends based on our "Creative Japan: The world gets interesting from here" development concept. We introduce new experiences and empathetic content and further strengthen our ability to convey information across the city.

Further revitalize the real estate investment market, respond to increasingly diverse investment needs

We utilize our office buildings, commercial facilities, residences, logistics facilities, and other excellent assets in the Tokyo metropolitan area and other major cities across Japan to actively promote the real estate management business through listed REITs and private REITs.

TOKYU LAND CORPORATION's three REITs

TLC REIT Management Inc.
[Asset management company]

Activia Activate + ia = vibrant venues	Comforia Comfort + ia = comfortable venues	Broadia Broad + ia = spacious venues
Listed REIT	Listed REIT	Private REIT
Managing body Activia Properties Inc.	Managing body Comforia Residential REIT, Inc.	Managing body Broadia Private REIT, Inc.
Main investment targets Office buildings Commercial facilities (including hotel tenants) 	Main investment targets Residences 	Main investment targets Office buildings, commercial facilities, residences, hotels, logistics facilities Other investment targets Healthcare facilities, infrastructure, parking lots, etc.

Note: "ia" is a Latin word ending that can be used to express location.

(As of March 31, 2022)

Private real estate fund

Tokyu Land Capital Management Inc.
[Asset management company]

We respond to various investor needs, including private funds that meet the needs of institutional investors and pension funds, third-party entrusted management, entrusted management from specific purpose companies and special purpose companies that we invest in. In addition to office buildings, commercial facilities, and residential buildings, we are strengthening infrastructure & industry as another investment target field.

Making your home the beginning of your future

You might have a comfortable place to live, but that means nothing if we have no future. So here's what we think. Residences that are used longest should be the most environmentally friendly. That's why we create green housing. We intend to evolve the concept of residence for a future in which all people can live healthy and comfortable lives.

RESIDENTIAL

CONTENTS

- 23 Main Brands
- 24 New Condominiums
- 25 Rental Residences
- 26 Student Residences
- 27 Redevelopment
- 28 DX

Homes that respond to various lifestyles and enhance the value of life



BRANZ

New condominiums BRANZ

BRANZ provides environmentally progressive condominiums with new ideas and systems for realizing sustainable, comfortable living while contributing to the environment. Based on our desire to make the homes used the longest the ones that are friendliest to the environment, we realize the "GREEN LIFE STYLE," connecting daily wellbeing, friendly to both people and the environment, with the future.

DESIGN

Design in pursuit
of green

QUALITY

Sustainable future
quality

SUPPORT

Support as
life partner



COMFORIA

Rental residences COMFORIA

COMFORIA offers beloved, timeless residences that give ample thought to the environment and progressive lifestyles. By providing the optimal answer to changes in the times, we deliver the next level of comfort.



CAMPUS VILLAGE

Student residences Campus Village

Campus Village is our student residence brand, providing safe and secure living for students. We offer everything from development to operation together with Group company NATIONAL STUDENTS INFORMATION CENTER CO., LTD.

MAJES

Highly renovated condominiums MAJES

MAJES is a brand of condominiums for sale in fully-renovated city-center apartment blocks with high rarity value. The brand offers high-status designs that befit their highly popular urban locations.

Environmental progress, starting with homes. [New condominiums BRANZ]

BRANZ

With a view to a beautiful future, environmentally progressive BRANZ condominiums provide a “GREEN LIFE STYLE” based on the three values of design, quality, and support.



Residences with progressiveness and aesthetic sense that harmonize history and nature

BRANZ Chiyoda Fujimi

Located on a hill in Tokyo's Chiyoda Fujimi area, famous as an exclusive residential district, this condominium with design supervised by Kengo Kuma & Associates gives expression to a harmony between history and the natural environment. Equipped with advanced facilities and features for enriched living, the condominium contributes to a decarbonized society in terms of both energy savings and energy creation.

(Scheduled to be completed in December 2024)



One-of-a-kind tower in the sky illuminating all of downtown Osaka

BRANZ Tower Osaka-Hommachi

This next-generation condominium tower exudes an unparalleled presence in the Hommachi district of downtown Osaka. Common areas are consolidated on the 42nd floor, the highest floor, creating a welcoming space that feels a part of the sky. The condominium also fully accommodates the latest in urban lifestyles through such amenities as delivery storage lockers for frozen and refrigerated products, a first in Japan.

(Scheduled to be completed in November 2023)



Commercial featuring actor Hiroki Hasegawa

GREEN LIFE STYLE

A wellbeing lifestyle friendly to people and the environment

The “GREEN LIFE STYLE” proposed by TOKYU LAND CORPORATION is a wellbeing lifestyle friendly to people and the environment that will endure far into the future. By providing sustainable, environmentally conscious residences and services, supporting health and child-raising, forming communities, accommodating pets, and engaging in other social issues, we will realize a future in which all people can live healthy and pleasant lives.

Residential comfort beyond all expectations [Rental residences COMFORIA]



COMFORIA provides progressive comfort through residential living with the three experience values of *active, comfort, and sustainable*.



Highly convenient living space for daily enrichment and comfort

COMFORIA Morishita Riverside

In a great location in a relaxed old town area facing the Sumida River with access to two stations and three train lines, this rental residence provides both convenience and enriched living with a supermarket on-site, a lounge for remote work, and a service that allows food to be ordered via an app.



With a beautiful appearance, creating a new view in central Osaka

COMFORIA Liv Sakaisuji Honmachi Q

Located in central Osaka, the stylish exterior of this rental residence expresses a commitment to beauty. With storage spaces for all units, an on-site fitness gym, and electricity with nonfossil certificates used in common spaces, the residence also gives thought to the environment and to the convenience of occupants.



DBJ Green Building certified

DBJ Green Building is a certification program established by the Development Bank of Japan to support green building initiatives through the evaluation of properties that take measures for the environment and society.

COMFORIA Liv Sakaisuji Honmachi Q (sold)*1 (4 Stars), Taito-ku Higashi-Ueno 6-chome Project (4 Stars), and BPR Residence Osaka Honmachi Q (3 Stars) have newly earned this certification. Pivoting on environmental initiatives and quality that draws on the development experience and track record we have cultivated to date, we will continue to develop environmentally progressive condominiums and going forward make this certification standard*2 for the entire COMFORIA series.

*1 The name of the property as of June 2023.

*2 Excludes certain properties not developed or managed by TOKYU LAND CORPORATION.

Encounter an infinite future, every day. [Student residences Campus Village]

CXMPUS YILLXGE

We want you to live full daily lives and experience many different things as a student with infinite possibilities. Campus Village embodies that life, and our wishes, in concrete form.



Ecological student residence that uses recycled materials to reduce furniture waste

Campus Village Chitose-Karasuyama

This student residence uses sustainable furniture made from recycled materials and employs a recycling system post-use of repair, reuse, and repurposing to prevent the furniture from going to waste. Opportunities are also created to learn about how the furniture was developed and how it is subsequently recycled in order to raise student awareness of the United Nations Sustainable Development Goals (SDGs).



Designed for communication, one of Osaka Prefecture's largest student residences

Campus Village Osaka-Kindaimae

Intended primarily for students of Kindai University, which has the largest student body in western Japan, this student residence with meal service is one of the largest in Osaka Prefecture. The entire first floor, which includes shared kitchen space and a recreation room, is dedicated to social space, providing diverse possibilities for self-initiated socializing by students.

Circular economy

The furniture and interiors that are used daily incorporate circular design, which integrates processes from resource procurement to manufacturing to realize resource circularity. A space is created that allows residents to learn about the circular economy through firsthand experience.



Good Design Award 2020



Our Campus Village series was awarded the 2020 Good Design Award by the Japan Institute of Design Promotion for systems that facilitate rich interactive experiences when living with friends during the sensitive student years and involve students themselves in creating living spaces suited to modern student lifestyles.



The shared kitchen at Campus Village Shiinamachi

Redevelopment that helps resolve local issues

We seek to utilize the Group's comprehensive strengths to create bustle through multi-functional combined urban development that fuses diverse lifestyle scenes, and to strengthen redevelopment designed to help resolve local issues.

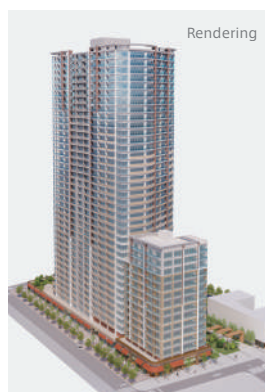
Housing-centric redevelopment

Improve disaster preparedness and city infrastructure to create safer, livelier cities

Shirokane 1-chome West Central Block Type 1 urban redevelopment project

Densely packed with residences and small factories, this block posed safety and disaster preparedness problems. The Group is developing infrastructure, including a new square that will also serve as a disaster control base, and improving pedestrian flows to create a safe, comfortable town with improved disaster preparedness and generate new city appeal.

(Scheduled to be completed in fiscal 2028)



Community development that solves safety and disaster preparedness issues and makes the most of the Meguro River environment

Higashigotanda 2-chome Block 3 Type 1 urban redevelopment project

We are carrying out a redevelopment project between Osaki and Gotanda Stations that maximizes the location opposite the Meguro River. We aim to create a space for water lovers along the Meguro River using land reasonably and soundly and developing buildings with excellent earthquake resistance, roads, pedestrian spaces, parks, and squares.

(Scheduled to be completed in fiscal 2027)



Ultra-high-rise tower for mixed-use station-front redevelopment contributes to a decarbonized society

THE TOWER JUJO

A station-front redevelopment complex that integrates living, retail, and public services, and centers on an ultra-high-rise condominium with 578 units. The condominium tower makes considerations for the environment in its use of recycled and scrap materials; space is created for relaxation and enjoyment that will not fade with the years.

(Scheduled to be completed in fiscal 2024)



A new station-front landmark joined to market revitalization

JR Nishinomiya Station Southwestern Block Type 1 urban redevelopment project

We are participating in a mixed-use redevelopment project with residences and shops that is taking place at the same time as functional reinforcement and revitalization of the local wholesale market, a food distribution center. The plaza and pedestrian walkways are also being built to create bustle in the station-front area and contribute to greater safety, comfort, and walkability.

(Scheduled to be completed in fiscal 2027)

Promoting DX in condominium sales to increase convenience for customers

We utilize digital twins to increase the value of the customer's experience through DX as called for in GROUP VISION 2030, the Group's long-term vision. A digital twin is a re-creation of an actual environment in virtual space, a technology that produces simulations with a high degree of precision. We use digital twins in sales activities for BRANZ condominiums.

A new showroom experience using digital twins

Using digital twins and a three-dimensional streaming service, we developed an application that provides an online experience that is nearly equivalent to touring an actual showroom and does not require virtual reality goggles or any other special equipment.

The highly detailed re-creation provided by the digital twin makes it possible to see even the textures of the materials used in the residence as well as compare the rooms during the day and at night, and toggle between with furniture and without furniture. Not only do we offer the experience that compares favorably with an actual showroom walk-through, we are also pursuing value that traditional showrooms cannot provide to create a new type of model for the real estate business.



Walk-through

Allow for the virtual experience of freely touring the residence

Day/night toggle

See how the space looks during the day and at night

With/
without
furniture
toggle

See how the rooms look without furniture

Perspective adjustment

Take a tour of the residence from all perspectives and heights



Living room
(daytime, with furniture)



Living room
(nighttime, with furniture)



Living room
(daytime, without furniture)



Living room
(nighttime, without furniture)



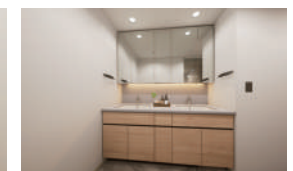
Kitchen



Living-dining room



Bedroom



Bathroom



< Watch our promotion video



Co-creating a sustainable future

We want to maintain a luscious green environment and promote a society where everyone can enjoy a spiritually rich life into the future. To that end, we develop infrastructure that supports comfortable living and society. We intend to create new sustainable value by developing renewable energy business alongside local communities and creating advanced, people-friendly logistics facilities.

INFRASTRUCTURE & INDUSTRY

CONTENTS

- 30 Renewable Energy
- 33 Logistics Facilities

Creating new value for the future [Renewable energy business ReENE]



We started our renewable energy power generation business in 2014 by utilizing our long-amassed expertise as a real estate developer. We develop solar power and wind power generation nationwide under our ReENE brand. Once all the power plants under development are completed, we will have one of the largest operations in Japan, generating power equivalent to more than one nuclear power plant. (As of May 31, 2023)

[About ReENE]

Our three goals

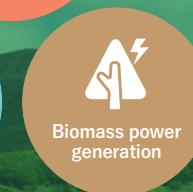
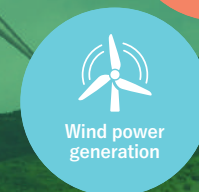
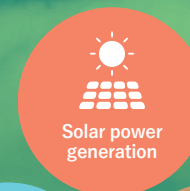
1. Achieve a decarbonized society

2. Coexist and develop with local communities

3. Improve Japan's energy self-sufficiency rate

ReENE was created in 2018 by combining our two aspirations to create new value for the future and generate the right energy to fuel the next era. As a leading Japanese company on energy issues, we intend to promote our renewable energy business by connecting with local people, business partners, investors, and other stakeholders, and concentrating the capabilities of every employee.

ReENE renewable energy



We develop solar power plants, which form the pillar of our renewable energy business, wind power plants located in windy coastal areas, and more freely located biomass power plants nationwide. We are also taking on the new challenge of deploying offshore wind power generation.

Solar power generation



Proprietary project developed with the local community

ReENE Namegata Solar Power Plant

Located on Kasumigaura Bay on the Kanto Plain with its high levels of solar radiation, this power plant boasts seven solar panel installation areas centered around existing agricultural reservoirs. We advanced this project independently from rights acquisition to electricity sales.

Rooftop power generation project

We install solar panels on the rooftops of facilities we own and other private-sector facilities, supply electricity generated with renewable energy to the facilities, and sell it to outside parties. In February 2023, we were selected through an open call for proposals as a provider of solar power facilities via a PPA* for 53 schools in Yokohama, Kanagawa Prefecture.



* Acronym for power purchase agreement.

Wind power generation



Wind power plant with storage batteries boasting some of Japan's largest turbines*

ReENE Matsumae Wind Power Plant

This wind power plant, located in Matsumae-cho, Matsumae-gun, Hokkaido, started operating in April 2019. The tower measures 94 meters on its own and 148 meters including the blade. The plant boasts 12 of Japan's largest wind turbines.*

* As of the start of operations

Connection between power plant and community

In December 2019, we concluded a location agreement with Matsumae Town on wind power generation projects and regional revitalization. Along with economic development that utilizes regional resources, we encourage interactive activities with local people, such as field trips and wind turbine painting events for local children.



Local school field trip and painting event

Initiatives for developing renewable energy business

Solar sharing project at ReENE Solar Farm Higashimatsuyama

We are involved in a solar sharing project aimed at solving energy and agriculture problems. The plant, which launched in December 2022, is verifying optimal power generation and carrying out a solar sharing demonstration and other testing by collecting and analyzing crop growing data. TENOHA Higashimatsuyama has also opened next to the plant to make possible monitoring and participatory demonstrations.



ReENE Solar Farm
Higashimatsuyama Solar
Power Plant

Cooperation with industry organizations

The Renewable Energy Association for Sustainable Power supply (REASP)

Established in December 2019. Discusses how to solve issues to achieve objectives, exchanges information with the relevant authorities, and makes policy recommendations.



The Association for Reciprocal Revitalization of Renewable energy and Region (FOURE)

Established in June 2021. Provides platforms and support for regional and renewable energy development to promote a decarbonized society and regional revitalization.



Nationwide ReENE power plants

■ Total number	: 89 projects
■ Rated capacity	: 1,582 MW
■ General households	: Approx. 732,000 households' worth ¹
■ Reduction in CO ₂ emissions:	1,510,000 t-CO ₂ /year ²

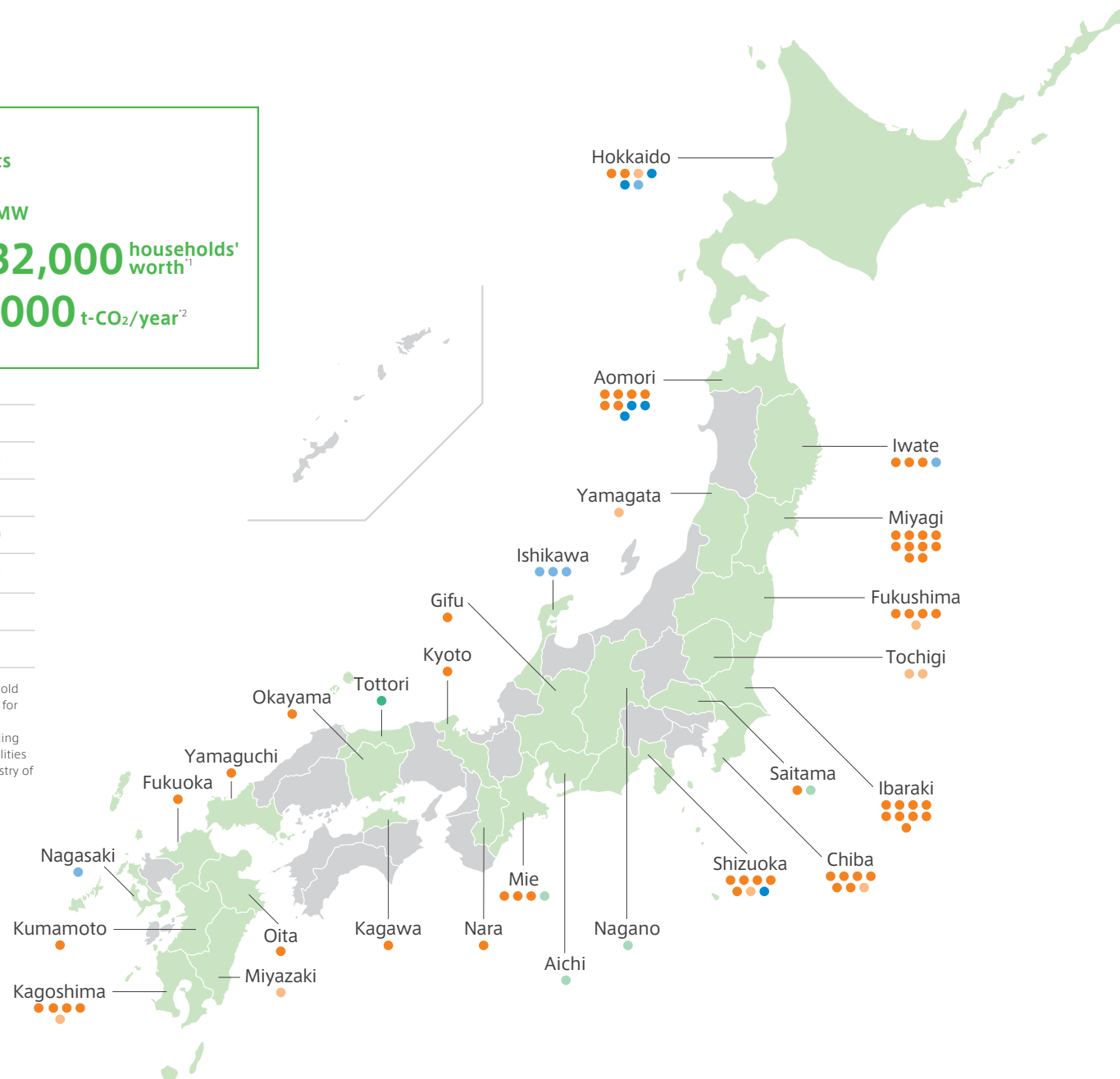
Solar	● Operating	62 (911.8MW)
	● Under development	9 (138.0MW)
	Rooftop, etc.	1 (59.4MW)
Wind power	● Operating	6 (207.4MW)
	● Under development	6 (154.4MW)
Biomass	● Operating	1 (54.5MW)
	● Under development	4 (56.0MW)

¹ Calculated based on an assumed annual consumption of electricity per household of 4,743 kWh (From Japan Photovoltaic Energy Association Labeling Guidelines for FY2022).

² Uses the CO₂ emission factor of 435 g-CO₂/kWh (national average factor excluding Okinawa Electric Power) for general electricity transmission and distribution utilities in "Emission Factors by Electricity Utility (FY2021 Results)" released by the Ministry of the Environment and Ministry of Economy, Trade and Industry.

Notes:

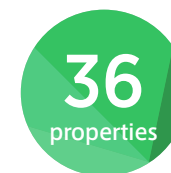
- Includes joint projects.
 - Rated capacities and CO₂ reductions are prior to conversion based on equity stakes.
 - The total number, rated capacities, and CO₂ reductions include one rooftop, etc. project (including operating or under development).
 - MW is indicated for panel, etc. capacity.
- (As of May 31, 2023)



Connecting people, goods, and nature to the future [Logistics facilities LOGI'Q]



Aspiring to logistics facilities that are friendly to both people and the environment, we pursue new roles and value for them on supply chains by connecting all links to a sustainable future and delivering them with reliability for the benefit of customers and society.



Total number

As of May 31, 2023



LOGI'Q Ayase



LOGI'Q Sayama Hidaka

Providing people-friendly, high-quality, functional spaces for all

We provide high-quality, functional spaces that are people-friendly for everyone involved, including nearby communities, tenants, and merchants, and offer high status to working people. We incorporate sophisticated designs and abundant common areas, proposing new ways of working that draw on the Group's expertise.



Toward 100% renewables for the electricity used at logistics facilities

LOGI'Q Kashiwa and LOGI'Q Minami-ibaraki

Drawing on our strengths as a renewable energy provider, we are working to convert our LOGI'Q facilities to renewables. At the two properties to be completed in fiscal 2023, we will achieve 100% renewable energy for the electricity used at the logistics facilities by combining green electricity generated by on-site solar panels with electricity from renewables supplied by nationwide power plants.



Multi-tenant logistics facility to meet diversifying needs

LOGI'Q Minami-ibaraki

This multi-tenant logistics facility with high added-value will have a favorable location in the Kansai region with good access to transportation. The approximately 132,000 m² warehouse zone has a zone for refrigerated and frozen items, a low floor zone, a zone for future handling of small amounts of hazardous materials, a zone that accommodates subdivisions, an air-conditioned zone, and a zone with the local 5G network, to meet the diversifying needs of tenants and logistics operations.



A data center powered by locally generated renewable electricity that works to solve regional issues

Hokkaido Ishikari Data Center Project (tentative name)

We are developing a data center powered by locally generated renewable electricity in Hokkaido's Ishikari City, a decarbonization leading area. With a view to solving social issues, both related to the energy problem and through the promotion of DX, the new center will help decentralize data centers regionally, provide disaster-resilient facilities, and realize community planning for safety and security. The center also aims to help revitalize the local region through the ongoing hiring and training of local human capital.

WELLNESS

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- 39 Resorts
- 41 Senior Life
- 42 Fitness
Welfare and Health Support
- 43 Business Areas

Enriching your time and experience

We focus on improving the value of our customers' time and experiences by transcending traditional frameworks to offer supported senior housing for full daily living, workcations offering new work styles and leisure time, and fitness options for use anywhere. We continue to create new forms of happiness and joy to suit the times so that everyone can enjoy good physical and mental health and shine every day in their own way.

Leveraging our multifaceted businesses to create time for customers to shine vigorously

Our wellness business creates enriching times and experiences by combining five business domains in leisure, senior living, health, and other areas. We provide varied support so that each generation can be themselves and live their own lives.

Hotels

Operating unique hotels such as membership resort hotels and extended-stay hotels



TOKYU STAY



Resorts

Developing resort business in Japan and globally from resort complexes to golf courses and ski resorts



Senior Life

Helping create enriching times for the elderly by offering services from daily help to nursing care



Fitness

Operating fitness clubs, developing and selling fitness goods and apps



Welfare and Health Support

Helping create affluent, healthy companies and local communities by providing welfare and health support services



Synergies in a wide range of business areas

Showcase local landscape appeal, propose new leisure time

We develop uniquely styled hotels nationwide, from luxury hotels where you can enjoy nature's grandeur to extended-stay hotels that are also popular with business people. We exploit the full charm of the land and propose new styles of hotel life.

Membership resort hotels TOKYU Harvest Club



The joy of your own villa, the comfort of a hotel stay

Launched in Tateyama in 1988, our TOKYU Harvest Clubs offer an irreplaceable membership-based resort experience with the relaxing feel of a villa and the comfort of a hotel. We have developed various businesses that maximize natural locations and grown into one of Japan's largest clubs with 26 facilities nationwide and over 26,000 contracted members.

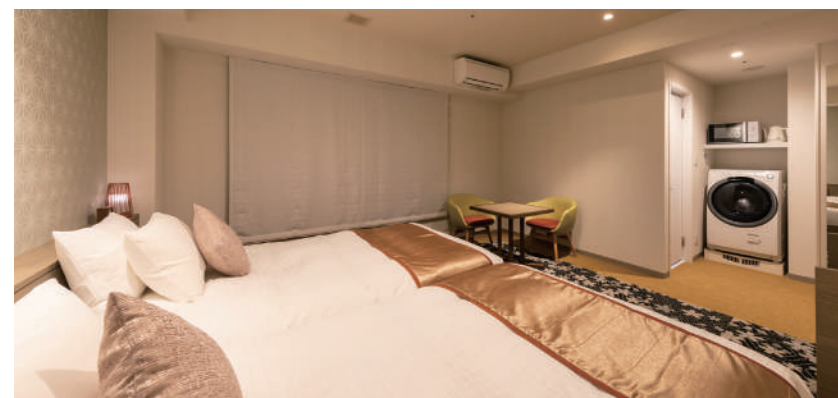
(As of June 30, 2023)

TOKYU Harvest Club VIALA Kinugawa Keisui

Enjoy viewing the magnificent natural Kinugawa Valley landscape up close and the feeling of release that comes from blending with nature. All rooms have open-air baths and unique spaces for creating luxurious private time.



Tokyu Stay hotels for extended stays



A hotel space that feels like home

Equipped with convenient washer/dryers and mini-kitchens for multiple-night or medium- to long-term stays, Tokyu Stay offers comfortable home-from-home living. Our nationwide Tokyu Stay network offers various ways to spend time, from city-center hotels that are ideal for business use to popular tourist hotels with hot spring baths.

Tokyu Stay Hakodate-Asaichi Akari no Yu

From the large open-air bath on the top (18th) floor, enjoy a panoramic view of Hakodate Bay and the Hakodate skyline at night. For breakfast, choose from some 60 menu items at our partner restaurants in Hakodate Morning Market just in front of the hotel.



Resort hotel



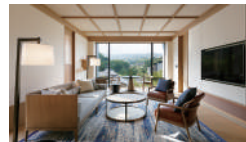
TLC's first luxury brand hotel in Asia-Pacific A high-quality experience of Kyoto's hidden charms

ROKU KYOTO, LXR Hotels & Resorts

Hilton's top-brand extended-stay resort hotel has opened, exploiting the natural environment of Shozan Resort Kyoto in Rakuhoku, away from the hustle and bustle of the city. Enjoy a comfortable stay in the hotel and explore the whole resort.

Regional revitalization and SDGs initiatives

We help brand and develop the region and resort by providing multiple high-quality accommodation facilities. We also pursue SDGs initiatives, featuring the work of young traditional craftspeople in our art and fixtures and promoting DX to improve operational efficiency and productivity.



Resort hotel



A vibrant luxury resort with resplendent coral waters

Hyatt Regency Seragaki Island Okinawa

Located on Seragaki Island, connected via a marine road to the main Okinawa island, this hotel is surrounded by beautiful seas and luxurious scenery. Visitors can enrich their mind and body by sampling Okinawan food at our six restaurants or participating in our nature-drenched activities.

Resort hotel



Coexisting alongside a private beach with rich marine life and lush green surroundings

Palau Pacific Resort The Pristine Villas and Bungalows

This long-established resort was opened in 1984 on the southern island of Palau. We work with local people to preserve the environment and contribute to the local community. We welcome international guests with friendly Palauan hospitality to Micronesia's first overwater bungalows and villas with a pool.



Community-based sustainable resorts that harmonize with nature

Any breathtaking resort experience is more memorable and impressive if it harmonizes with the natural environment.

In addition to creating facilities that satisfy our customers, we promote development and management in harmony with local communities and the natural environment.

Resort complex



A rich time and experience surrounded by dense greenery

Tokyu Resort Town Tateshina MORIGURASHI

This forest, with its pure air and water flowing down from Yatsugatake, is a bed of high-quality tranquility. We propose new ways of home, work and play styles based on our MORIGURASHI concept for protecting and living with forests. We also create local recycling-oriented environments for the future.

Experience the enjoyment of the changing seasons at a forest resort

From various activities to diverse work styles, a range of experiences are available to enable people to take in Tateshina's forests with all their senses.



Golf amid beautiful mountains



Leisurely skiing with the family even on weekends and holidays



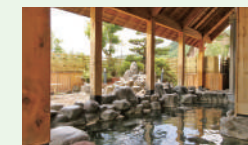
Forest adventure at the foot of the Yatsugatake Mountains



Glamping amid the warmth of wood



Workcations with the experience of nature



Hot springs in the fresh, clean air

Local recycling-oriented environments

Tokyu Resort Town Tateshina promotes the MORIGURASHI concept of local sustainable recycling for protecting, utilizing, and connecting forest resources and other materials, and conducts a variety of initiatives for the environment.

J-Credit Scheme certification based on forest management activities, a first for a general developer (June 30, 2022); promoting decarbonized development and operations through carbon offsets

Resorts that offer wide-ranging courses and facilities for year-round enjoyment

We operate various types of ski and golf courses that maximize the natural topography of each location.
We develop resorts that offer multiple experiences in addition to skiing and golf.

Ski resort



A multifaceted experience-based global ski resort

Niseko Tokyu Grand HIRAFU

An attractive resort with great powder snow in the renowned global ski area of Niseko, Hokkaido. Recently, we have conveyed the area's appeal as a summer resort, and we continue to help develop Niseko as a year-round experience-based resort.

Remote, contactless safety

We utilize DX to enable visitors to access various contactless services remotely, such as introducing a new ski rental/school reservation system for ski resorts and enabling people to answer questionnaires with a swipe of their smartphone.



Golf course



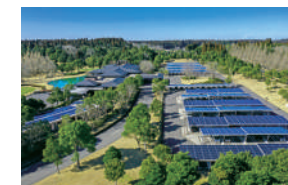
Contributing to decarbonization as a high-quality, environmentally advanced golf course

Tsurumai Country Club

On the occasion of the club's 50th anniversary in November 2021, we reseeded the weathered greens with the latest grass variety and conducted renovations around the clubhouse. We have also installed carports equipped with solar panels in the parking lot and are conducting further initiatives with our members and other customers to raise the quality of the club and make it an environmentally advanced golf course.

New carports equipped with solar panels

We are installing carports equipped with solar panels in the parking lots of all the golf courses we own* in the Kanto region. The facilities installed in fiscal 2022 are generating most of the electricity used by the clubhouses.



* Excluding some resort facilities.

Creating life-stage appropriate joy together with customers

We provide high-quality services and living spaces through community and housing developments where senior citizens can live peacefully and securely. We also propose various ways of living to suit different life stages and lifestyles.

Senior housing



Active senior living with the convenience of a direct link to the station

Grancreeer Tsunashima

A senior residence with commercial facilities and a direct link to the station, the first of its kind in the Tokyo metropolitan area. The residence suggests a new convenient and comfortable lifestyle for active seniors who want to more easily enjoy shopping, going out, and socializing with friends.

(Scheduled to open in November 2023)



 GOOD DESIGN

Continuing to shine, a refined life stage for seniors

Hikarigaoka Park Villa

Aspiring to be an ideal home for seniors, this residence offers rooms for relaxed independent living, open even to married couples, and an intermediate nursing care area that seamlessly connects independence and care. With support for everything from daily life to long-term care, nursing care, medical support, and end-of-life care, the residence enables seniors to live long lives with peace of mind in an age when many people are living to 100 and beyond.

A combined development of condominiums and senior residences



Connecting people and communities, creating secure communities for all

Tōkaichiba Project

This model Yokohama Future City urban development enables people of various generations to interact. Along with condominiums, the area also boasts a nursery and community restaurants, and offers various programs to help people avoid the need for nursing care, live fulfilling lives, and extend healthy lifespans.

Wellbeing for all, every day, starts with fitness



Fitness Tokyu Sports Oasis

Oasis supports tailored wellbeing for modern people with different ways of life. That means moving and living in a healthy and happy way every day, for your whole life.



Fitness clubs (store type)

Our fitness clubs offer wide-ranging equipment and menus to satisfy diverse health needs. We work with sports trainers and various experts to provide holistic health support.

Home fitness

We have capitalized on our fitness club expertise to develop products and services so that people who can't get to a fitness club store can readily enjoy exercise at home.

Digital health

Enjoy training anywhere, anytime with our WEBGYM service offering the live streaming of over 1,500 menus and lessons or our weltag team-based online health service.

Health management consulting

We provide comprehensive wellbeing support, from exercise menus to lifestyle habits. We devise and provide tailored menus for companies and local governments.

Boost engagement by linking organizations and people



Welfare and Health Support EWEL

We offer total welfare and health support services to help create healthy and affluent corporate societies and local communities. We provide a one-stop solution to customer problems that spans the consulting stage through system construction and operation.



Welfare services

We suggest welfare services that create "fun time" to boost the productivity of current human resources and help secure new talent.

Health check administration and health management services

We provide total support for efficient and effective health management, from conducting health check administration for companies to raising employees' and union members' health awareness.

Health and productivity management support services

We propose solutions to working people's health issues. We help companies establish and operate health insurance societies and acquire certification as Health and Productivity Management Organizations.

Main facilities & stores

Facility	Unit	Kanto* ¹	Kansai* ²	Other	Total
● TOKYU Harvest Club	Facility	8	4	14	26
● Tokyu Stay	Facility	19	4	8	31
● Hotel	Facility	0	2	7 (1)	9 (1)
● Resort complex	Facility	2	0	5	7
● Ski resort	Facility	3	0	5 (1)	8 (1)
● Golf course	Facility	13 (3)	0	6 (1)	19 (4)
◆ Senior housing	Facility	22 (1)	0	0	22 (1)
◆ Fitness	Store	32 (6)	14 (5)	0	46 (11)

*1 Includes Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Tochigi, and Gunma Prefectures.

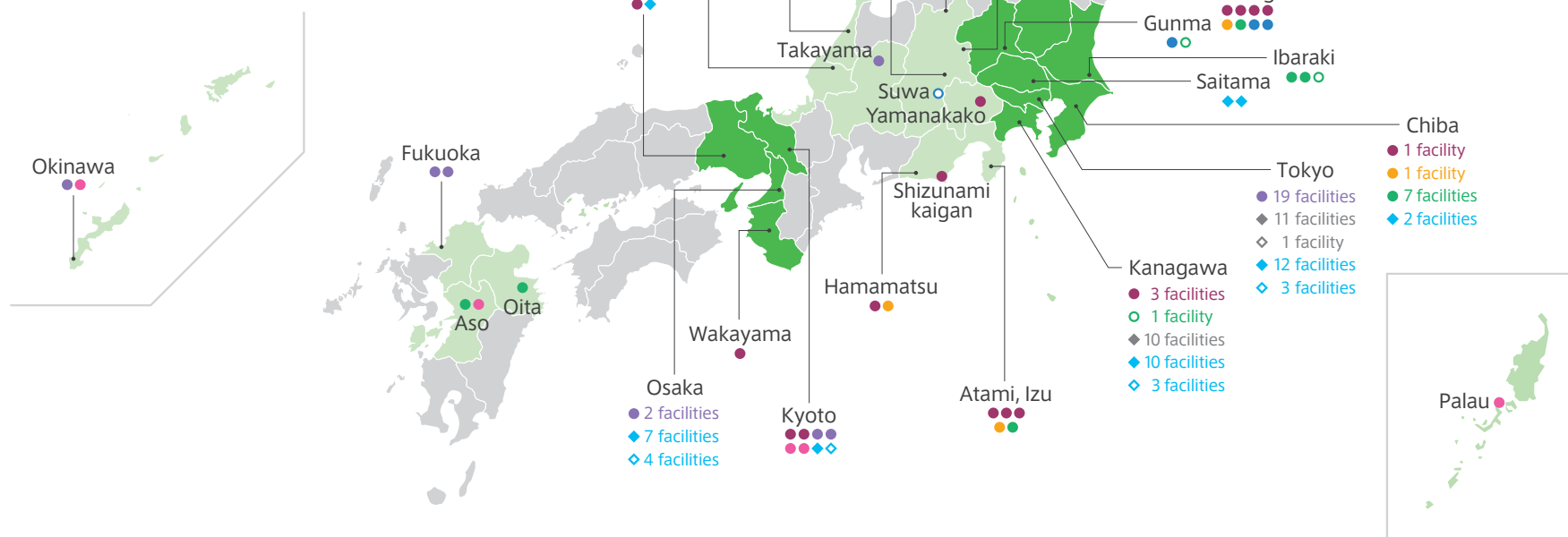
*2 Includes Osaka, Kyoto, Hyogo, and Wakayama Prefectures.

Notes:

• Figures in parentheses represent the number of facilities whose operation is outsourced.

• Empty circles represent facilities whose operation is outsourced.

(As of June 30, 2023)



GLOBAL BUSINESS

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- 45 Global Development
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Creating new value worldwide

Since launching our global business in 1973 with a residential land development in Guam, we have built a strong track record in the United States and eight Asian countries. We are currently participating in 42 projects across five bases. In the U.S., we have built an excellent portfolio of rental assets primarily in the value-adding operations. In Asia, we have contributed to local communities through proprietary housing development since entering Indonesia in 1975. Recently, we have focused on expanding business domains based on pan-Asian growth potential.

Business development in Asia

Leveraging Japanese expertise to expand business in markets with long-term growth potential

28 projects in 8 countries*

Proprietary developments : Approx. **7,500** units

* The number of countries where we have engaged in development projects.

China

● TOKYU LAND CORPORATION (SHANGHAI) LTD.

Palau

● Pacific Islands Development Corporation

Singapore

● Tokyu Land Asia Pte. Ltd.

● PT. Tokyu Land Indonesia (Jakarta)

Indonesia

The United States

● Tokyu Land US Corporation
Head Office
(Los Angeles)

● New York Office
(New York)

Business development in the United States

Conducting highly stable businesses in liquid markets

23 projects in 9 urban regions

Rental area in operation : Approx. **390,000** m²

(As of April 1, 2023)

Pursuing steady real estate investment and development in the world's largest real estate market

In 2012, we established a local subsidiary, Tokyu Land US Corporation, to invest in real estate in Los Angeles, New York, etc. In addition to our value-adding business that enhances real estate asset value through renovation, we have expanded our total rentable area to approximately 370,000 m² by acquiring and developing offices and rental housing.

Participating projects

As of April 1, 2023

23
projects

Office

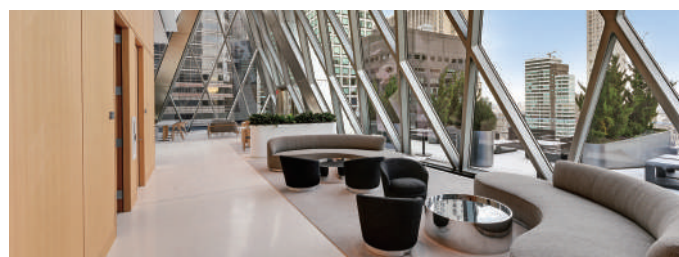


Completed January 2021

First major redevelopment in central Manhattan for around 50 years

425 Park Avenue

This is a large-scale office redevelopment project in the Manhattan Plaza area that is well known as a high-class office district. The project uses the designs of world-famous architect Norman Foster to create high-grade office spaces, with additional fine-dining venues and impressive installations to entertain working people.



Addressing green building needs

To address recently expanding green building needs, we are attentive to the environmental impact of our specifications and equipment and plan to acquire Gold status for Leadership in Energy and Environmental Design (LEED) from the U.S. Green Building Council.



Rental housing

Developing value-adding business for rental housing in nine urban regions

In the value-adding business, we acquire rental housing for which continued stable growth is expected in nine urban regions of the U.S. and enhance property values through renovations and operational improvements.



Alaire Apartment Homes

Utilizing know-how from Japan in markets where long-term growth is expected

Participating projects

As of April 1, 2023

24
projects

In Asia, we have established local subsidiaries in three countries, Indonesia, Singapore, and China, and conduct business development through them. In Indonesia, PT. Tokyu Land Indonesia (TLID) was established in 2012 and develops an urban real estate business while offering excellent condominiums under our BRANZ brand. In Singapore, we established Tokyu Land Asia Pte. Ltd. (TLA) in 2018 to invest broadly in Southeast Asian countries. In China, TOKYU LAND CORPORATION (SHANGHAI) LTD. was established in 2007 with a business centering on investment in condominium development.

High-quality Japanese-style condominiums



Mega Kuningan Project (TLID)

We are involved in developing a large-scale complex consisting of condominiums for sale and rent and commercial facilities in Mega Kuningan, where a large redevelopment project is underway, making use of outstanding Japanese technologies to propose new lifestyles in rapidly growing Jakarta.

Selected for the second time as a top 10 local developer

TLID was the only foreign developer to be selected as one of the BCI Top 10 Developers for 2020 in Indonesia. TLID has now received this award twice, in 2017 and 2020. We won high praise for our activities in Indonesia, including the Mega Kuningan Project, where we are currently conducting development, construction, and sales activities.



Investing in a broad range of asset types



Riviera City (TLA)

Riviera City is a large-scale condominium development project in the Brickfields district of Kuala Lumpur, Malaysia. Along with local partner Titijaya, companies in the Tokyu Group are providing design consulting and construction advice for the project.

Expanding project development in Thailand

Through joint projects with our local partner Origin, we develop hotels and offices and participate in projects with hotels in operation. We are also involved in developing our first logistics facility in Asia.



Alpha Rangsit (TLA)



One Phayathai HOTEL (TLA)

REAL ESTATE SOLUTIONS

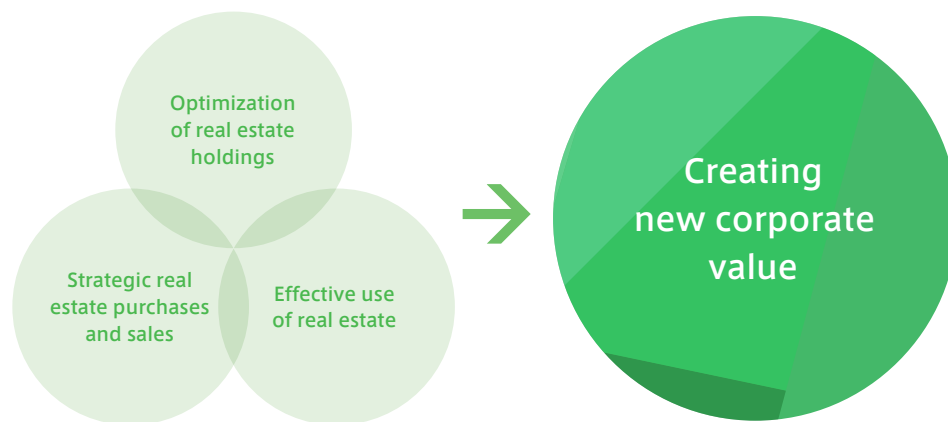
We are using our long-amassed real estate expertise to develop a solutions business.

We provide one-stop services to improve asset value in corporate management and public-private partnerships by combining the Tokyu Fudosan Holdings Group's wide range of businesses and resources.

CRE consulting services

We provide consulting services to ensure the optimal composition of company-owned real estate assets (head office buildings, sales and production bases, welfare facilities, idle land, etc.). We provide optimal solutions for creating new corporate value by utilizing our long-amassed expertise in the real estate business, from planning and development through management and operation, and the comprehensive strength of the Group. With offices in the Tokyo metro area, Kansai area, and Fukuoka, we are open to consultations on real estate nationwide.

CRE strategy proposals



PFI and public land utilization (public real estate strategy)

Working toward solutions to a variety of social issues faced by the national and local governments, including disaster preparedness, extension of healthy life expectancy, decarbonization, and community revitalization, we make proposals on utilizing public land to raise area value over the medium to long term.



Yokohama Tokaichiba Project utilizing municipal land

Real estate appraisal

We have developed trust and a strong track record for over a half century since we were registered as a real estate appraiser in 1965. We will continue to leverage our strengths as a comprehensive real estate company and our accumulated data and expertise to provide professional appraisal services for customers.

J-REIT database

TOREIT is an online database system for storing property information on all investment corporations listed on J-REIT. The system, which incorporates the viewpoints of developers and real estate appraisers, has been highly praised by various parties for its superior usability.

Our History

- 1918 Establishment of Den-en Toshi Company**
Established by Eiichi Shibusawa and others
- 1923 Started sales in Tamagawadai residential area (currently Den-en Chofu) based on Japan's first Garden City plan**
- 1953 Establishment of TOKYU LAND CORPORATION**
Established when real estate division spun off from TOKYU CORPORATION
Inherited the real estate sales, gravel, amusement park, and advertising businesses
(Keita Goto as chairman, Noboru Goto as president)
- 1955 Daikanyama Tokyu Apartments completion**
Completed Japan's first luxury rental housing for foreign nationals
- 1956 TOKYU LAND CORPORATION listing**
TOKYU LAND CORPORATION listed on the Second Section of the Tokyo Stock Exchange
(Moved to the First Section in 1961)
- 1958 Tokyu Skyline completion**
Completed the industry's first condominium building
- 1965 Tokyu Plaza Shibuya opening**
Opened complex later renamed Tokyu Plaza Shibuya
- 1975 Sapporo Tokyu Golf Club/Oita Tokyu Golf Course (currently OITA Tokyu Golf Club) opening**
Entered the golf business
- 1982 Start of Asumigaoka New Town project**
Started one of Japan's largest urban developments
(1997: completed Asumigaoka area, 2010: completed Asumigaoka East area)
- Tateshina Tokyu Ski Resort opening**
Entered the ski business
- 1984 Palau Pacific Resort opening**
Opened a full-fledged resort hotel in Palau that pursues development and environmental conservation in tandem
- 1988 TOKYU Harvest Club Tateshina opening**
Opened the first membership resort hotel facility in Tateshina, Nagano
- 1993 Former Tokyu Stay Kamata opening**
Entered business of medium-and long-term stay urban hotels
- Setagaya Business Square opening**
Completed the Tokyu Group's first high-rise office building
- 1994 Start of supplying houses for Kimi no Mori**
Planned Japan's first residential golf course country club (fairway front town) in Kimi no Mori, Chiba



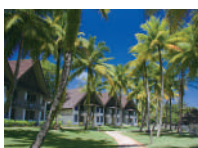
Den-en Chofu under development



Tokyu Skyline



Asumigaoka New Town



Palau Pacific Resort



TOKYU Harvest Club Tateshina



Kimi no Mori

- 2003 Minoh Market Park Visola (currently Minoh Q's Mall) opening**
Opened the largest shopping center in the Kansai area in Minoh, Osaka
- 2004 Grancree Azamino opening**
Entered the senior housing business.
Opened the first facility in Azamino, Yokohama
- 2008 TOKYU Harvest Club VIALA Hakone Hisui opening**
Opened the first facility in the Tokyu Harvest Club high-grade series, VIALA, in Hakone, Kanagawa
- 2010 Futako Tamagawa Rise (Phase I project) completion**
Completed Phase I of one of Tokyo's largest private complex redevelopment projects
- 2011 Futako Tamagawa Rise Shopping Center opening**
Opened this shopping center created during the complex development
- Abeno Market Park Q's Mall (currently Abeno Q's Mall) opening**
Opened one of Osaka's largest shopping malls in Abeno, Osaka
- 2012 Tokyu Plaza Omotesando Harajuku opening**
Opened a culture dissemination base adorning the Jingumae intersection
- Shin-Meguro Tokyu building completion**
Completed the first "building smiles" building in Meguro, Tokyo
- 2013 Business Airport Aoyama opening**
Opened our first membership-based satellite office in Aoyama, Tokyo
- Establishment of Tokyu Fudosan Holdings Corporation**
Listed on the First Section of the Tokyo Stock Exchange (TLC delisted)
- 2016 Tokyu Plaza Ginza opening**
As an east-side base for the Tokyu Group, made a full-scale entry into the Ginza area
- 2017 Setagaya Nakamachi Project opening**
A combined development of condominiums and senior residences
The first of our Life Story Town projects
- 2018 Hyatt Regency Seragaki Island Okinawa opening**
Opened Japan's first Hyatt beach resort
- 2019 SHIBUYA SOLASTA completion**
Office building development offering a new kind of workplace
- SHIBUYA FUKURAS completion/Tokyu Plaza Shibuya opening**
Opened a complex created during the redevelopment project
- 2020 TOKYO PORTCITY TAKESHIBA opening**
Opened a technology-driven state-of-the-art urban smart building



Grancree Azamino



Futako Tamagawa Rise



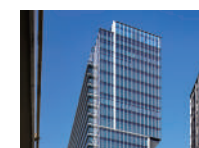
Abeno Q's Mall



Tokyu Plaza Ginza



Grancree Setagaya Nakamachi



SHIBUYA SOLASTA

Corporate Profile

As a comprehensive real estate company, we develop various businesses related to people's daily living environments. We provide value to customers from wide-ranging fields by utilizing the diverse networks of our affiliated companies in renovation, landscaping, fitness, welfare and health services, investment management, and resort operations.

TOKYU LAND CORPORATION

Corporate name

TOKYU LAND CORPORATION

Location

SHIBUYA SOLASTA, 1-21-1 Dogenzaka, Shibuya-ku, Tokyo, Japan

Established

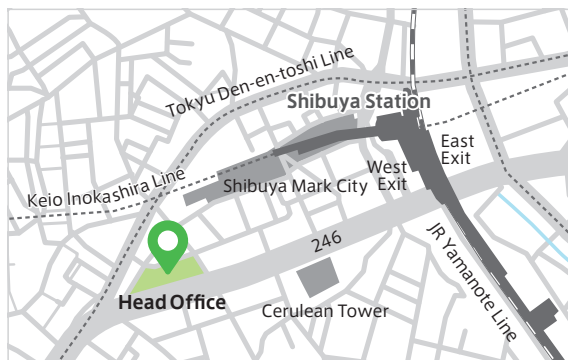
December 17, 1953

Capital

57,551,699,228 yen (as of April 1, 2023)

Number of employees

1,245 (as of April 1, 2023)



Access

A 6-minute walk from Shibuya Station on the JR Line, the Tokyo Metro Fukutoshin Line, Hanzomon Line, and Ginza Line, the Tokyu Toyoko Line, the Tokyu Den-en-toshi Line, and the Keio Inokashira Line

Main affiliated companies

ISHIKATSU EXTERIOR INC.

Established 1972

The design, construction, and management of landscaping and civil engineering

Tokyu Resort Corporation

Established 1978

The sale of resort facilities (villas, memberships, etc.)

Tokyu Resorts & Stays Co., Ltd.

Established 1979

(Former Tokyu Resort Service Co., Ltd.)

The operation of hotels and resort facilities

TOKYU SPORTS OASIS Inc.

Established 1985

The operation of membership fitness clubs

EWEL, Inc.

Established 2000

Outsourced employee welfare services

TOKYU LAND CORPORATION (SHANGHAI) LTD.

Established 2007

Real estate information consulting in China

PT. Tokyu Land Indonesia

Established 2012

Real estate development, sales, leasing, management, and operation in Indonesia

TOKYU E-LIFE DESIGN Inc.

Established 2003

The management and operation of senior housing and nursing care facilities

Tokyu Land Capital Management Inc.

Established 2007

The management of private funds investments

TOKYU LAND SC MANAGEMENT CORPORATION

Established 2009

The operation, management, and planning of commercial and multipurpose facilities

TLC REIT Management Inc.

Established 2009

(Former TLC Comforia Investment Management Inc.)

The management of REIT investments

Tokyu Small-amount Short-term Insurance Inc.

Established 2018

The provision of small-amount, short-term insurance

Tokyu Land US Corporation

Established 2012

Real estate development, sales, leasing, management, and operation in the United States

Tokyu Land Asia Pte. Ltd.

Established 2018

Real estate development, sales, leasing, management, and operation in Asia

Our ideal vision

Create value for the future

We resolve social issues through our business activities and aim for sustainable society and growth together with our stakeholders.

We realize a future where everyone can be themselves and shine vigorously through the creation of a variety of appealing lifestyles.

Our pledge to society

We believe that corporate value is the sum total of the levels of satisfaction of all of our stakeholders

Our founding spirit

Challenge-oriented DNA

A progressive spirit inherited since the development of Den-en Chofu, a pioneering effort to create the ideal town



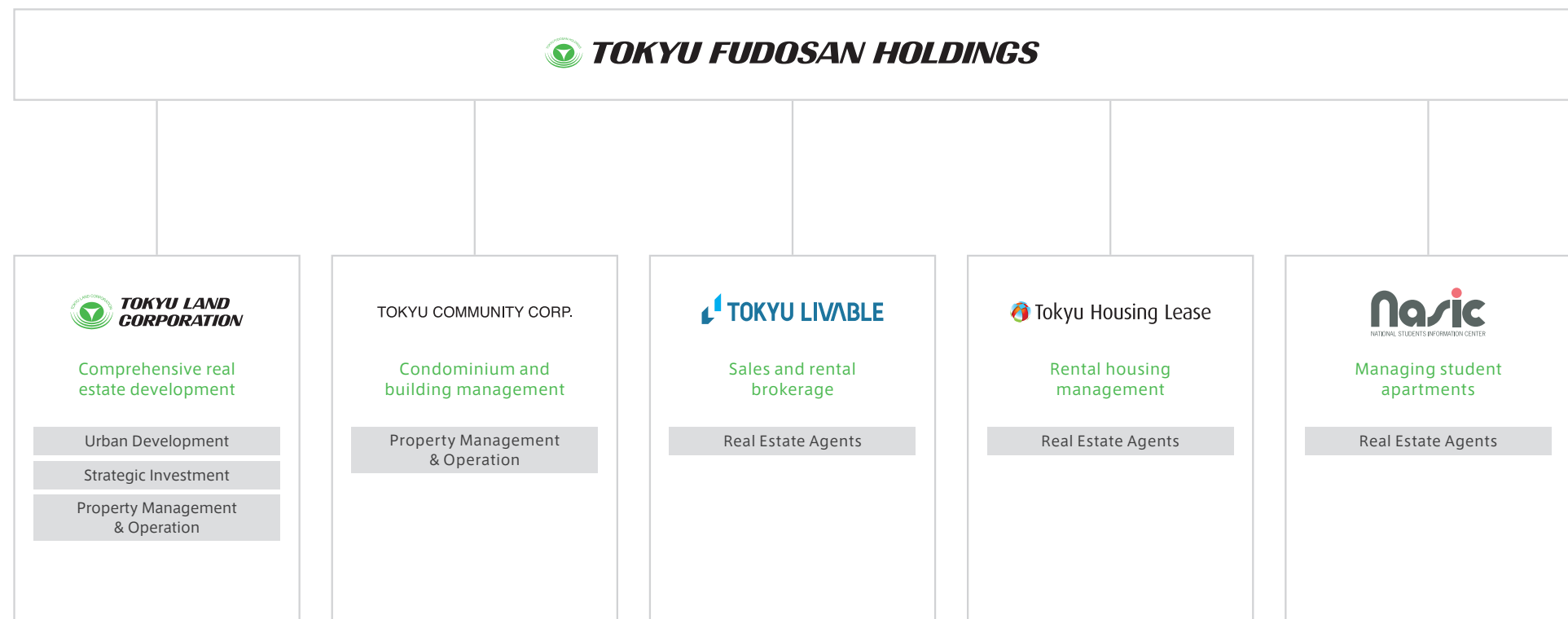
The Tokyu Fudosan Holdings Group's Structure

The Tokyu Fudosan Holdings Group is a corporate group that creates lifestyles through community planning.

Under Tokyu Fudosan Holdings Corporation, the holding company, the Urban Development, Strategic Investment, Property Management & Operation, and Real Estate Agents businesses are developed primarily through the Group's five core operating companies.

To realize the GROUP VISION 2030, its long-term vision, the Tokyu Fudosan Holdings Group continues to provide new value to customers while leveraging the Group's broad range of businesses and diversity of human capital under the slogan "WE ARE GREEN."

WE ARE GREEN FOR A VIBRANTLY SHINING FUTURE





TOKYU LAND CORPORATION

WE ARE GREEN  ***TOKYU FUDOSAN HOLDINGS***

We combine diverse green power developed by the Group to create a future where everyone can be themselves and shine vigorously.