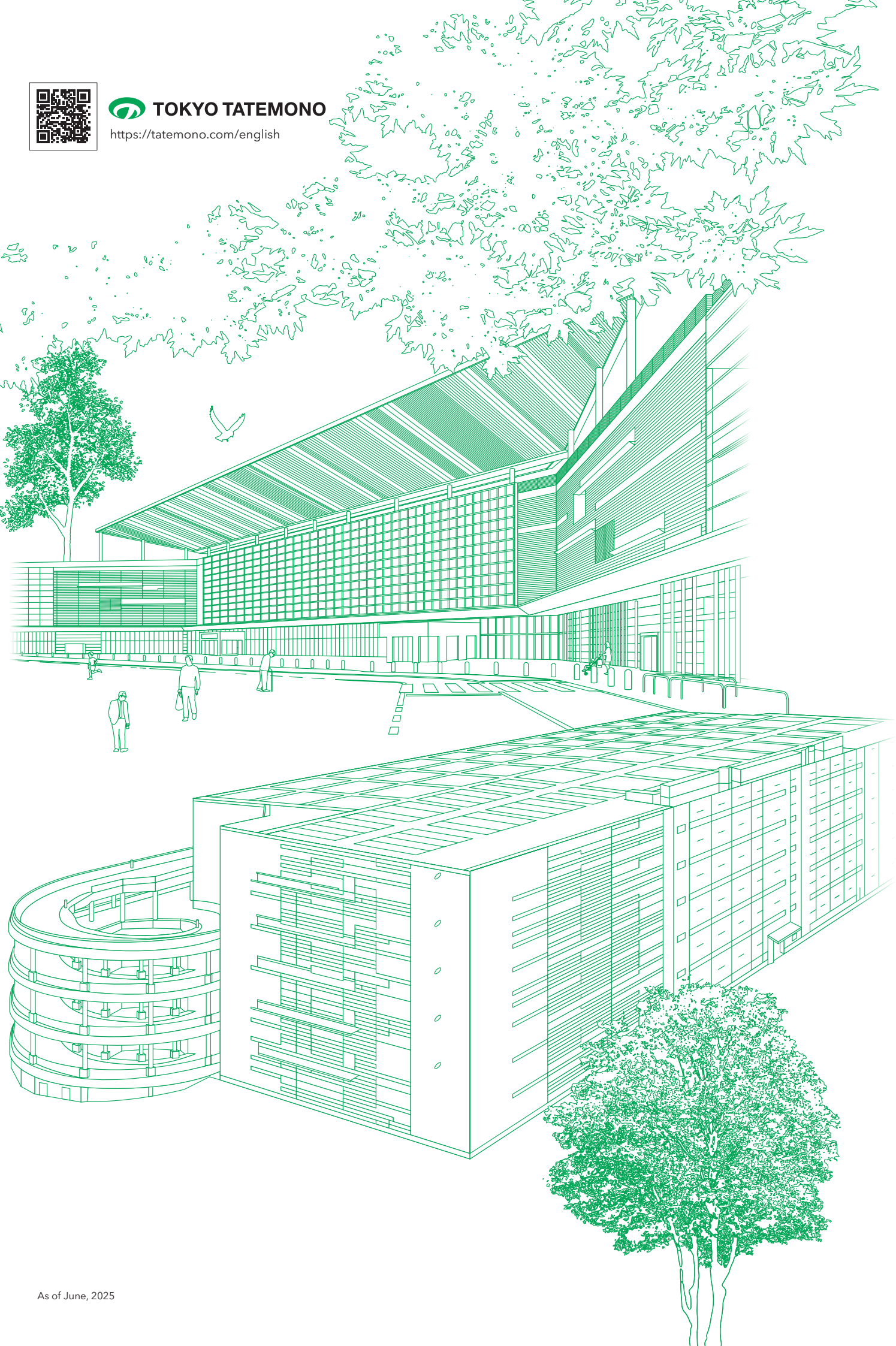




**TOKYO TATEMONO**  
<https://tatemono.com/english>



# TOKYO TATEMONO CORPORATE PROFILE



# Trust beyond the era

We aim to grow the Company and to create a prosperous society, taking pride in the level of trust placed in us for more than a century.



Representative Director  
President and CEO



## Message from the President and CEO

### Trust Beyond the Era: Becoming a Next-Generation Developer

The Tokyo Tatemono Group was established in 1896 by Zenjiro Yasuda, the founder of the former Yasuda Conglomerate, and has the longest history of business achievement in Japan among general real estate companies. The Group engages in the real estate

development business based on two of Yasuda's principles, that the customer always comes first and to maintain an enterprising spirit. Through these principles, we anticipate changing trends while contributing to the greater appeal and value of

communities and developing new assets.

The Tokyo Tatemono Group's long-term vision for 2030 is "Becoming a Next-Generation Developer," and our current medium-term business plan for fiscal 2025 to 2027 is part of making this vision a reality. As various risks emerge amid uncertainties and global economic turbulence, the focus on the sustainability areas of climate change and resilience is becoming increasingly important. The Tokyo Tatemono Group will further accelerate its efforts to achieve a balance

between solutions to social issues and corporate growth.

October 2026 marks our 130th anniversary. As exemplified by our group philosophy of "Trust beyond the era," the Tokyo Tatemono Group will value the trust we have earned through our long history and will forge ahead together as one to be an organization trusted by society and highly valued by all our stakeholders for centuries to come.

# Businesses Field of the Tokyo Tatemono Group

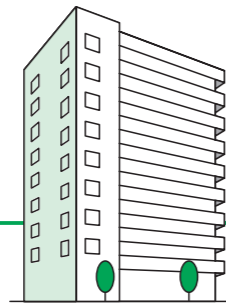
The Tokyo Tatemono Group, with over 130 years of trust and achievements, engages in a variety of businesses centered around urban development. We aim to realize a better society and future by providing the value of 'spaces' and 'experiences' that contribute to the well-being of each individual.



## Urban Development and Office Buildings

TO PAGE 12

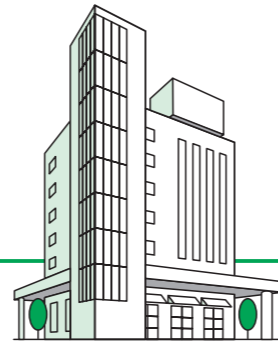
Urban development projects in major cities throughout Japan, development and management of office buildings and flexible offices, property management services, and more.



## Residences

TO PAGE 16

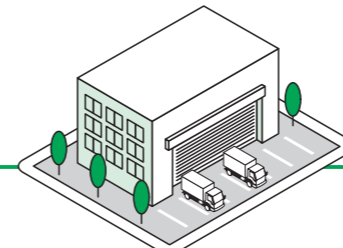
Development and operation of newly built condominiums for sale, focusing on the Brillia series, and for-rent condominiums mainly in city centers.



## Retail Facilities

TO PAGE 20

Development and management of a variety of retail facilities and complexes that blend regional characteristics and customer experience, such as large-scale retail facilities and retail facilities within office buildings.



## Logistics Facilities

TO PAGE 21

Development of the T-LOGI series of leading-edge logistics facilities that provide safety, security, and comfort. Management of next-generation environmentally friendly logistics facilities (ZEB logistics).



## Hotels

TO PAGE 22

Development and management of various types of hotels, including urban hotels, tourism and resort hotels, and dog-friendly hotels.



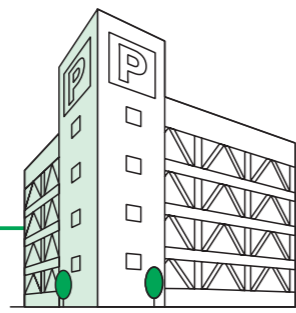
# TOKYO TATEMONO GROUP



## Leisure Facilities

TO PAGE 23

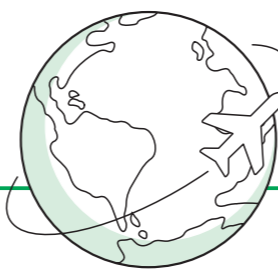
Development and management of bathing facilities and golf course management and a golf-related consulting business that provide the highest level of peace and relaxation to customers.



## Parking Lots

TO PAGE 24

Development of various types of parking lots throughout Japan, such as multi-level parking, surface parking, and parking attached to facilities. Meeting a wide range of needs and supporting land utilization through parking lots.



## Overseas

TO PAGE 25

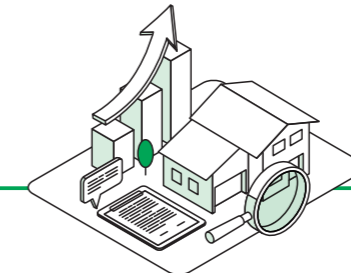
Development and consulting businesses centered on the United States, Australia, Thailand, and China for residential, office buildings, logistics facilities, and other projects.



## Real Estate Utilization

TO PAGE 26

Providing optimal solutions from a diverse menu including real estate development, real estate brokerage and effective utilization, asset solutions, and rental management.



## Asset Management

TO PAGE 27

Meeting diverse needs for real estate investment products through management of J-REIT real estate investment trusts, real estate private funds, a private REIT, and more.

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# Leveraging our businesses to solve social issues and achieve higher levels of growth as a company.

Leveraging our businesses to solve social issues and achieve higher levels of growth as a company, we have established "Becoming a Next-Generation Developer" as our long-term vision. This is because we believe that the role developers play must also change significantly amid increasing volatility and uncertainty. To achieve these goals, we have established six key strategies that include "steady promotion of large-scale redevelopment" and "acceleration of the property sales business to investors" based on the basic policy in our medium-term business plan. We will also work to create a more advanced management infrastructure through sustainability (environmental, social, and governance), human capital, and the digital transformation as we strive to be a good company for all stakeholders.

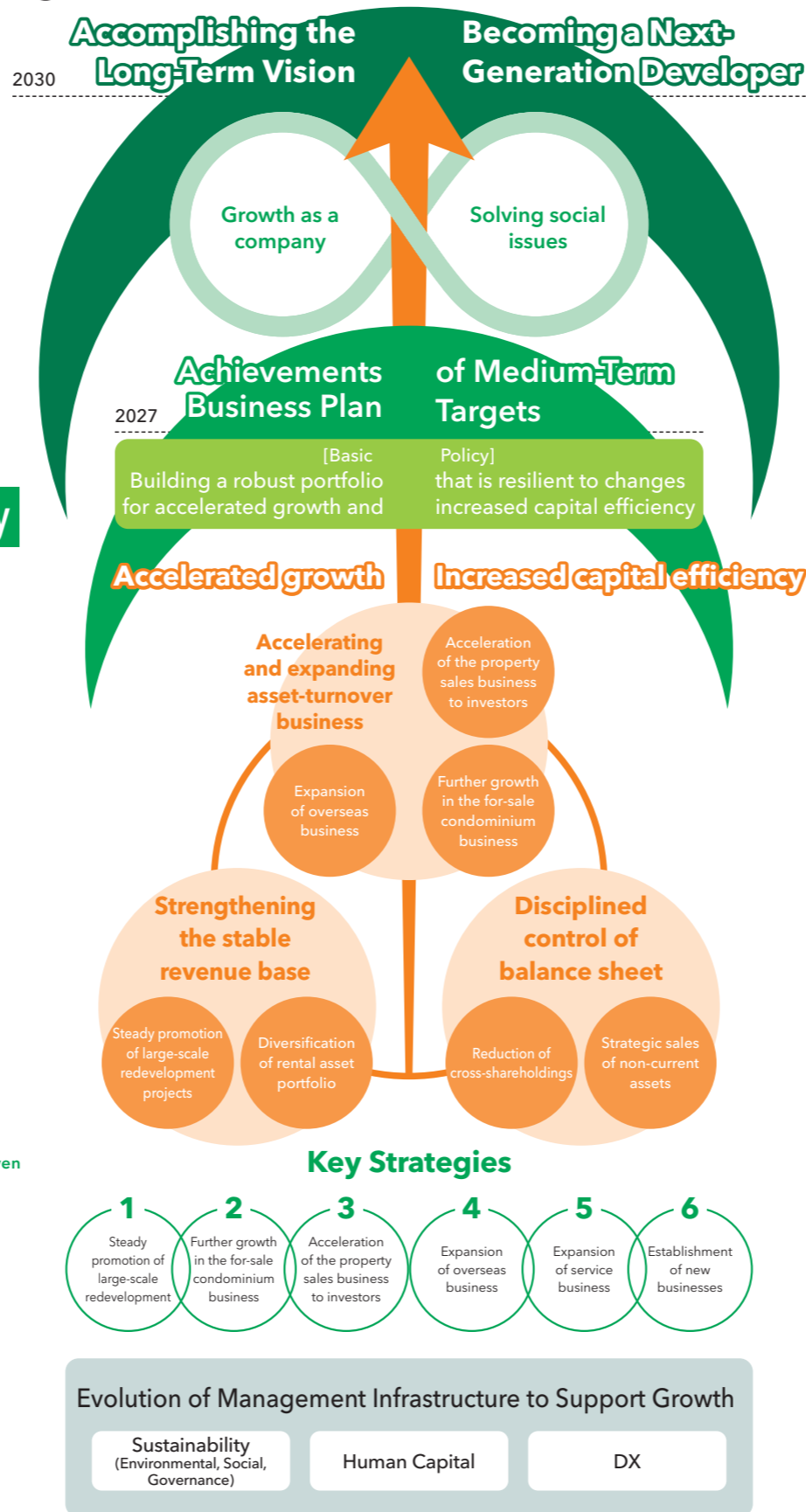
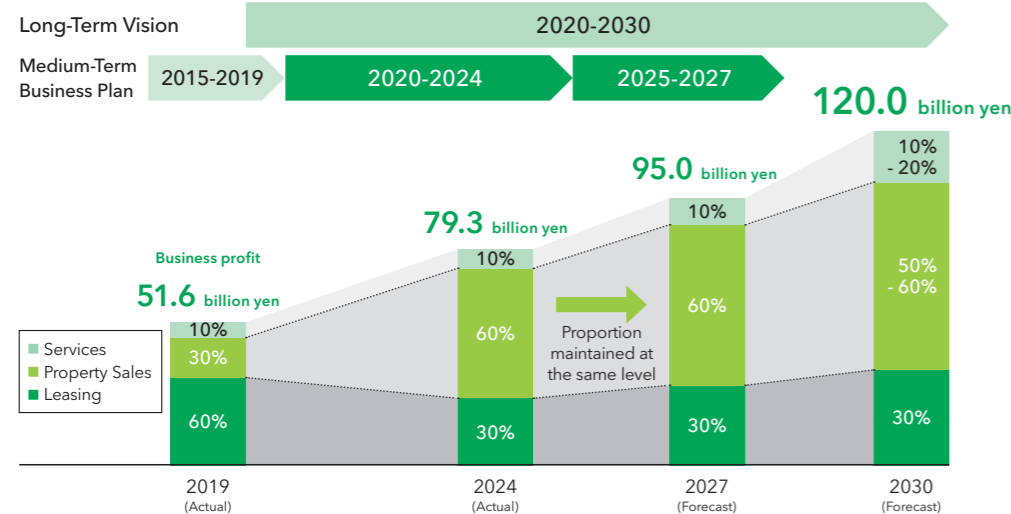
**Accelerated growth and increased capital efficiency with the target of 120.0 billion yen in business profits**

## Long-Term Vision

Tokyo Tatemono Group's long-term vision "Becoming a Next-Generation Developer" embodies our commitment to finding new solutions that go beyond the traditional framework of real estate developers. The target year is 2030, which coincides with the target year for the SDGs.

## Medium-Term Business Plan

Tokyo Tatemono Group achieved profit growth exceeding its targets in the medium-term business plan for fiscal 2020 to 2024 and has set a target of 95.0 billion yen in business profit for the medium-term business plan for fiscal 2025 to 2027. We aim to build a robust and resilient business portfolio focused on accelerated growth and increased capital efficiency, with the target of 120.0 billion yen in business profit by 2030.



## 14 Material Issues

### Tokyo Tatemono Group Is Working as a Next-Generation Developer

Tokyo Tatemono Group views contributing to the achievement of the SDGs as a social demand and is incorporating the promotion and advancement of sustainability throughout the Group into our long-term vision and medium-term business plan. As part of our aim to become a next-generation developer, we determined material issues in 2019. In doing so, we considered SDGs and challenges specific to Japan and our industry to extract social issues, taking into account the magnitude of social needs and affinity with our business. Then, in response to changes in

social conditions such as the COVID-19 pandemic, we have identified 14 material issues in 2021, incorporating advice from external experts and communication with stakeholders. We will continue to consider revising our material issues in response to changes in social conditions. We will seek to develop solutions to these material issues through our business to maximize our positive impact on society while minimizing our negative impact, to grow as a company and help bring about a sustainable society.

Material issues	Shared values with society	Contribution to SDGs
Strengthening Tokyo's competitiveness as an international city	Creating value of place and value of experience	
Contributing to a safe and secure society		
Community building and revitalization		
Wellbeing		
Addressing the diverse needs of customers and society		
Value co-creation and innovation		
Social implementation of technology	Coexistence with the Earth and the environment	
Revitalizing and utilizing real estate stock		
Promoting a decarbonized society		
Promoting a recycling-oriented society	Value-creating talent	
Improve employee growth and job satisfaction		
Diversity & Inclusion		
Advancement of governance		
Strengthen risk management framework	Realizing sustainability management	

# Urban Development That Leads to the Future

Tokyo Tatemono cares for people, communities, and the Earth, and thus strives for sustainable urban development that leads to the future of cities.

This is because we believe that “creating buildings is not the only way to build cities.”

To create harmony with the history, culture, and nature of communities and create our “next story” together with the people and partners involved in those communities, we build cities with a focus on (1) coexistence and symbiosis with nature, (2) creating regional vitality, and (3) inheriting and developing history and culture.

## Urban Development by Tokyo Tatemono (1)

### Coexistence and Symbiosis With Nature



Creating a “forest” in the heart of the city where species on the Red List also live, or a “hill” where people can enjoy seasonal plants and landscapes.

At Tokyo Tatemono, we are keenly aware of coexistence and symbiosis with nature in property development and urban development.

A project exemplary of this is the approximately 3,600 m<sup>2</sup> Otemachi Forest on the grounds of Otemachi Tower, directly connected to Otemachi Station. Based on the development concept of “regenerating nature while regenerating the city,” we employed a method called “pre-forest,” to create a forest through trial and error over nearly three years in the city of Kimitsu in Chiba Prefecture, then transplant the grown forest to Otemachi. We also recreated the undulations of forests and dales.

This is not a manicured forest but a “real forest” characterized by tree diversity that fosters a rich ecosystem, where species on the Red List dwell.

These efforts to foster a lush natural forest environment for over ten years have been recognized through such certifications as Nationally Certified Sustainably Managed Natural Sites (Ministry of the Environment) and TSUNAG (Ministry of Land, Infrastructure, Transport and Tourism), attracting attention from both Japan and abroad. Otemachi Forest aims to be Japan’s premier urban forest and will continue developing even further.

At Tokyo Square Garden, which, like Otemachi Tower, is also located within walking distance of Tokyo Station, we have created Kyobashi Hill, a three-dimensional green space spanning from basement level 1 to the 5th floor. Standing out amid the high-rises, this enormous green space approximately 30 m in height and approximately 3,000 m<sup>2</sup> plays a role in Tokyo Metropolitan Government’s Green Road Network initiative.

Enjoy seasonal landscapes and plants in the heart of the city

### Kyobashi Hill

#### Tokyo Square Garden

Kyobashi Hill is a place of respite, where the colors change beautifully with the season. Over 15,000 plants of approximately 140 species delight the senses of building users and visitors while also helping to counter the heat island effect.

Tokyo Square Garden (24 floors above ground, 4 floors below ground) is an enormous complex that considers the environment from both a intangible and tangible approach, including highly insulated, heat-shielding exterior materials, the use of renewable energy, visualization of energy savings, and regular meetings with tenant companies to promote the SDGs.



[\ See here for details! /](#)

Tokyo Tatemono Insight



Kyobashi Hill is a spot where visitors can enjoy the changing seasons through plants that bloom throughout the year, such as Mitsuba azaleas and Someiyoshino cherry blossoms in spring, Japanese maples in autumn, and Christmas roses in winter. These environmental conservation efforts that take into account biodiversity have received numerous certifications and awards, including certification from the Association for Business Innovation in harmony with Nature and Community (ABINC).

Metropolitan Meiji Park, which re-opened completely in 2024, was the first Tokyo metropolitan park to utilize the Park-Private Finance Initiative (Park-PFI) and was also a new challenge for Tokyo Tatemono Group. Metropolitan Meiji Park was created for the 1964 Tokyo Olympics. Located next to the Japan National Stadium, a venue for the 2021 Tokyo Olympics, it was temporarily closed for

development in the run-up to the second Tokyo Olympics.

The new theme for the park is “a world-class park that will serve as Tokyo’s legacy.” “Hokori no Mori (Forest of Pride),” a forested area of approximately 7,500 m<sup>2</sup> was created and now bustles with people of all ages.

We also implemented urban development that harmonizes city and nature at Nonoayama in Kita-Aoyama. To make use of the region’s unique topography and water channels, we carefully surveyed the vegetation and ecosystems of the major surrounding green spaces to determine the forest composition that this new forest of approximately 3,500 m<sup>2</sup> should inherit.

In addition to plazas, community centers, shops, and restaurants, there are also condominiums and nursery schools, making it a place where a wide range of people can connect with nature.

Achieving urban and natural regeneration

### Otemachi Forest

#### Otemachi Tower

In Otemachi Forest, 208 species of plants, 129 species of insects, and 13 species of birds have been confirmed as of 2021, including species on the Red List. It serves as a stopover for migratory birds, and tanuki (Japanese raccoon) have even been spotted there in the past.

Otemachi Tower, directly connected to Otemachi Station, has 38 floors above ground, 6 floors below ground, and stands approximately 200 m tall. This enormous complex contains offices, shops, and a luxury hotel. It regularly hosts events that bring people closer to nature and offers diverse ways to spend time in the forest.



[\ See here for details! /](#)

Tokyo Tatemono Insight



A new Tokyo legacy: for a forest to last a century

#### Hokori no Mori



#### Metropolitan Meiji Park

Metropolitan Meiji Park features the approximately 7,500 m<sup>2</sup> forested area Hokori no Mori with roughly 500 deciduous and 150 evergreen trees, three plazas including “Kibo no Hiroba (Hope Plaza)” made with natural turf, TOTOPA, an urban spa operated by Tokyo Tatemono Group, outdoor activity shops, cafes, and more.

Where people and nature connect

#### A Place of Respite



#### Nonoayama

At Nonoayama, Japanese plum, cherry, and oak trees have been planted along biotopes and turf plazas. Brimming with nature throughout the seasons, this approximately 3,500 m<sup>2</sup> green space is home to diverse organisms able to live here sustainably, as well as retail facilities, rental condominiums, serviced housing for seniors, nursery schools, and more.

Urban Development by Tokyo Tatemono (2)

## Creating Regional Vitality

Urban development by Tokyo Tatemono approaches the creation of regional vitality from both tangible and intangible perspectives. What kinds of facilities or areas will attract people and encourage traffic? How can residents and office workers connect and create new vitality? We scrutinize these questions as we strive to provide all kinds of places and experiences.



### A symbol of an International City of Arts & Culture: Hareza Ikebukuro

Hareza Ikebukuro features eight theaters all with different features, including Tokyo Tatemono Brillia HALL, and continues to convey a diverse culture to the world as a symbol of Toshima and the "International City of Arts & Culture" of Ikebukuro.

We also work with nearby companies, schools, and Toshima City to create vitality throughout the community through music and anime events. While supporting the diverse culture rooted in the region, we aim to create a community unique to Ikebukuro, where "anyone can be the star."



### A hub for value co-creation and innovation between industry, academia, and government: Nakano Central Park



Nakano Central Park is located in the vast redevelopment area "Nakano Shiki no Machi (Nakano Town of Four Seasons)" and features major office buildings, residences, halls, and more. Three universities and public facilities are nearby, making it a hub for value co-creation and innovation through exchange between industry, academia, and government.

Office workers, students, families, and others gather in the lush green open spaces with wooden decks and more, creating new vitality through events that create deeper attachment to the region.

### Creating regional connections and contributing to revitalization: SMARK Iseaki

SMARK Iseaki in the city of Iseaki, Gunma Prefecture, one of the top industrial cities in northern Kanto, is the largest community-based shopping center in northern Kanto with a total floor area of approximately 111,000 m<sup>2</sup> and roughly 160 stores, offering lifestyles that all generations can enjoy together.

Since its opening in 2008, it has undergone two major renovations in response to changing times and customer needs. It continues to serve as a facility that creates regional connections and contributes to revitalization.



Urban Development by Tokyo Tatemono (3)

## Inheriting and Developing History and Culture

Every region has its own history and culture. Tokyo Tatemono values connections with the local community and works to tie the history and culture of each place to the next generation as we pursue urban development where communities, people, and culture can continue to develop.



### Where tradition and leading-edge technology coexist: YNK Area

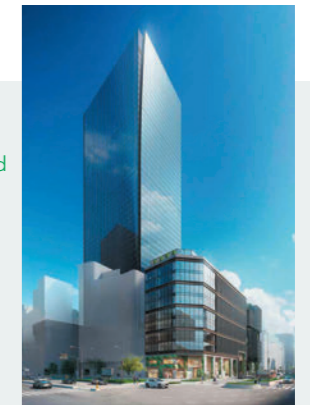
Tokyo Tatemono's history began in 1896 when Zenjiro Yasuda, the founder of the former Yasuda Conglomerate, established Tokyo Tatemono Co., Ltd. in Nihonbashi. The Yaesu, Nihonbashi, and Kyobashi areas are where the company was founded and where our headquarters remain today. The region is called YNK, an acronym created from the name of each area, and is where we are undertaking multiple major redevelopment projects together with local residents.

Merchants, traders, and artisans from across Japan once gathered in the YNK area. The urban development we do creates a prosperous future by passing down the history, traditions, and abundant culture of food and art rooted in the area while adding new value and function, such as regeneration and wellbeing.

The current YNK area is a region with many long-established businesses and major corporations, so we are working to attract domestic and international startups, investors, educational and research institutions, and more to create an environment and implement initiatives that foster even greater exchange and collaboration. In addition to revitalizing the entire area, we also aim to strengthen Tokyo's international competitiveness.

#### Aiming for further development based on diversity from the Edo period TOFROM YAESU

TOFROM YAESU is a major redevelopment project in front of Tokyo Station, designated as a special national strategic zone. Yaesu, which has developed as a diverse community since the Edo period and is now a business hub, will be reborn as a place that emits new trends, culture, and vitality. We aim to create a place where not only office workers but also families and tourists from Japan and abroad and all kinds of other people can come together and enjoy themselves, and are preparing to offer spaces and services that help improve worker wellbeing in the office portion of TOFROM YAESU TOWER as well.



See here for details! /



#### As Someone Passing Tradition on to the Future

As a member of the local YNK area, Tokyo Tatemono participates in the Sanno Festival, a traditional local festival that has been held since the Edo period.

#### Fostering community and connecting to the next generation

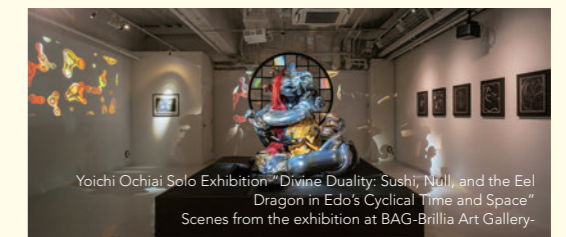
### Shakujii Koen Apartment Complex Reconstruction Project



Shakujii Koen Apartment Complex was one of the largest complexes in the 23 wards of Tokyo. After more than half a century since its construction, it has been rebuilt with a focus on passing down the community of the previous era while fostering connections with new residents and local community members for the next generation. To create condominiums that feel like home, we have created community spaces and more to promote interaction.

#### Enriching life through art

### Brillia Art



Based on the belief that art is essential for a life of abundance, Brillia Art has continually provided experiences that let people encounter art throughout daily life. We aim to offer lifestyles of abundance and comfort through different art experiences, such as hosting public exhibitions using Tokyo Tatemono's facilities, the creation of art hubs, and deployment of residence art and a single art piano across Japan.



# Urban Development and Office Buildings

We develop urban development projects in major cities throughout Japan, including the global city of Tokyo, as well as develop and manage office buildings and flexible offices and provide property management services as we strive to contribute to sustainable urban development and the future of cities.

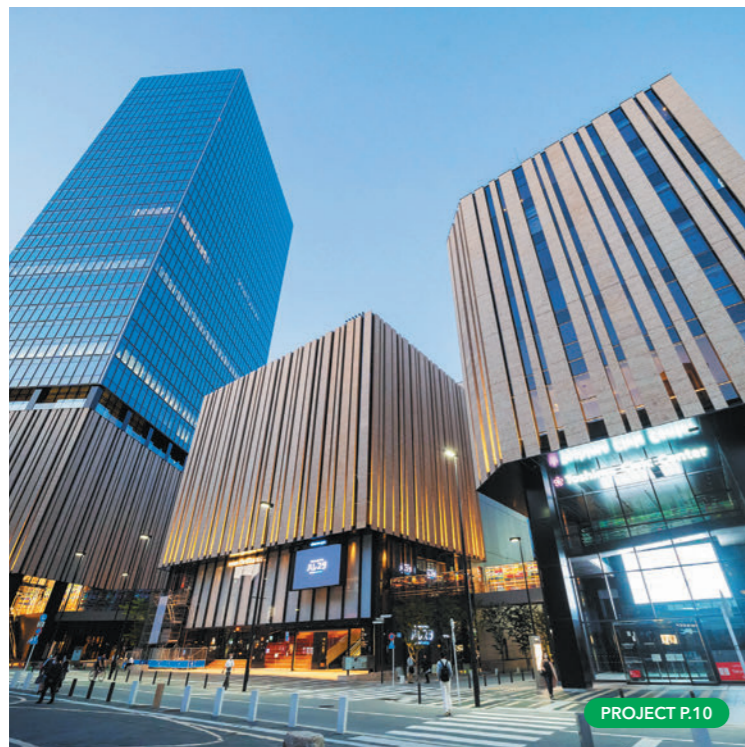


A large-scale complex that achieves urban and natural regeneration

## Otemachi Tower

Chiyoda, Tokyo (completed in 2014)

A large-scale complex that integrates offices, hotels, and retail facilities at a high level, located in Otemachi, an area expected to develop even further as a global business hub. The facility features approximately 3,600 m<sup>2</sup> of green space called Otemachi Forest and houses the retail facility OOTEMORI for office workers as well as the international luxury hotel Aman Tokyo.



The new symbol of Toshima, an "International City of Arts & Culture"

## Hareza Ikebukuro

Toshima, Tokyo (completed in 2020)

A large-scale complex consisting of the office building Hareza Tower, Tokyo Tatemono Brillia HALL, Toshima Civic Center, and Naka-Ikebukuro Park, built on the former sites of the Toshima Ward Office and Toshima Public HALL. Hareza has eight distinctive theaters, making it an exciting hub for showcasing a diverse range of culture to the world and creating a lively atmosphere.



A large-scale, state-of-the-art, environmentally friendly building complex

## Tokyo Square Garden

Chuo, Tokyo (completed in 2013)

An environmentally friendly large-scale complex building located near Tokyo Station, the heart of economic, transportation, and cultural activity, and directly connected to Kyobashi Station. The building features approximately 3,000 m<sup>2</sup> of green space called Kyobashi Hill and includes Kyobashi Environment Station, City Lab Tokyo, and other facilities aimed at implementing environmental efforts for the entire area and creating a sustainable city and world.

Offering a new green work style

## Nakano Central Park

Nakano, Tokyo (completed in 2012)

A large-scale office building developed in a vast redevelopment area of approximately 16.8 hectares immediately north of Nakano Station. With mega plates of nearly 5,000 m<sup>2</sup> per floor, among the largest in Japan, and a vast green space sprawling before the eyes, this building provides an open, creative office environment unlike conventional office districts. This forms a new business hub that brings together industry, academia, and government.



**COLUMN** **New Endeavors in New Urban Development (YNK Area)** PROJECT P.11

In the Yaesu-Nihonbashi-Kyobashi (YNK<sup>\*</sup>) area, which serves as the gateway to Tokyo, Tokyo Tatemono has undertaken multiple projects together with local residents. Among these, TOFROM YAESU has gained attention as a large-scale development project that includes Tokyo Tatemono's former head office building in front of Tokyo Station.

\* YNK is an acronym of Yaesu, Nihonbashi, and Kyobashi, and is the name of the area.



**TOFROM YAESU**  
(Urban Redevelopment Project for Yaesu 1-Chome East Area in front of Tokyo Station (District A, District B))

A major redevelopment project in front of Tokyo Station, designated as a special national strategic zone. TOFROM YAESU TOWER incorporates the concept of wellbeing into its office design and will be rebuilt as an office that helps improve wellbeing, starting with YAESU SKY LOUNGE. The project introduces features to strengthen Tokyo's international competitiveness, such as a large-scale underground bus terminal that strengthens its function as a hub of transportation as well as conference facilities and medical facilities.



**Gofukubashi Project**  
(Urban Redevelopment Project for Yaesu 1-Chome North Area)

In addition to building world-class hotels and facilities with high-level financial experts to support international finance/urban MICE, this project is building waterfront spaces and pedestrian networks as well as a stronger disaster response.



**Kyobashi 3-Chome Project**  
(Kyobashi 3-chome Higashi District Urban Redevelopment Project)

Located in Kyobashi, a hub of art and craft culture, this complex redevelopment project will revitalize the Kyobashi area by creating urban infrastructure that boosts wider-area traffic, such as public spaces focused on pedestrians connected through the KK Line.



### Tokyo Tatemono Nihonbashi Building

Chuo, Tokyo (completed in 2015)



### Shijo Karasuma FT Square

Shimogyo, Kyoto, Kyoto Prefecture (completed in 1998)



### Shinjuku Center Building

Shinjuku, Tokyo (completed in 1979)

Information on Tokyo Tatemono's office buildings

### Information on Leased Office Buildings across Japan

Information on leased office buildings across Japan that are owned and operated by Tokyo Tatemono. Not only can you search by location, train line, and keywords, but you can also narrow down results by preferences. Tenant recruitment information, special features, photographs, VR, and more are provided to present the features of each property.



A new landmark in Sendai, the hub of the Tohoku region

### T-PLUS Sendai

Aoba, Sendai, Miyagi (completed in 2024)

An office building with excellent access just 1 minute on foot from Sendai Subway Station. The building has received the S-rank, the highest in the CASBEE certification system, as well as ZEB Ready certification, combining a high standard of safety performance and environmental performance such as reinforced earthquake resistance and emergency power supply. The building also provides a comfortable environment for workers, with a rooftop terrace and rooms to refresh on each floor.



Premium offices for an elevated experience

### Expert Office

These premium rental offices can be used flexibly by 1 to 30 people or more. We provide high-quality spaces for those who want a distinctive office environment, even for a small number of people. With spacious shared areas and the same level of quality and security as large offices, these offices not only boost your corporate brand but also guide business to further growth.

A workplace designed with the future in mind.

### T-PLUS

The T-PLUS series is based on the concept of creating new workplaces that address the diversification of work styles and needs among office workers. Technology (T) is added (Plus) to create flexible offices that emphasize wellness to meet the demands of tenants in a rational manner.



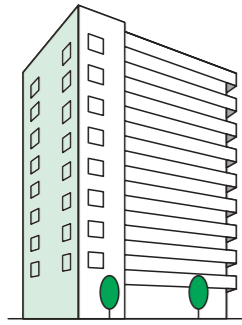
COLUMN

### The Pursuit of Human Building at Tokyo Tatemono

The concept behind all projects of our office building business is "Human Building - Humans at the Center, Always."

The goal of "Human Building" is for customers who use our buildings to feel "safe, secure, and comfortable" based not only on physical aspects such as the building itself but based on service and other intangible aspects as well. By having all employees involved in the business understand this concept on a deep level and put it into practice, we will create buildings that both we and our customers feel is "our building." We also host an annual company event called the "Human Building Convention" to reaffirm our philosophy and share best practices.





# Residences

Tokyo Tatemono is in the business of newly built condominiums for sale, focusing on the Brillia series with the key brand concepts of “refinement” and “comfort,” and the for-rent condominiums business in which we develop and operate properties mainly in city centers.



**Brillia**  
NEW LUXURY RESIDENCE

A residential brand that fulfills our promise to provide “abundance that’s right for you”

## Brillia

Brillia is a residential brand developed by Tokyo Tatemono. Seeking “refinement” and “comfort” befitting the era, this brand provides each customer and every customer with “new luxury”—the abundance that’s right for them—through its residences and lifestyle. We help customers achieve a lifestyle of value through the diverse services of the Tokyo Tatemono Group, which include not only the planning, construction, and sales of buildings, but management and brokerages (sales and leasing) as well.



The concept of “new luxury” of Brillia

seeks true fulfillment and comfort that goes beyond conventional luxury.

“Luxury” means not only high-end but also “a relaxation and comfort that is hard to obtain.”

We believe that providing the time and space that is just right for you

in line with the ever-changing values and lifestyles of today is what modern luxury is all about.

The value our brand offers is updated constantly to meet the changing times as we strive to create lifestyles of abundance.

A mixed-use high-rise tower housing condominiums, a hotel, and a gallery

## Brillia Tower Dojima

Kita, Osaka, Osaka Prefecture (completed in 2024)

Brillia, a high-rise complex tower that has Japan’s first Four Seasons Hotel and private residence. Standing at nearly 195 m tall with 49 above-ground floors and a total of 457 units, this is one of the biggest residences in the Kansai region. The concept behind its development is “travel and art.” With the upper floors gradually sloping backward, the symbolic facade of the building, which itself is a work of art, evokes sails on a ship to serve as a new landmark for Osaka, the city of water. The gallery space in the common area allows residents to view works by world-renowned creators and artists for a rich cultural experience, while public art works displayed at the southeast and northeast corners of the premises contribute to the appeal of the Dojima and Nakanoshima areas, which are developing as centers of art and culture in Osaka.



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© Nacasa & Partners



© Nacasa & Partners



Kohei Nawa “Trans-Mio”/Photo by: Nobutada Omote | Sandwich



Japan's first residential complex integrated with a local ward government office

## Brillia Tower Ikebukuro

Toshima, Tokyo (completed in 2015)

This three-dimensional urban project integrates the Toshima Ward Office, retail facilities, offices, and residences. The design for the facade and common areas was supervised by world-renowned architect Kengo Kuma. Inspired by an enormous tree, the project incorporates natural lighting and greenery throughout for a high level of design while also pursuing environmental friendliness with the installation of Eco Veil, a system of cladding panels that contains solar panels, as well as "Toshima no Mori (Toshima Forest)," a rooftop garden teeming with trees and plants.

Top rank in the ZEH-M Series  
A next-generation residence built to "ZEH-M" status

## Brillia Fukasawa Hatchome

Setagaya, Tokyo (completed in 2024)

A condominium that meets "ZEH-M" status, the highest rank in the ZEH-M (Net Zero Energy House/Mansion) series, the first major building in Japan to be built to these statuses. With high insulation and 336 solar panels installed on the rooftop, this building both saves and creates energy to reduce primary energy consumption by 101% for the entire building. This is Japan's most advanced environmentally friendly condominium, with EV charging supported in all 13 parking lots and initiatives in place to reduce waste, such as the collection of used cooking oil.



Space design that fosters community

## Brillia City Yokohama Isogo

Isogo, Yokohama, Kanagawa (completed in 2013)

A condominium for sale consisting of 13 buildings and 1,230 units built on a hill overlooking Yokohama Port, Minato Mirai, and Miura Peninsula. Green space covers approximately 75% of this vast open area to make living with greenery a part of everyday life. With a residents' association that incorporates the concept of town management at its core, this place regularly hosts a variety of events such as festivals and concerts. Active efforts are underway to build a community within the residence.



Japanese architecture that harmonizes luxurious living spaces with the ancient capital of Kyoto

## Brillia Kyoto-Matsugasaki

Sakyo, Kyoto, Kyoto Prefecture (completed in 2021)

A low-rise residence featuring the dignity and refinement of Japanese architecture with a total of 109 units in Matsugasaki, a place where the history and nature of Kyoto can be felt up close.



A seismic isolation tower residence with breathtaking views

## Brillia Tower Nishijin

Sawara, Fukuoka, Fukuoka Prefecture (completed in 2021)

Kyushu's first seismic isolation tower residence directly connected to a subway station. Residents can enjoy views from the exclusive Skyview Lounge.



A large-scale residence adorning the urban landscape

## SHIROKANE The SKY

Minato, Tokyo (completed in 2023)

This large-scale mixed-use tower, which offers the highest number of residential units along the Yamanote Line, features a beautiful shape that has made it a beloved landmark of the city. Located in the area around Shirokane-takanawa Station, which boasts outstanding convenience and a green living environment, this residence has been built with a golf range, fitness gym, theater room, and other facilities that add vibrancy to everyday life and provide an elevated lifestyle.

## Residential Business Initiatives

Brand of for-rent condominiums, for people focused on living life their own way

### Brillia ist



A rental residential brand that seeks "smart urban living" based on the expertise cultivated through the Brillia brand.

Creating safe, secure, urban development that lasts into the future

### Redevelopment



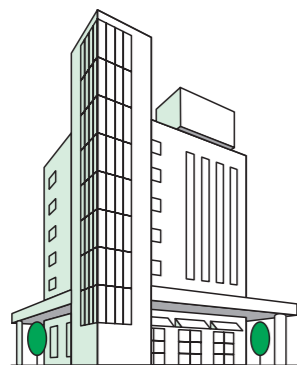
We achieve sound, rational high-density land use to create safe, secure, vibrant, and attractive urban development that contributes to regional development.

Supporting housing renewal through dialogues with rights holders

### Condominium Reconstruction



Through condominium reconstruction, we improve building value by addressing new seismic standards, upgrading aging equipment, and making facilities barrier-free.



# Retail Facilities

Tokyo Tatemono develops and manages retail facilities, where regional characteristics and the value of the customer experience blend together. We work on a wide range of facilities matched to location conditions and regional needs, from large-scale suburban retail facilities to office buildings with built-in retail facilities in urban centers.

One of the largest community-rooted retail facilities in northern Kanto

## SMARK Iseaki

Iseaki, Gunma (completed in 2008)

A large-scale shopping center with approximately 160 stores and a cinema complex with 10 screens. With the concept of “feel-good living,” this facility offers a new lifestyle for all ages.



A convenient urban retail facility close to the station

## FUNDES

The urban retail facility FUNDES series was created to develop fun that can only be found here. FUNDES offers convenience and fun through food and entertainment as a community-based facility that meets the needs of office workers and residents in the surrounding area. With restaurants and a diverse range of tenants, this facility aims to have users feel like “fans of this town.”



A community-based retail facility that supports everyday living

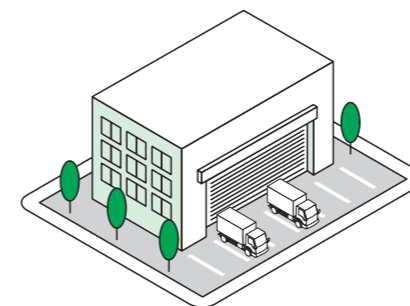
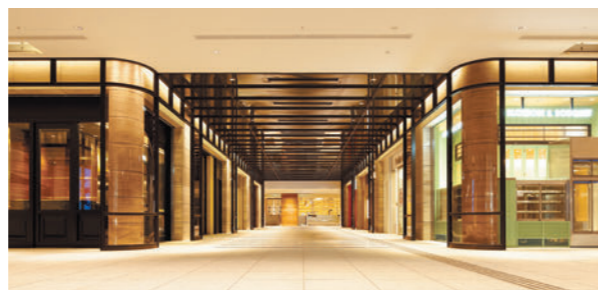
## minanoba

We operate the community-based retail facility “minanoba” series under the concept of “infrastructure for living.” By bringing together supermarkets, restaurants, retail stores, and services, these facilities increase convenience in regional areas.



## Retail Facilities Within Buildings

Tokyo Tatemono develops and operates buildings with built-in retail facilities such as OOTEMORI, the underground retail area of Otemachi Tower (Chiyoda, Tokyo) located at the center of the Otemachi Station underground network, as well as retail facilities in the lower floors of office buildings.



# Logistics Facilities

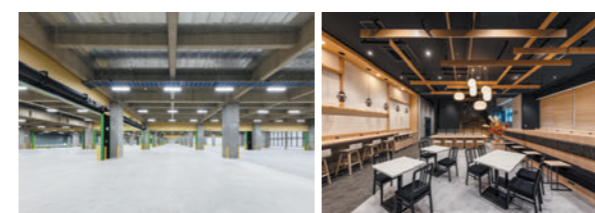
To meet the growing demand for large, leading-edge logistics facilities in Japan’s logistics industry, we undertake development projects for safe, secure, and comfortable leading-edge logistics facilities. We work on environmentally friendly logistics facilities (ZEB logistics), including solar panel installation.



Helping those who deliver.

## T-LOGI

The T-LOGI series developed by Tokyo Tatemono strives to be easy to use and easy to work in, creating spaces that support our customers in the logistics business. To be a logistics hub that supports tenants and shippers— that is T-LOGI’s mission.



## Creating Safe, Secure, and Comfortable Work Environments

We aim to build facilities and work environments that are both easy to use and easy to work in for our customers. To meet today’s diverse logistics needs, we offer replete warehouse specifications, such as effective heights of 5.5 m or more within warehouses and receiving rooms installed next to loading bays. Driver break rooms, cafe spaces, entrances with space for visitors, and other common areas within facilities are designed with comfort from the point of view of employees. Some facilities have unmanned convenience stores and spacious lounges, providing spaces where employees can unwind.

## Next-Generation Environmentally Friendly Logistics Facilities (ZEB Logistics)

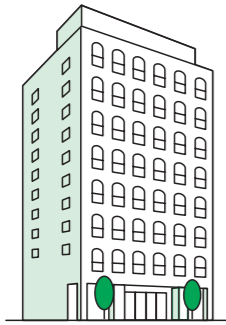
The Tokyo Tatemono Group is bolstering efforts toward decarbonization for our medium- and long-term target of net zero CO<sub>2</sub> emissions by 2050. As part of this, we have installed solar panels to both generate electricity within facilities in the logistics business and send surplus energy to other facilities, making full use of this renewable energy. These efforts toward self-sufficient energy have been recognized, and all our facilities except for certain specialized warehouses for freezing and refrigeration have obtained “ZEB” certification, the highest rank of the four levels of ZEB.



COLUMN

## Commissioned Services for Retail/Mixed-Use Facilities and More

At PRIME PLACE Co., Ltd. in the Tokyo Tatemono Group, we offer a wide range of services (property management/area management operations/advertising and sales promotions/account services/merchandising and tenant leasing/development and remodeling, consulting for management and operations/marketing research) for diverse retail and mixed-use facilities.



# Hotels

By leveraging the expertise of the Tokyo Tatemono Group as a real estate developer and collaborating with a diverse range of operators, we develop and manage various types of hotels, including urban hotels, tourism and resort hotels, and dog-friendly hotels.



# Leisure Facilities

As lifestyles become more diverse, people these days are once again rethinking what authentic experiences are, which is why we strive to provide the highest level of peace and relaxation to customers through the development and management of bathing facilities as well as our golf course management and a golf-related consulting business.



Photograph provided by Four Seasons Hotel Osaka/Photo by: Ken Seet



## Operating Hotels Across Japan

In response to the increase in tourism to Japan and growing demand for high-quality accommodation facilities, we have undertaken the development and management of hotels across Japan, from urban areas such as Tokyo, Osaka, and Kyoto to tourist destinations and resort areas such as Hakone and Karuizawa. We collaborate with diverse hotel operators both in Japan and abroad, including international luxury brands, and even operate Regina Resort Hotels, a hotel for guests traveling with their dogs.



## Golf Courses

We not only operate golf courses across Japan but are actively engaged in outsourcing and consulting on golf courses out of a desire to enrich as many lives as possible through the appeal of golf. From members-only courses replete with country clubs to casual public courses, customers can play golf tailored to their personal style.

- Kawaguchiko Country Club
- J Golf Kasumigaura and more



COLUMN

Time spent in comfort  
with your beloved dog

**Regina Resort Hotels**

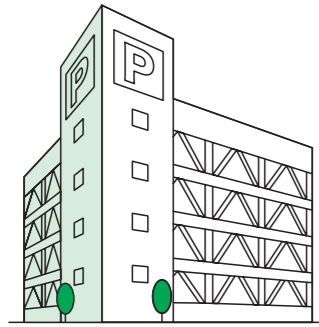
A dog-friendly hotel built on the concept of "discovering the next chapter with your beloved dog," where guests can spend time in the highest quality. This hotel offers a dog run exclusively for guests as well as a restaurant where guests can dine with their precious pets.



## Ofuro no Ousama

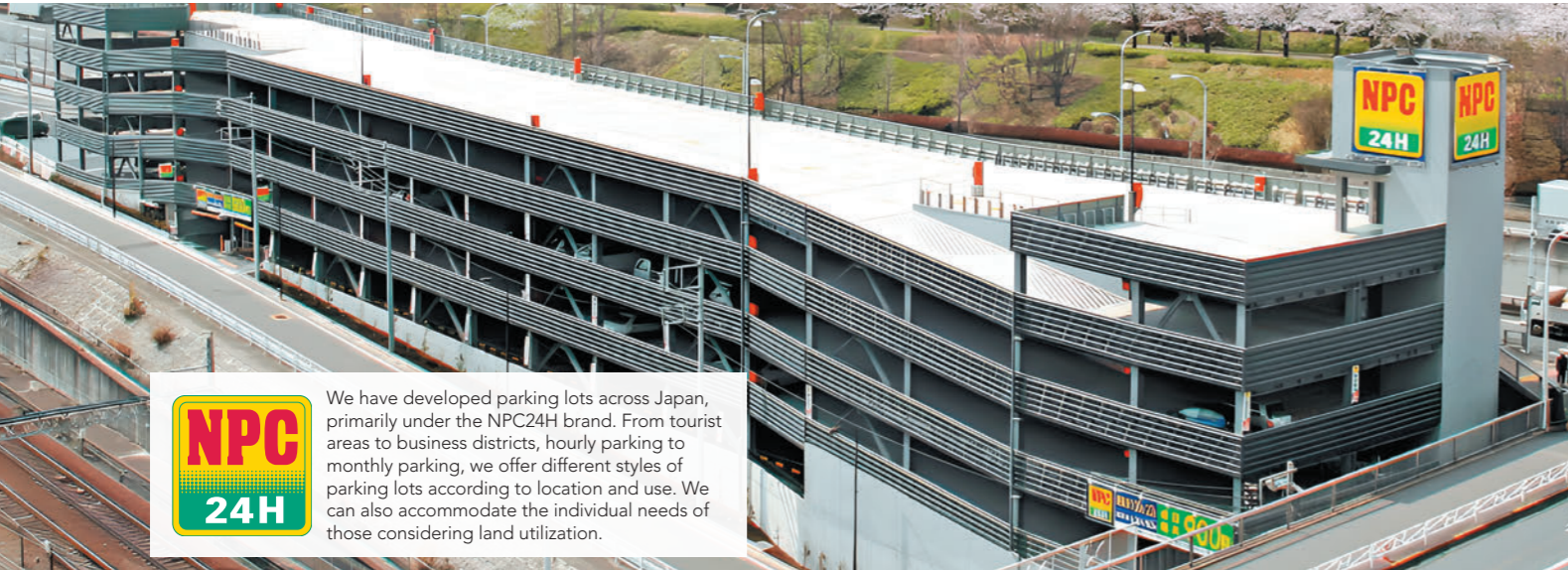
We operate Ofuro no Ousama primarily in the Tokyo metropolitan area, where customers can casually enjoy spacious outdoor baths as well as over ten different types of baths and bedrock baths purported to be beneficial for beauty and health. Ofuro no Ousama serves as an essential space for healing that has been developed with unique locations for the bath-loving Japanese in an era where aging and the nuclear family have led to weakened ties with family and neighbors.

- Ofuro no Ousama Wako Store
- Ofuro no Ousama Oimachi Store and more



# Parking Lots

We develop various types of parking lots throughout Japan, such as multi-level parking, surface parking, and parking attached to facilities. We support the utilization of land for parking lots to meet a wide range of needs, from individual and corporate land owners to real estate companies and public organizations.



We have developed parking lots across Japan, primarily under the NPC24H brand. From tourist areas to business districts, hourly parking to monthly parking, we offer different styles of parking lots according to location and use. We can also accommodate the individual needs of those considering land utilization.



Parking lots that efficiently utilize land by creating multi-level floors

## Multi-Level Parking

NPC24H Shizuoka Minamicho Parking No. 4 Suruga, Shizuoka, Shizuoka Prefecture/260 spaces



Large-scale parking lots attached to retail facilities

## Parking Attached to Facilities

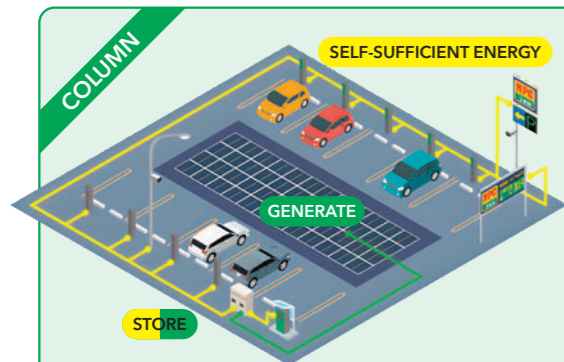
NPC24H Ginza Kabukiza Parking Chuo, Tokyo/272 spaces



Parking lots designed for narrow land or unique site configurations

## Surface Parking (Gate-Operated)

NPC24H Omiya Nakacho 2-Chome Parking No. 2 Omiya, Saitama, Saitama Prefecture/111 spaces



## ZEP Demonstration Testing Using Solar Power Panels on Road Surfaces

To help achieve a net-zero world, we are working on demonstration testing in our parking business to achieve ZEP (Zero Energy Parking), parking lots with self-sufficient electricity, by installing solar power panels on road surfaces and environmentally friendly storage batteries in surface parking lots.



# Overseas

Tokyo Tatemono has, over its long history, cultivated expertise in business overseas. Currently, we undertake development and consulting businesses centered on the United States, Australia, Thailand, and China for residential, office buildings, logistics facilities, and other projects.



Large-scale rental housing complex that balances decarbonization and economic efficiency

## Herndon Project

Virginia, United States (scheduled for completion in 2027)

An eight-story rental housing complex with a total of 400 units under development in the suburbs of Washington, D.C., where large-scale redevelopment is underway. Designed as a hybrid, with the three lower floors made of reinforced concrete (RC) and the five upper floors of wood, this project helps create a net zero world through reduced CO<sub>2</sub> emissions during construction and carbon sequestering with wood.



Condominium development in a popular area of Thailand

## Ref. Wongwian Yai Project

Bangkok, Thailand (completed in 2024)

A condominium development project in Khlong San District with excellent access to central Bangkok. Tokyo Tatemono has previously developed condominiums with local developers, and projects are also underway in the Ekkamai area where expatriates from overseas come together as well as the Kasetsart area where multiple historic universities are located.



Condominium development project in nature-rich Guizhou

## Guiyang Guanshanhu Project

Guizhou, China (scheduled for completion in 2026)

A condominium development project underway in Guiyang, the capital city of Guizhou Province, China. With easy access from the subway and large-scale retail facilities in the surrounding area, this location offers high convenience for both transportation and daily life.



Tokyo Tatemono's first office building development project in Thailand

## Sukhumvit 25 Project

Bangkok, Thailand (completed in 2023)

A mid-scale urban office building in central Bangkok, Thailand. Sukhumvit is an area with BTS (elevated railway) and MRT (subway) stations, where office buildings and retail facilities are clustered. This is Tokyo Tatemono's first office building development project in Thailand.



# Real Estate Utilization

We provide optimal solutions for a variety of needs, including real estate development, real estate brokerage and effective utilization, asset solutions, and rental management. We have also effectively introduced private sector activity into the target PPP and PFI businesses.



PROJECT P.9

The first Park-PFI project for a Tokyo metropolitan park

## Metropolitan Meiji Park in the Park-PFI Project

Shinjuku/Shibuya, Tokyo

Metropolitan Meiji Park is the first Tokyo metropolitan park to utilize the Park-PFI (private finance initiative) system. It features three plazas and forests as well as diverse shops offering outdoor activities, dining, and relaxation. It aims to balance tranquility and vibrancy while maintaining sustainable coexistence between humans and nature.

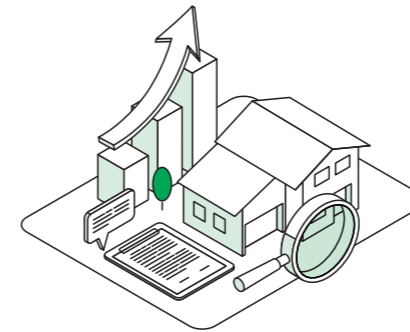


From an abandoned lot to a sanctuary of play

## Ariake Urban Sports Park Maintenance and Operation Project

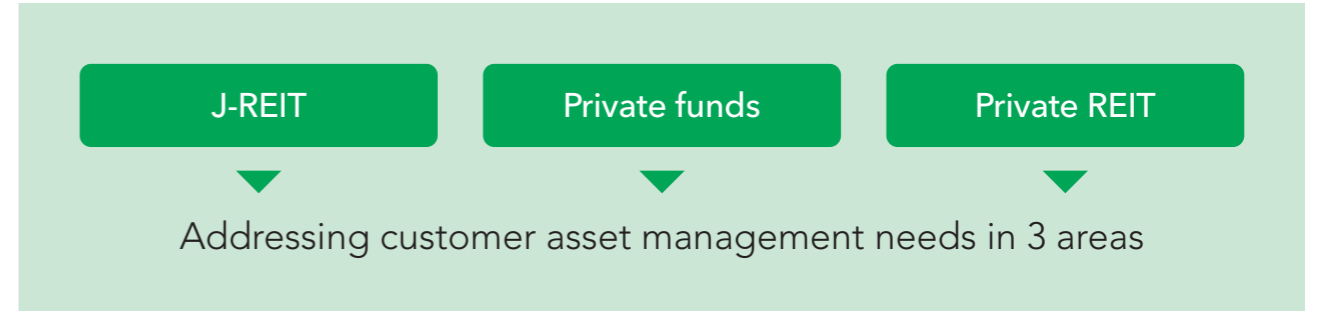
Koto, Tokyo

Ariake Urban Sports Park (commonly called : livedoor URBAN SPORTS PARK) is a fusion of urban sports facilities that includes a skateboard park, Brillia Running Stadium, shops, and more. With a vision of "community development where everyone shines and feels healthy and happy through sports," this park aims to achieve sustainability and sports wellness.



# Asset Management

Meeting diverse customer needs for real estate investment products through management of J-REIT real estate investment trusts, real estate private funds, a private REIT, and more, we are actively expanding our real estate fund business.



Maximizing value for investors through the acquisition and proper operation of prime properties

## J-REIT real estate investment trusts

As the asset management company for Japan Prime Realty Investment Corporation (JPR), a diversified J-REIT that invests in offices and urban retail facilities, Tokyo Tatemono Realty Investment Management, Inc. will achieve sustainable growth by simultaneously maximizing investor value and creating social value at the highest level.



Creating the ultimate investment opportunity for investors

## Private funds

Tokyo Tatemono Investment Advisors Co., Ltd. handles real estate private funds and provides prime investment opportunities and comprehensive solutions to all investors in the three stages of fund formation, fund value enhancement, and investment return.



Aiming for stable, medium- to long-term profits

## Private REIT

Tokyo Tatemono Investment Advisors Co., Ltd. offers the Tokyo Tatemono Private REIT, Inc., a private real estate investment trust (REIT). Leveraging the Tokyo Tatemono Group's advanced real estate expertise, this REIT is set up to generate stable earnings over the medium-to-long term for all investors.

COLUMN

## Tokyo Tatemono Group: Real Estate Support



Capitalizing on the extensive track record and experience of the Tokyo Tatemono Group, we provide comprehensive solutions that meet the diverse needs of our customers in the real estate business.

- Real estate brokerage
- Effective utilization of real estate
- Asset solutions
- Leasing management
- Real estate appraisal and more

# Trust beyond the era

The Chronicles of Tokyo Tatemono 130 Years of History

Here, we present the story of the initiatives toward urban development by Tokyo Tatemono Group as well as the trust built since our establishment in 1896.

## 1896-1920

### The founder and a pioneer of modern real estate

Tokyo Tatemono, established as Japan's first modern real estate company. Amid an economic boom in Japan after the First Sino-Japanese War, the company served as a financial institution specializing in land and buildings. During the subsequent economic slump and financial panic, it began expanding overseas to China to overcome sluggish performance.

- Tokyo Tatemono is established. Starts real estate sales and purchases through installment sales that were the original form of residential loans (1896)
- Opens Yokohama Branch (1896)
- Opens Tianjin Branch (China) (1903)
- Listed on the former Tokyo Stock Exchange (1907)

Zenjiro Yasuda, the founder of Tokyo Tatemono (founder of the Yasuda Conglomerate). Donated to the construction of an auditorium at the Imperial University of Tokyo (current University of Tokyo), which now bears his name as the Yasuda Auditorium.



1. Certificate of incorporation of Tokyo Tatemono granted by the government. 2. Head office at the time of the founding of Tokyo Tatemono. Even then, the signboard had the company name written in English. 3. The offices of the Tianjin Branch in China, opened in 1903.

## 1921-1945

### From Great Kanto earthquake restoration to the end of WWII

The Great Kanto Earthquake of 1923 caused extensive damage to Tokyo Tatemono as well. Faced with hardship from damage to the head office building and the Yokohama Branch as well as the destruction of buildings owned and held as collateral, the company entered the land and building sales business in Tokyo amid increasing urbanization. Building operations commenced in earnest in the early to mid-twentieth century.



- Begins residential land sale business in Sekiguchidaimachi (1928)
- Completes Tokyo Tatemono Building (1929)
- Starts villa sales business in Yugawara and begins history as a comprehensive real estate company (1937)
- Merges with Manshu Kogyo Co., Ltd. through absorption-type merger (1937)



1. Villas with hot springs in Yugawara-machi, Kanagawa. 2. Tokyo Tatemono Building, the former head office building completed in 1929. It was designed by Dr. Mikishi Abe, an authority on reinforced concrete structures.

## 1946-1978

### Rebuilding from scorched earth and becoming a general real estate company

The loss of international assets at the end of the war and economic democratization policies forced Tokyo Tatemono to restructure its operations. Based on the four pillars of real estate sales, real estate leasing, real estate brokerage and appraisal, and residential land development, the company established a structure suited to a new era in Japan as it moved toward economic recovery and high growth.

- Listed again on the Tokyo Stock Exchange (1949)
- Starts residential land development business in Nakagawara, Fuchu City, launching post-war residential operations in earnest (1963)
- Registered as a real-estate appraiser (1965)



1. Advertising display business on the wall of the former head office building in front of Yaesu Exit at Tokyo Station. 2. Yokohama Station West Exit Building, completed in 1964. This was our first new investment building through land acquisition. 3. Fujisawa Mansion, Tokyo Tatemono's first condominium for sale, built in 1968.

## 1979-1995

### From an era of enlargement and differentiation to management in a post-bubble economy

Through the oil crisis, the bubble economy, and other turbulent times in Japan, the company strengthened its business foundation by diversifying into existing housing brokerage, major urban redevelopment, and resort development.

- Completes Shinjuku Center Building (1979)
- Completes Osaki New City, an urban redevelopment project around the east exit of Osaki Station (1987)
- Opens Hotel Regina Kawaguchiko (1988)
- Announces Veil residential brand series (1993)



1. Shinjuku Center Building under construction. Construction was completed in 1979, when it came to serve as the new symbol of Tokyo Tatemono. 2. Osaki New City, Tokyo Tatemono's first full-scale urban development project.

## 1996-2005

### New management development in a new century

Introduces the corporate philosophy (current group philosophy) "trust beyond the era" and a symbol to commemorate our 100th anniversary. A group management strategy was formulated and promoted amid dramatic changes in the real estate market.



- Introduces corporate philosophy and symbol to commemorate our 100th anniversary (1996)
- First registration in Japan for Japan's Special Purpose Company (SPC) Act (current Act on Securitization of Assets) (1998)
- Tokyo Tatemono Group's J-REIT Listed Japan Prime Realty Investment Corporation on the Tokyo Stock Exchange (2002)
- Unifies residential brands into Brillia (2003)

1. Plan-Veil EX was constructed to mark the 100th anniversary. Its uniqueness earned it the Japan Association for Real Estate Sciences Award. 2. Brillia Chofu Kokuryo, the first product of the new Brillia brand, commenced sales.

## 2006-2019

### Urban development that leads to the creation of added value in the future

Japan endured economic stagnation following the subprime mortgage crisis. To meet the needs for urban and regional regeneration and high-value-added urban development, Tokyo Tatemono expanded into such diverse businesses as logistics facilities, urban hotels, and retail facility development.

- Completes Kasumigaseki Common Gate, which introduced PFI for the first time in the urban development field (2007)
- Completes Nakano Central Park and proposes a new green work style (2012)
- Completes Tokyo Square Garden, a large-scale, state-of-the-art, environmentally-friendly building complex (2013)
- Completes Otemachi Tower, realizing revitalization of urban areas and nature (2014)
- Completes Brillia Tower Ikebukuro, Japan's first high-rise condominium integrated with local ward government offices (2015)



Otemachi Tower/Otemachi Forest, where lush nature thrives amid approximately 3,600 m<sup>2</sup> of forest

## 2020-Today

### Becoming a next-generation developer

The large-scale redevelopment and condominium businesses were strengthened. As SDGs and other social issues become manifest, Tokyo Tatemono continues to strive as a next-generation developer to help solve social issues through our business.



- Formulates the long-term vision for the Tokyo Tatemono Group, "Becoming a Next-Generation Developer" (2020)
- Opens Hareza Ikebukuro, a large-scale complex facility with eight theaters (2020)
- Metropolitan Meiji Park opens, the first metropolitan park to utilize Park-PFI (2023)

1. Hareza Ikebukuro, created as a new cultural hub in Ikebukuro. 2. Metropolitan Meiji Park, which utilizes Park-PFI and bustles with three plazas and forests as well as diverse shops offering outdoor activities, dining, and relaxation.

See here for the Chronicles of Tokyo Tatemono tracing the history of Tokyo Tatemono



# Tokyo Tatemono by the Numbers

This is an overview of the Tokyo Tatemono Group's history, business scale, initiatives, and other areas in easy-to-understand numbers.

## What kind of company is Tokyo Tatemono?

### Establishment



Established by Zenjiro Yasuda, the founder of the former Yasuda Conglomerate, and has the longest history as a general real estate company in Japan.

### Overseas Expansion



Tokyo Tatemono was quick to expand overseas, when we developed our management and operation business for residences and buildings in Tianjin, China.

### Total Leasable Area for Owned Office Buildings



The total leasable area of the office buildings owned by Tokyo Tatemono Group is 527,051 m<sup>2</sup> (as of the end of December 2024).

### Number of Condominium Units for Sale



The number of Brillia condominium units for sale through Tokyo Tatemono is 32,607 (as of the end of December 2024).

## Get to Know Tokyo Tatemono More

### Hareza Ikebukuro



Hareza Ikebukuro has eight distinctive theaters including the Tokyo Tatemono Brillia HALL, making it an exciting hub for showcasing a diverse range of culture to the world and creating a lively atmosphere in Ikebukuro.

### Greenhouse Gas Emission Reduction Target



In working toward achieving a decarbonized society, the Tokyo Tatemono Group has set a target to achieve by fiscal 2030, a 46.2% reduction in CO<sub>2</sub> emissions compared to fiscal 2019, and net zero emissions by fiscal 2050.

### Creatures Inhabiting Otemachi Forest



The roughly 3,600 m<sup>2</sup> Otemachi Forest is an actual forest on the site of the Otemachi Tower, boasting an abundant and diverse range of plants, insects, and birds. We have confirmed 208 species of plants, 129 species of insects, and 13 species of birds, including species on the IUCN Red List of Threatened Species, that are inhabiting the Otemachi Forest (as of 2021). We have even spotted tanuki (Japanese raccoon) there from time to time.

## Tokyo Tatemono Corporate Website Links

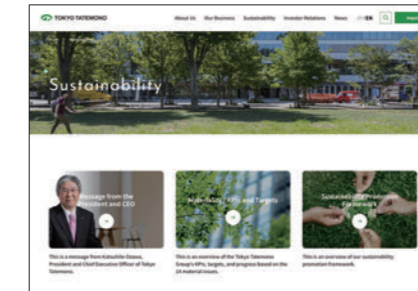
### Home



<https://tatemono.com/english>



### Sustainability



<https://tatemono.com/english/sustainability/>



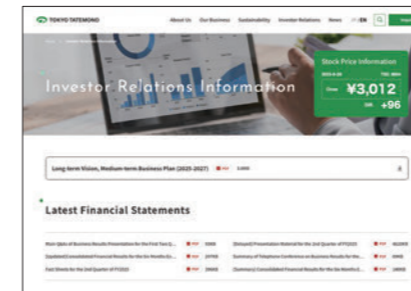
### Sustainability Report



<https://tatemono.com/english/sustainability/reports.html>



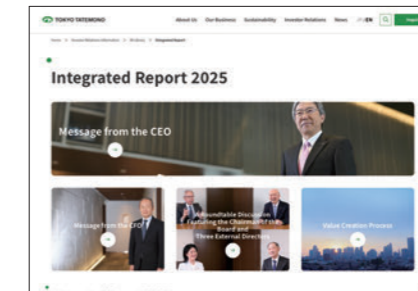
### Investor Relations Information



<https://tatemono.com/english/ir/>



### Integrated Reports



<https://tatemono.com/english/ir/library/integrated.html>



### Group Companies



<https://tatemono.com/english/company/group.html>



## Tokyo Tatemono's initiatives are also featured on the following websites.

### Corporate Advertisements



We showcase urban development at Tokyo Tatemono, which goes beyond just creating buildings.

<https://tatemono.com/communication/brand/>



### DO for Sustainability. with Tokyo Tatemono



We share efforts by Tokyo Tatemono toward "sustainable urban development."

<https://tatemono.com/doforsustainability/>



### Tokyo Tatemono Insight



Based on our founding "Enterprising Spirit," we showcase the present and future of Tokyo Tatemono as we continue to take on challenges.

<https://tatemono.com/communication/insight/>

