

Corporate Philosophy

Trust beyond the era.

We aim to grow the Company and to create a prosperous society, taking pride in the trust placed in us that extends over a century.



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Message from the President and CEO

Based on our corporate philosophy of "Trust beyond the era," we aim to become a "next-generation developer" that is able to solve social issues and achieve higher levels of growth as a company.

We would like to express our sincere gratitude for your continued support of the Tokyo Tatemono Group.

Established in 1896 by Zenjiro Yasuda, the found er of the former Yasuda financial conglomerate, the Tokyo Tatemono Group has the longest histo ry of business achievement in Japan as a compreh ensive real estate company. Since our founding, we have engaged in various real estate developme nt businesses on a foundation of Zenjiro Yasuda's principles of "the customer always comes first" and "enterprising spirits" through which we antici pate the trends of the times while also contributi ng to greater appeal and value in a broad range of communities, developing new assets that capture the needs of the times, and offering various real es tate development services.

In recent years, we have launched many projects that leverage Group synergy in a variety of fields. To continue and drive this trend toward even grea ter and sustainable growth, we announced "Beco ming a Next-Generation Developer" as a long-term vision looking ahead to around the year 2030. We formulated a medium-term business plan covering the five years from fiscal 2020 to 2024 and set out to realize this vision.

While COVID-19 cases are seesawing, the postcorona era has begun to roll out due to the progre ss of vaccination and other factors. With the tense international situation, climate change, natural di sasters, and fierce economic competitiveness thro ughout the globe, we confronted many challenges that drastically changed our daily lives. I strongly feel that this means we must engage in business with a completely new mentality. The Tokyo Tate mono Group will aim to achieve both solving the se social issues and growing as a corporate enterprise in a whole new level. In doing so, we will aim to be reborn as a corporate group that has a "next-generation" perspective with a flexibility to adapt to any situation.

As exemplified by our corporate philosophy of "Tr ust beyond the era," the Tokyo Tatemono Group will value the trust it has earned up until now and continue to be an organization that is trusted by society for centuries to come as well as being high ly valued by all our stakeholders. We ask for your continued support and guidance.



Representative Director President & Chief Executive Officer

Kitoshi homura

HISTORY

Over 100 Years of

History

at Tokyo Tatemono

Please see the Tokyo Tatemono Story website for the side story about Tokyo Tatemono. (Available in Japanese Only)

https://www.tatemono.com/story/ayumi/



1896 *>*1920

1896

pioneer

of

modern

real

estate

Tokyo Tatemono is established

Starts real estate sales and purchases thro ugh installment sales that were the origi nal form of residential loans

Commercializes residential construction and real esta te sales of residences which had relied only on personal financing for the first time as a corporate organization



Established by Zenjiro Yasuda, Founder of the Yasuda Conglomerate



Head office upon founding

1903

Opens Tianjin Branch in China Starts businesses such as management and ope ration of residences and office buildings



Tianjin Branc

 $1921 \to 1945$

192

Begins sales of land for residences

1929

From earthquake restoration to the end of WWII

Growth

into

م

comprehensive

real

estate

company

Completes Tokyo Tatemono Building





Exterior of Tokyo Tatemono Build

Starts sales of villas in Yugawara Growth into a comprehensive real estate company

 $1946 \to 1995$

195

Completes extensions and renovations at head office building of Tokyo Tatemono

Formalizes office buildings business after the war

1963

Starts residential land development in Nakagawara, Fuchu City Formalizes residence business after the war

1965

Registered as a real-estate appraiser



Appraisal ledger and various tools

1966

Establishes new Totate residence loan linked with financial institutions

1968

Starts sales of condominiums in Fujisawa City

1979

Completes Shinjuku Center Building, a major foothold of development in a sub-center of Shinjuku



Shinjuku Center Building

$1996 \to 2015$

199

Approaching

100

years

as

ىم

business,

urban

development

connected

to

the

future

Obtains first registration in Japan for the SPC Act*
*Current Act on Securitization of Assets

2002

Listed Japan Prime Realty Investment Corporation on the Tok yo Stock Exchange as the Tokyo Tatemono Group's J-REIT

●2003

Unifies condominium brands into "Brillia" Brillia

2007

Completes Kasumigaseki Common Gate* that introduced PFI for the first time in the ur ban development field

* One of the Central Government Building No. 7 Projects

2011

Nihon Parking Corporation joins the Group Enters Parking Lot Business

2012

Proposing a new green work style Completes Nakano Central Park

2013

Completes Tokyo Square Garden, an environmentally friendly building at the highest level of standards in Japan

Completes Brillia Tama New Town, the largest subdivided condominium reconstruction in Japan





Tokyo Square Garden

Brillia Tama New Town

2014

Realizing revitalization of urban areas and nature Completes Otemachi Tower



Otemachi Tower

2015

Completes Brillia Tower Ikebukuro, Japan's first high-rise condominium integrated with a main government building



Brillia Tower Ikebukuro

$2016 \rightarrow 2019$

2.016

Contributing

to

Solving

ىم

Variety

of

Social Issues

Establishes Tokyo Tatemono Kids

Enters Child Care Business

2017

Opens the first membership-based shared office "+OURS" (Plus Ours)

●2018

Opens the x Bridge – Tokyo (Cross Bridge Tokyo) shared office for start-ups

"Brillia Tsurumaki" Selected as the first high-rise ZEH -M project in Tokyo

2019

Issues Japan's first publicly offered hy brid bonds (green bonds) for the real estate sector

2020~

2020

Completes T-LOGI Kuki, the first logistics facility development project



T-LOGLKu

Opens Hareza Ikebukuro, a large-scale complex with eight theaters



Hareza Ikebukuro

2022

Completes T-PLUS Nihonbashi Kodenmacho, the first medium-sized office development project

Starts self-wheeling effectively utilizing renewable energy

at the T-LOGI series of logistics facilities





RESIDENCES







OVERSEAS BUSINESS





TOKYO TATEMONO GROUP'S

BUSINESS FIELD

Main Businesses of the Tokyo Tatemono Group

The Tokyo Tatemono Group develops various businesses to support the life of customers and provide attractive value, bringing wonder to customers.

















LOGISTICS FACILITIES DEVELOPMENT



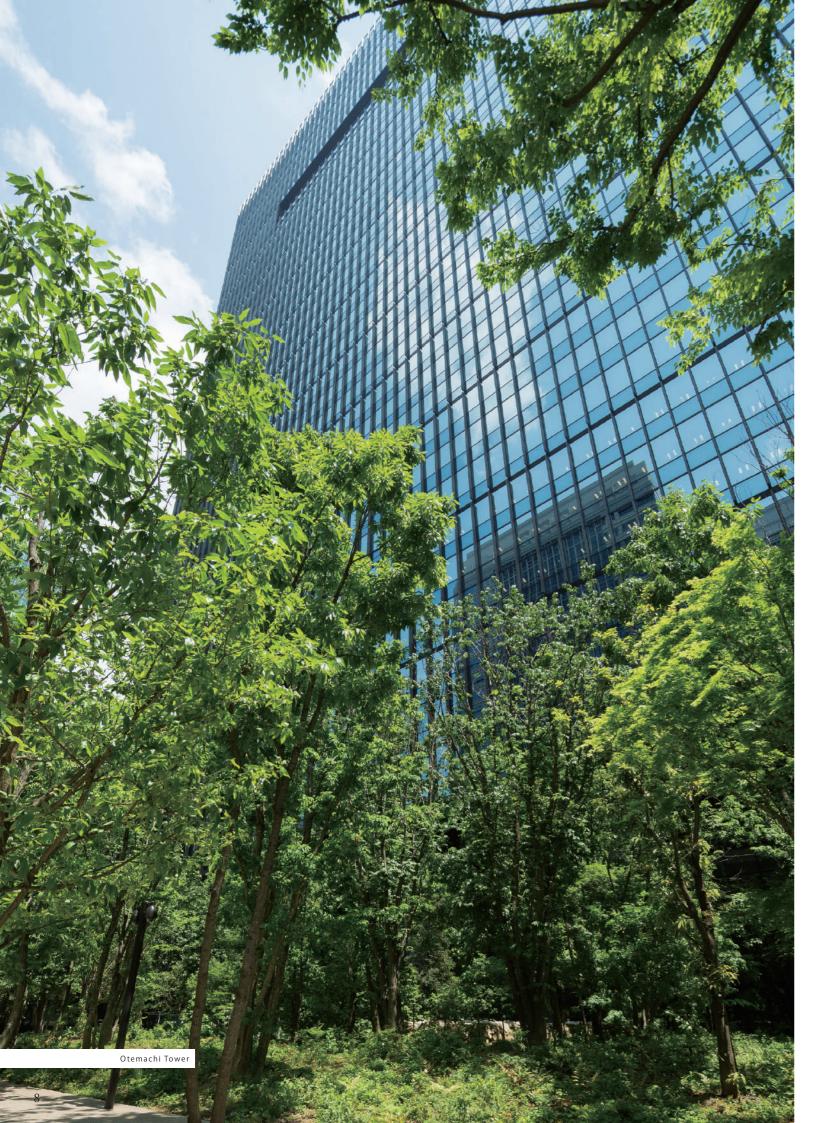














Future-oriented community building responding to trust

Tokyo Tatemono engages in urban development and development/management of commercial facilities, mainly in cosmopolitan Tokyo with an aim to contribute to the future of cities.

The Tokyo Tatemono Group strives for improving the quality of its products and services in developing office buildings that provide all of its customers, including tenants, workers and visitors to buildings, with the safety, security and comfort that instills the feeling of "This is my building."

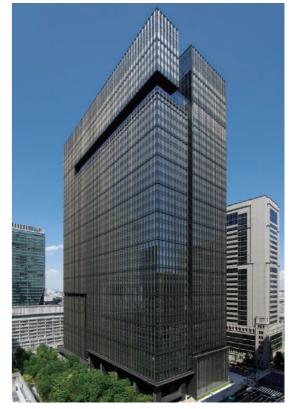
PROJECT

Realizing revitalization of urban areas and nature

Otemachi Tower

Chiyoda Ward, Tokyo (completed in 2014)

This ultra high-rise office building fully integrates offices, a hotel and a commercial facility in Otemachi, which is expected to have ongoing growth as a site of global business. This ultra high-rise complex also provides Otemachi Forest, a verdant 3,600 m2 space that makes up one-third of the entire premises, the OOTEMORI commercial facility targeting working women, as well as the international luxury hotel Aman Tokyo, all built as a new attraction of Otemachi.



New challenge to vitalize the city while revitalizing nature

Otemachi Forest

This living forest began as a pre-forest* cultivated over three ye ars and was brought to life from trees gathered from around the Kanto area. In addition to benefits such as the mitigation of the heat island phenomenon as well as a hygroscopic effect, Otemachi Forest contributes to vitalizing the area as a hub of the local Otemachi network.



*Building plans for Otemachi under the same conditions as Kimitsu City, Chiba, to replant trees and other plant life after tentative cultivation and inspection

PROJECT

One of the most environmentally friendly office buildings in Japan

Tokyo Square Garden

Chuo Ward, Tokyo (completed in 2013)

One of Japan's top-class environmentally friendly office buildings located in Kyobashi right in front of Tokyo Station, which is the core of the economy, transportation, and culture. The building boasts one of the largest standard floor areas among buildings in the area surrounding Tokyo Station. The Kyobashi Environmental Station open on the sixth floor conducts various environmental efforts, including area energy management and consulting, to promote the reduction of CO2 throughout the entire community.



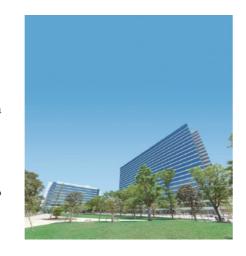
PROJECT

Proposing a new green work style

Nakano Central Park

Nakano Ward, Tokyo (completed in 2012)

Nakano is a city that has drastically changed in recent years. Nakano Central Park was developed in a large approximately 16.8 hectare redevelopment area located near the North Exit of Nakano Station. The mega plate of Japan's largest single floor exceeding 4,950 m2 and a massive green space that stretches out before the eyes provides a spacious and creative office environment unlike anything in conventional office areas. This same area also brings together three universities and public welfare agencies to take shape as a new business area where industry, academia, and government meet.



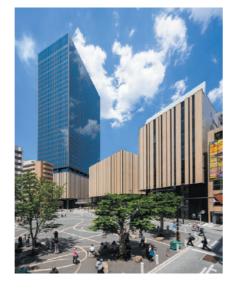
PROJECT

A new symbol of an international city of art and culture in Toshima Ward

Hareza Ikebukuro (Toshima Project)

Toshima Ward, Tokyo (completed in 2020)

Hareza Ikebukuro is the name of the area including the Hareza Tower office building standing 158 meters tall and with 33 floors above ground and Tokyo Tatemono Brillia HALL (Toshima Arts and Culture Theatre), along with the Toshima Civic Center and Nakaikebukuro Park, which was created through a redevelopment project of the former site of Toshima Ward Office and Toshima Public Hall. The area contains a varied range of eight theater spaces for communicating diverse cultures from Ikebukuro, including the "harevutai" future live theater and TOHO Cinemas Ikebukuro, and has brought new prosperity to the area as a hub for Toshima Ward's International City of Arts and Culture Vision.



PROJECT

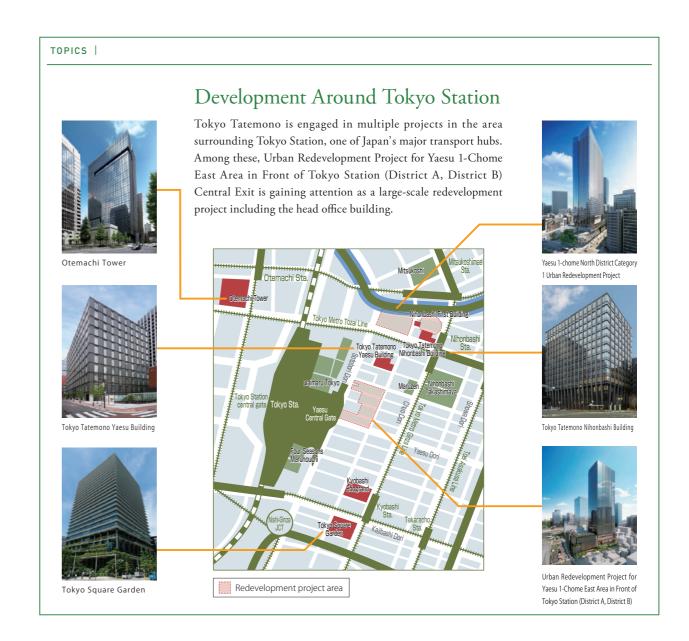
Aiming to improve the competitiveness of Tokyo as an international city

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

Chuo Ward, Tokyo (planned completion in 2025)

As the gateway to the international city of Tokyo, we expect to contribute to creating greater prosperity and improve international competitiveness of not only the Yaesu area but also the rest of Tokyo. Tokyo Tatemono is promoting the Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station (District A, District B) together with other rights holders as a member of the committee for this redevelopment project.









Delivering unending "refinement" and "comfort"

Tokyo Tatemono is engaged in the business of housing for sale, focusing on the Brillia series, whose key design concepts are "refinement" and "comfort," and the housing-for-lease business in which it develops and operates properties mainly in central Tokyo.

The underlying concept is Tokyo Tatemono Group's unique preference of "Brillia Quality" that constantly aims to achieve and maintain advanced comfort which is difficult to obtain.

Our unique system of consistently providing various functions that lead to the comfortable life of customers, from planning and development to management, repair and renovation, and brokerage, supports Brillia.

Residential brand delivering "refinement" and "comfort"

Brillia

Simple, high-quality, and reliable refinement of cities. Peace of mind in residen ces with calmness, comfort, and safety. We have continuously conducted resea rch, discussions, and verification with many experts from various viewpoints of residences and life to reflect all the knowledge and experience of the company on the Brillia brand based on the above two concepts. A desire to brighten the lives of residents and the future is at the core.

Brillia



Brillia's Four Promises

Refined residence

Design unending even after many years pass

Refined life

Detailed services and support backing various lifestyles

Peaceful residence P

Performance and quality maintaining high security and reliable asset value

Peaceful life

Advanced security and reliable management system



We provide the unique "refinement" and "comfort" of Brillia to various elements concerning residences to enrich customers' lives.



PROJECT

Japan's first integrated government building and highrise condominium redevelopment project

Brillia Tower Ikebukuro

Toshima Ward, Tokyo (completed in 2015)

This vertical urban development project brings together the new Toshima Ward building, commercial facilities, offices, and residences.

Kengo Kuma, a world-renowned architect, supervised the design of the exterior and common areas. The high design incorporates the image of a large tree into the motif of natural light and greenery.



PROJECT

A new city creating prosperity in front of Meguro Station

Brillia Towers Meguro

Shinagawa Ward, Tokyo (completed in 2017)

This large-scale complex development project came into fruition in Hanabusayama, one of the renowned residential areas in Japan, located in front of Meguro Station, Tokyo. This project drives the urban development at the heart of the Meguro Station area by enhancing the three main city functions indispensable to vitalizing the city, which are high-quality housing, lifestyle support functions, and infrastructure for businesses. Brillia Towers Meguro, which is part of this project, is a pair of seismically isolated tower residences with a north and south tower.



PROJECT

SHIROKANE The SKY

Minato Ward, Tokyo (completed in 2023)

- *1 A large-scale complex development project providing the largest number of residences within the Yamanote Line. In addition to being equipped with facilities to bring color to life such as a golf range, a fitness gym, a theater room, a kitchen studio, and a party room, steps will be made such as improvements to the surrounding roads and pedestrian spaces and laying power lines on main roads underground.
- *1 The largest number of residences in properties supplied within the Yamanote Line according to condominium data based on MRC surveys from January 1993 to January 15, 2019.



PROJECT

Brillia Tower Nishijin

Fukuoka City, Fukuoka (completed in 2021)

The first seismically isolated tower residence directly connected to the subway in Kyushu. Residences from the eighth floor up can be directly approached through the entrance hall on the seventh floor, which is accessible from the concourse of the Nishijin Station by elevator. A Skyview Lounge for residents and guest rooms are located on the thirty-eighth floor, providing views of the Genkai-nada Sea from Momochihama.



PROJECT

Brillia Tower Dojima

Kita Ward, Osaka City, Osaka (planned completion in 2024)

*1 Ultra high-rise complex tower housing Japan's first Four Seasons Hotel and the Brillia private residence. It is a large-scale development project for the Kansai region, centering on residences and a hotel. The building has the height of approximately 195 meters (49 floors), with a total floor space of approximately 82,000 m2, making it one of the largest such developments in Osaka City.



*1 This is Japan' s first ultra-high complex tower to house the Four Seasons Hotel and the Brillia private residence. According to research by Four Seasons Hotel and Tokyo Tatemono (as of March 2021).

TOPICS |



A brand of condominiums for lease presented to people who pursue a lifestyle suited to their personal liking.

"Brillia ist"

Started in November 2017 as a new brand seeking a smart lifestyle in central Tokyo based on the know-how developed through the Brillia brand. It meets the diversifying needs of residents in central Tokyo by adding the "rationality" of leasing to the "refinement" and "comfort" of Brillia.

A creative way to build a HOME LIFE suited to me.

"bloomoi"

bloomoi is a project to co-create housing and lifestyles born from the Bril lia residential brand. Activity started in 2012, and new residential plans have been produced through dialogue and thinking together with working women. With 10 years from its inception being seen as a new starting point, bloomoi will further expand the scope of co-creation, listening to the opinions of more people to provide product planning and services that place importance on "being me" from a multifaceted perspective.









COMMERCIAL FACILITIES

Shaping unique enjoyment in line with regional attractiveness and needs

Tokyo Tatemono is engaged in the business of development and management of various commercial facilities where regional characteristics and the experience of customers are mixed.

Various facilities in line with locational conditions and regional needs such as commercial facilities in office buildings and urban-type commercial facilities central to cities as well as large-scale commercial facilities outside of the city are being developed. In addition, Tokyo Tatemono is also engaged in business of developing urbantype hotels.

Large-scale Commercial Facilities



Largest community-based shopping mall in northern Kanto

SMARK Isesaki

Isesaki City, Gunma (completed in 2008)

The largest shopping center in northern Kanto with 180 shops and a cinema complex with 10 screens. Various promotions are being developed as part of the local community.

Compact Urban Commercial Facilities

Fun only in this place



FUNDES

FUNDES is growing as an urban-type commercial facility developed to deliver fun only it can provide. We aim to be a complex customers can enjoy broadly by

bringing together a variety of tenants with emphasis on



Hotels

Developing hotels that vitalize the surrounding area

Urban-type hotels

The development of urban-type hotels is advancing following the growing recent demand for hotels. Our first hotel opened in the central part of the

internationally renowned Roppongi area in October 2017. We are also working on projects around Ginza and Asakusa in Tokyo, Midousuji in Osaka and many more.



LOGISTICS FACILITIES DEVELOPMENT

Contributing to solving issues in the logistics industry by leveraging expertise as a comprehensive developer

In response to the recent labor shortage and rapid expansion of the e-commerce area in the logistics industry, there have been growing needs for advanced large-scale logistics facilities for improving efficiency in various ways. Based on these growing needs, Tokyo Tatemono has newly entered into the logistics facility development business as a comprehensive developer that offers various assets.

Leveraging our expertise as a comprehensive developer, we will plan and propose a variety of facilities according to the location and customer needs in order to resolve the issues faced by customers.

We will contribute to the realization of a better life by assisting in the resolution of issues in the logistics industry.

Tokyo Tatemono's logistics facility brand concept

"T-LOGI"

Tokyo Tatemono will provide state-of-the-art logistics facilities to customers realizing safety, security, and comfort founded in the corporate philosophy of "Trust beyond the era."

The "T-LOGI" is a brand concept of the logistics facility development business which aims to not only "Transport" packages but also the "feelings" that the customers placed within them.

The T-LOGI logo uses a powerful freely arching "T" as a symbol embodying this passion, and it represents a bridge between the next stage that we will cross together with our customers.



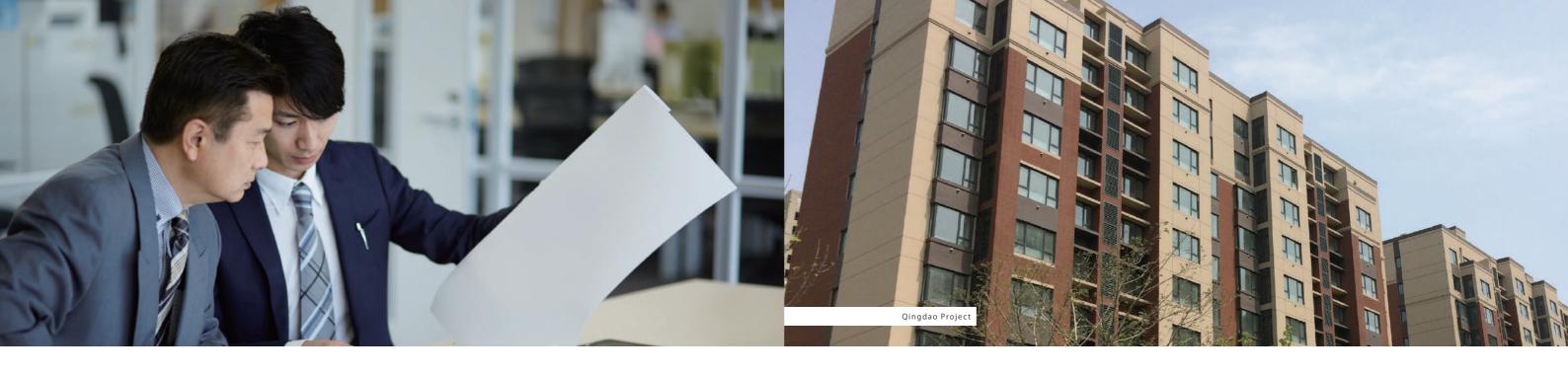
T-I OGI Official Website





T-LOGI Kuki Kuki City, Saitama (completed in 2020) Access: Approximately 2.0 kilometers from Kuki IC of the Tohoku Expressway Site area: Approximately 33,100 m2 Floor area: Approximately 70,700 m2 Structure/floors: Steel-framed structure/4

floors above ground



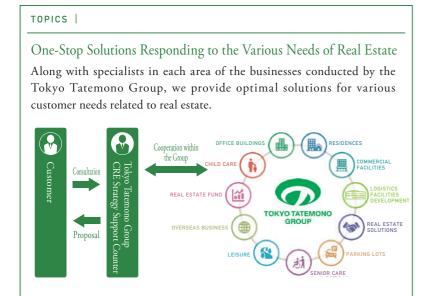


REAL ESTATE SOLUTIONS

Providing optimal solutions with the abundant experience and comprehensive experience of the Tokyo Tatemono Group

The Tokyo Tatemono Group provides one-stop, optimal solutions by utilizing various, effective real estate utilization menus that include real estate brokerage, asset solution services, and rental businesses.

In real estate appraisal services that started around 1897, the Tokyo Tatemono Group has carried out highly precise appraisals based on the know-how and market data accumulated over its years as a pioneer of the industry.



Brokerage

We conduct wholesale brokerage responding to real estate needs of companies, retail brokerage to help with relocation of individuals and lease brokerage.

Real Estate Investments

Utilizing the know-how of the Tokyo Tatemono Group, we develop businesses that enhance added value and profitability for subsequent resale by selecting and acquiring proprieties.

Property Management

We develop various services such as lease management services that support the management of rental condominiums and office buildings as well as corporate housing management and agency services that take on a series of tasks related to leased company housing.

Real Estate Appraisal

We develop real estate appraisal services based on our evaluation know-how accumulated over the years as well as market data.



OVERSEAS BUSINESS

Participating in several projects mainly in Asia by utilizing abundant know-how

The history of the Tokyo Tatemono Group's overseas development stretches back to its earliest years. It started when we launched a business in Tianjin, China, at the beginning of the twentieth century.

A century later, we established local entities in Shanghai and Singapore and are now progressing businesses for consulting and development primarily in China and ASEAN countries by utilizing our own know-how.



A new landmark in the Tanjong Pagar business district of Singapore

"79 Robinson Road" Office Building Redevelopment Project

Robinson Road, Singapore (completed in 2020)
A redevelopment project in the central business district of Singapore. It is a project to demolish an existing office building and build a new grade A office building in its place. The Tanjong Pagar district where the project is being implemented is an area that expects to see further development in the future due to the acceleration of redevelopment in recent years.



A major project being implemented with a major Chinese developer

Xuzhou Chengbei Project Jiangsu, China (planned completion in 2023)

Tokyo Tatemono's second housing development project in Xuzhou City in Jiangsu Province. It is an area that expects further improvement in lifestyle convenience being located close to a subway station (opened in 2020).

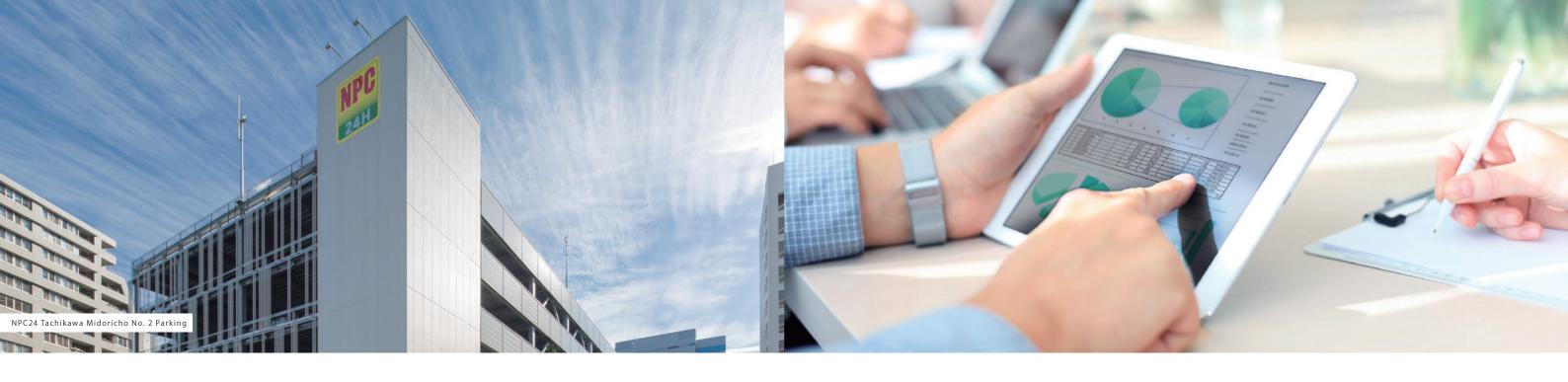
We have obtained a high level of trust

We have obtained a high level of trust from local customers due to our proven track record as business operator.



Yangzhou Chengxi Project Jiangsu, China (planned completion in 2022-2023)

Tokyo Tatemono's fifth housing development project in Yangzhou City in Jiangsu Province. It is an area with high convenience of living with parks, schools, and large commercial facilities being developed in the surrounding area. The high assessment of the location, the high product quality, and proven track record as business operator are well regarded by customers.









Responding to various needs of customers through effective utilization of land as parking lots

The Tokyo Tatemono Group operates 66,000 parking spaces in 1,700 locations across the nation, including single-level parking lots, multi-story parking lots and commercial facilities.

These serve the needs of diverse customers ranging from individual/corporate land owners to real estate companies and public organizations.

We boast the industry's best track record in the field of self-driving-type multi-story parking lots, which realize long-term stability and high earning capacity.

Project Profiles

Large parking lots attached to commercial facilities



Provided by: Shochiku Co., Ltd./ Kabuki Za NPC24H GINZA KABUKIZA Parking Chuo Ward, Tokyo: 272 spaces

Parking lots for public facilities and hospitals



Public organizations
NPC24 parking lot at the main
government building of Naha City
Office
Naha City, Okinawa: 214 spaces

Parking lot suitable for narrow land and special lot geometry



Park lock type
We are expanding nationwide.



Fund business responding to diversified needs of customers

The Tokyo Tatemono Group proactively develops its real estate fund business in order to respond to various customer needs for real estate investment products. Various real estate investment products are provided to a wide range of investors such as institutional investors, pension funds, and individuals, and include management of J-REITs, real estate private funds, and private REITs as well as the real estate syndication product "Invest-Plus Series."

Real estate investment trust, J-REIT

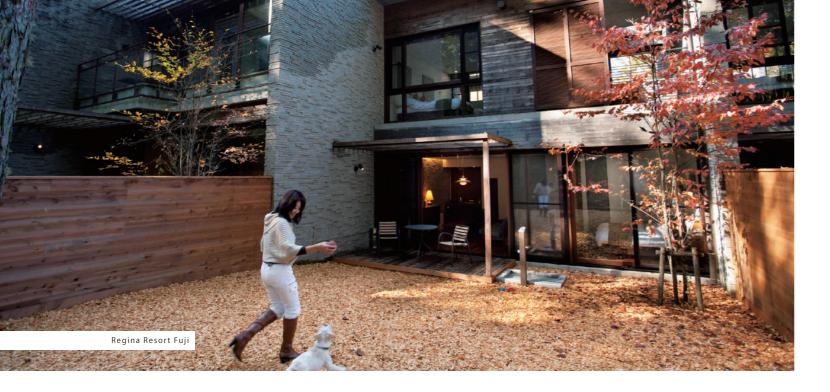
Tokyo Realty Investment Management aims to maximize the primary investment value by acquiring prime properties and conducting appropriate management as the asset management company of Japan Prime Realty Investment Corporation.

Private real estate funds and private REITs

Tokyo Tatemono Investment Advisors Co., Ltd. strives to provide optimum solutions and the best investment opportunities to investors through real estate private fund and private REIT services.

Real estate syndication product

We manage the real estate investment product "Tokyo Tatemono Invest-Plus Series" under the Act on Specified Joint Real Estate Ventures, focusing on office buildings.





To provide the most precious moments of sensation, joy, and comfort

With today's diversification of lifestyles, authentic experiences are again being looked back upon. The Tokyo Tatemono Group conducts its resort hotel business for operating pet-friendly hotels and other facilities, the golf course business for operating golf courses and providing related consulting services, and the bathing business for operating high-grade public baths and spas to provide the highest level of peace and relaxation to customers.

Resort hotels "Regina Resort with Dogs"

We provide many customers with the highest levels of peace and comfort. In recent years, we have been responding to the various needs of customers, such as by allowing pets at many accommodation facilities.



Regina Resort Kyukaruizawa Kitasaku District, Nagano (opened in 2017)

High-grade public baths and spas "Ofuro no Osama"

The Tokyo Tatemono Group develops spacious open-air baths as well as "Ofuro no Osama" where customers can freely enjoy a dozen different baths and bedrock baths that offer health and beauty benefits mainly in the Tokyo metropolitan area.



Ofuro no Osama Ooimachi Branch Shinagawa Ward, Tokyo (opened in 2011)

Golf courses

The Tokyo Tatemono Group is proactively engaged in the management of golf courses across Japan as well as the entrustment of operation, consulting and other businesses that facilitate customer enjoyment of golf.



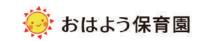
Kawaguchiko Country Club Minamitsuru District, Yamanashi (opened in 1977)

CHILD CARE

Building communities and nurturing people for the future of children

In light of mounting needs for child care services such as the increase of children on waiting lists becoming a social problem, we entered the business of child care in 2016 to support the balancing of work and child care for working women and double income families, which are on the rise.

We intend to develop the business exerting synergy with the Tokyo Tatemono Group's existing business fields.



Bringing a smile to every person involved in child care

Ohayo Child Care

Greetings bring people together, so each day starts by saying, "Ohayo" ("Good Morning" in Japanese). The Tokyo Tatemono Group wants to build a brighter local community brought about by greetings between people at Ohayo Child Care. We hope the children will always value these greetings to begin each day invigorated.



Ohayo Child Care Yokohama Negishi Yokohama City, Kanagawa (opened in 2017)



Ohayo Child Care Kameido Koto Ward, Tokyo (opened in





Facing each customer and assisting support for a good life

With Japanese society rapidly aging with a low-birthrate, improvement of nursing and medical services could be considered to be a vital social issue.

The Tokyo Tatemono Group will dispatch staff to nurse and medical facilities to resolve social issues.

Resolving companies' problems and assisting the growth of individuals through optimal matching of human resources

Tokyo Tatemono Staffing operates staffing and recru iting services aimed at the areas of nursing, childca re and healthcare where personnel is required.

