

Feature



TOFROM YAESU

Urban development that embodies “continuity and change” in the Yaesu-Nihonbashi-Kyobashi area

This large-scale mixed-use redevelopment project, designated as a National Strategic Special Zone, is currently underway in front of Tokyo Station's Yaesu Central Exit. It is scheduled for completion in 2026. Tokyo Tatemono is advancing this project as a member of the redevelopment association, in close collaboration with property rights holders and the local community. The development will include offices, medical facilities, a theater, conference halls, a bus terminal, retail facilities, and residences, enhancing urban functions and boosting international competitiveness in a manner befitting the gateway to global city Tokyo. “TOFROM” is a coined term combining the English words “TO” and “FROM.” It reflects our aspiration for this place to become a hub where people, goods, and ideas from across Japan and around the world converge and connect, generating and spreading diverse value.

Potential of the Yaesu-Nihonbashi-Kyobashi Area

The Yaesu-Nihonbashi-Kyobashi (YNK) area, where TOFROM YAESU is located, blends tradition with innovation, putting it at the forefront of an ever-evolving Tokyo. Offering outstanding access to transportation and strong potential as a prime office location, the YNK area retains its cultural heritage while offering a solid foundation conducive to innovation.

Many redevelopment projects are expected to be completed here, dramatically transforming the cityscape. While preserving the area's distinctive values of tradition and diversity, efforts will be made to shape an appealing district where tradition meets innovation, work blends with life, city and region connect, and Tokyo engages with the world.

Outstanding access to transportation

With numerous train and subway stations within walking distance, the YNK area provides excellent connectivity to regional cities, major hubs in Tokyo, international airports, and other key locations

Coexistence of tradition and innovation

Festivals, food, art, and crafts rooted in the Edo period continue to thrive, preserving a vibrant culture and historical legacy. The area also offers a wealth of new experiences that draw crowds.

Diversity dating back to the Edo period

The lasting impact of this vibrant area on Japan is largely due to its having served as the starting point of the country's Five Routes,* making it a natural hub for the diverse array of people that congregate there even today. Reflecting centuries of varied townsfolk, professionals, merchants, and others working and living in the area, the land was highly subdivided, and remains so to this day.

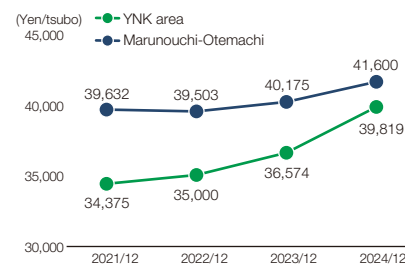
Highlights

Rents in Large-Scale Office Buildings

In the YNK area, older small to medium-sized properties were densely packed within subdivided city blocks. However, block redevelopment is progressing steadily, and rents in large-scale office buildings are on the rise. Furthermore, with many redevelopment projects scheduled for completion around 2030, the area's functionality and value are expected to increase even more.

Tokyo Tatemono will continue to enhance the value of the area by preserving its distinctive tradition and diversity while working to generate new opportunities through urban development.

Rents in Large-Scale Office Buildings (200+ Tsubo (660+ m²))



Source: Sanko Estate Co., Ltd., Office Market Data (December 2021–December 2024)

The Company's Initiatives in the YNK Area

Owns multiple office buildings

Conducting three large-scale redevelopment projects

Supporting efforts to stimulate innovation



Legend:
 ■ Redevelopment with Tokyo Tatemono participation
 ■ Redevelopment involving Tokyo Tatemono
 ■ Tokyo Tatemono-owned building
 ■ Redevelopment by other developers



TOFROM YAESU



Gofukubashi Project



Kyobashi 3-Chome Project



1 OTEMACHI TOWER



2 TOKYO SQUARE GARDEN



3 Tokyo Tatemono Nihonbashi Building

Innovation Collaboration Hubs



Feature

TOFROM YAESU Urban development that embodies “continuity and change” in the Yaesu-Nihonbashi-Kyobashi area

TOFROM YAESU Initiatives

■ Supporting Worker Wellbeing Improvement Throughout the Office Building

Wellbeing, regarded as a key issue in Japan's overall growth strategy, is our office building concept. Although wellbeing is a subjective concept and has traditionally been difficult to translate into concrete measures, Tokyo Tatemono conducted a large-scale survey and analysis of 10,000 office workers and identified 20 factors that contribute to improved wellbeing. We will develop services, functions, and spaces that address these factors.

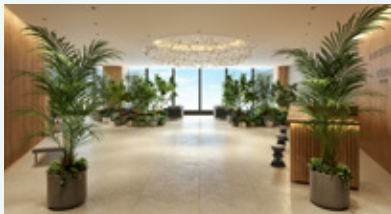


Image of the View Lounge, a relaxation space within YAESU SKY LOUNGE



Image of the greenery-filled meeting room on the “Wab.” Wellbeing Floor



Image of the Rooftop Terrace overlooking Tokyo Station

■ Strengthening Urban Functions Befitting a Gateway to Global City Tokyo

TOFROM YAESU is working to strengthen urban functions through developments such as one of Japan's largest highway bus terminals, which will connect the area to international airports and regional cities. Planned as an on-site medical facility, the Nippon Medical School's Yaesu Medical Checkup Station will provide advanced medical services, multilingual assistance, and coordinated disaster response, addressing the needs of society today and into the future. Additionally, the development will include a theater—featuring the first tiered-seating venue near Tokyo Station—as well as conference facilities. These additions will help establish a cultural hub through entertainment, addressing a long-standing gap in the area, while also enhancing the YNK area's role as a center for business exchange by attracting MICE events (meetings, incentives, conferences, and exhibitions).



Image of Bus Terminal Tokyo Yaesu entrance



Image of Nippon Medical School's Yaesu Health Checkup Station entrance hall



Image of theater

■ Attracting People with Retail Facilities Directly Connected to Tokyo Station

We are developing retail facilities that embody a uniquely Tokyo experience, where individuality connects and new ideas emerge. Building on Yaesu's diverse food culture, which dates back to the Edo period, TOFROM YAESU will feature around 70 establishments—primarily distinctive restaurants—creating a lively atmosphere unique to Yaesu, where tradition and innovation intersect. An indoor plaza called Himonocho Square will be located on the first floor of TOFROM YAESU TOWER, contributing to the vibrancy of the area.



Image of TOFROM YAESU TOWER Himonocho Square

Messages from Project Members

Development and Leasing Staff Members



Shunsuke Uozumi
Urban Development (1)



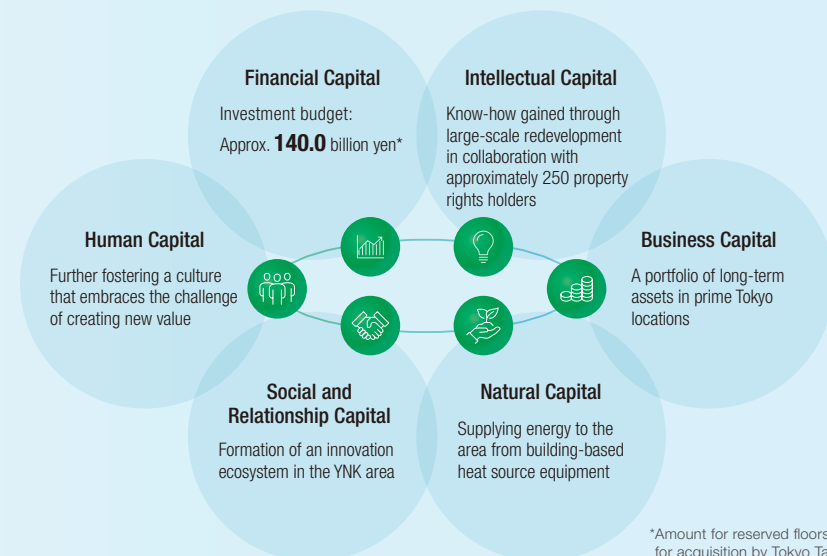
Shuto Shibayama
Leasing & Consulting

Uozumi TOFROM YAESU is both a core project for Tokyo Tatemono and a long-term initiative that we have been developing in close collaboration with the local community. Centered on the concept of wellbeing, the project is aimed at supporting tenant companies in human capital management, as well as in talent recruitment, retention, and development, through the implementation of services, functions, and spaces that promote worker wellbeing.

Shibayama Leasing activities are progressing smoothly toward the scheduled completion of construction in 2026. As of March 2025, the occupancy commitment rate was approximately 60%, exceeding initial projections. Prospective tenant companies have responded positively not only to the prime location directly in front of Tokyo Station, but also to the area's vibrant dining scene and our various wellbeing-focused initiatives. Many companies planning to relocate from outside the YNK area are drawn by the opportunity to connect with the diverse businesses rooted in the area, reflecting the tangible results of the community-based urban development we have pursued.

Uozumi While several additional redevelopment projects are planned for the YNK area, we remain committed to an approach that balances tradition and innovation—drawing out new appeal by building on the area's inherent strengths.

Image of Capital Accumulation through TOFROM YAESU



*Amount for reserved floors scheduled for acquisition by Tokyo Tatemono