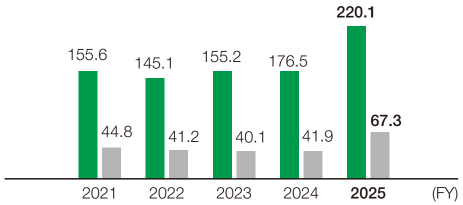
Business Overview

	Basic Policy and Key Strategies	Related Material Issues	Description	Asset Types	Business Fields
Commercial Properties Business Working Living	**Basic Policy** Strengthening the stable revenue base Accelerating and expanding asset-turnover business **Key Strategies** Steady promotion of large-scale redevelopment projects Acceleration of the property sales to investors business Expansion of service business	Strengthening Tokyo's competitiveness as an international city Contributing to a safe and secure society Community building and revitalization well-being Addressing the diverse needs of customers and society Value co-creation and innovation Social implementation of technology Revitalizing and utilizing real estate stock Promoting a decarbonized society Promoting a recycling-oriented society	The Commercial Properties Business focuses mainly on the international city of Tokyo. Our activities include urban development, the development and operation of office buildings, retail facilities, and hotels. We also offer services such as building maintenance, preservation, and remodeling. In addition, we pursue a wide range of development projects—including logistics properties, hotels, retail facilities, and medium-sized office buildings—carefully tailored to the characteristics of each location and region. Once operational, these properties are sold to investors.	Office buildings Logistics properties Hotels Retail facilities	Leasing Facility operation Property sales to investors Property management Construction, etc.
Residential Business Living	**Basic Policy** Accelerating and expanding asset-turnover business **Key Strategies** Further growth in the for-sale condominium business Acceleration of the property sales to investors business Expansion of service business	Contributing to a safe and secure society Community building and revitalization Addressing the diverse needs of customers and society Revitalizing and utilizing real estate stock Promoting a decarbonized society Promoting a recycling-oriented society	Guided by the principles of "refinement" and "comfort," Tokyo Tatemono is engaged in the for-sale condominium and residential leasing businesses under the Brillia brand. We offer high-quality housing, covering every aspect of comfortable living through a unique and comprehensive framework, ranging from planning and development to management, after-sales services, repairs, and brokerage. In recent years, we have expanded our development of properties to be sold to investors beyond for-rent condominiums to include student and senior housing.	For-sale condominiums For-rent condominiums Student housing Senior housing	Property sales Property sales to investors Property management and operation Construction, etc.
Asset Service Business Living Utilizing	**Basic Policy** Accelerating and expanding asset-turnover business **Key Strategies** Acceleration of the property sales to investors business Expansion of service business	Addressing the diverse needs of customers and society Revitalizing and utilizing real estate stock	Capitalizing on the range of services it is able to offer for the effective use of property and land, the Tokyo Tatemono Group provides a one-stop source of solutions, including real estate brokerage, asset solutions, leasing management, parking, and other businesses.	Office buildings Logistics properties Hotels Retail facilities For-rent condominiums Parking lots, etc.	Real estate transaction (brokerage and CRE) Property sales to investors (asset solutions) Leasing management business Parking business
Other Businesses Working Living Utilizing	**Basic Policy** Accelerating and expanding asset-turnover business **Key Strategies** Expansion of overseas business Expansion of service business	Addressing the diverse needs of customers and society Revitalizing and utilizing real estate stock	**Overseas Business**: With advanced countries like the U.S. and Australia as focal points, we strive to capture business opportunities by establishing trust-based relationships with outstanding partners in growth markets that include other regions as well. Together with these partners, we are promoting development projects for a variety of assets, including for-rent condominiums and logistics properties. **Fund Business**: Through Japan Prime Realty Investment Corporation (a listed J-REIT) and Tokyo Tatemono Private REIT, Inc., as well as through private funds, Tokyo Tatemono provides a variety of real estate investment products to a broad range of investors, from institutional investors and pension funds to individual investors. **Leisure Business**: As lifestyles diversify and consumption shifts from goods to services, through our Leisure Business, we aim to provide our customers with the ultimate in relaxation and comfort by offering enjoyable and high-quality services with a focus on real-life experiences. We are also exploring opportunities to expand our business scale through new facility development and M&A.		

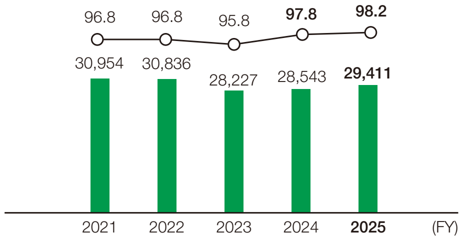
Business Overview

Commercial Properties Business

Operating Revenue and Business Profit[1, 2]

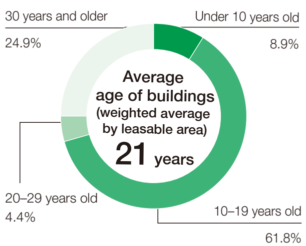


Average Rent and Occupancy Rate



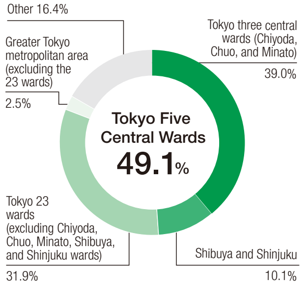
Proportion of Leasable Area by Building Age

(As of December 31, 2025)



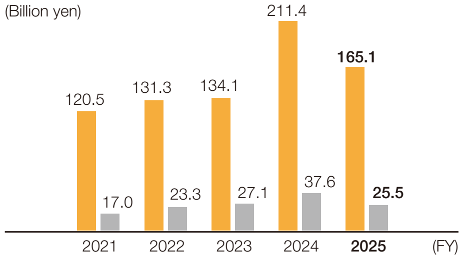
Proportion of Leasable Area by Location

(As of December 31, 2025)



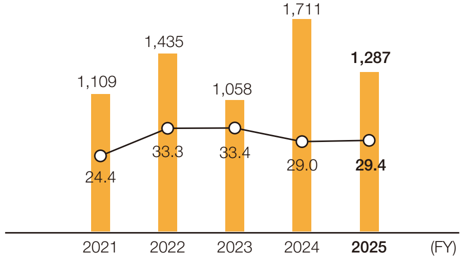
Residential Business

Operating Revenue and Business Profit[1, 2]



* Business profit before change

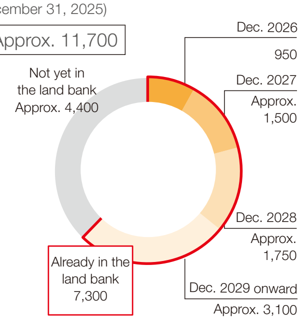
Number of Condominium Units Sold and Gross Margin



Number of Units in Active Projects

(As of December 31, 2025)

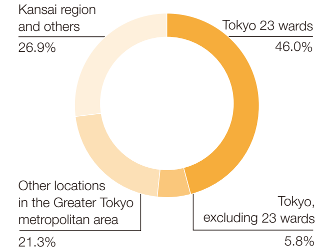
Total: Approx. 11,700



Breakdown of Land Bank by Region

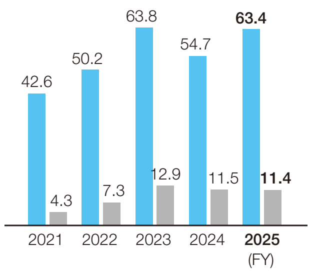
(As of December 31, 2025)

Total: Approx. 7,300 units

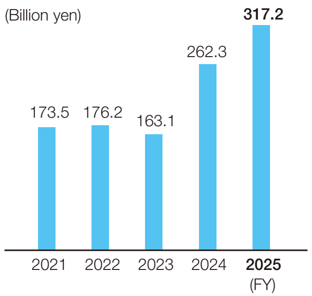


Asset Service Business

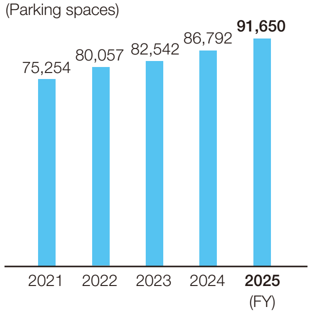
Operating Revenue and Business Profit[1, 2]



Brokerage Transaction Volume

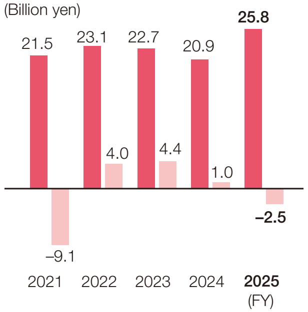


Parking Spaces Under Operation

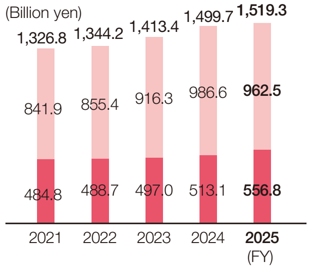


Other Businesses

Operating Revenue and Business Profit (Loss)[1, 2, 3]

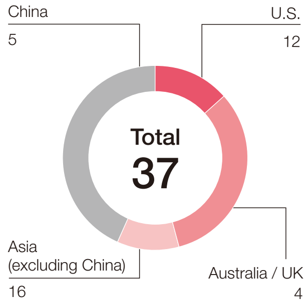


Group AUM in Fund Business



Number of Projects by Country in Overseas Business

(As of December 31, 2025)



1. FY2023 and prior: Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method
2. FY2024 onward: Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method, etc. + Gain (loss) on sale of non-current assets
Note: “Share of profit (loss) of entities accounted for using equity method, etc.” includes interest and dividend income, and gain (loss) on sale of investment equity in investment vehicles for overseas businesses
3. Operating revenue and business profit figures represent the total for all other businesses