

Social

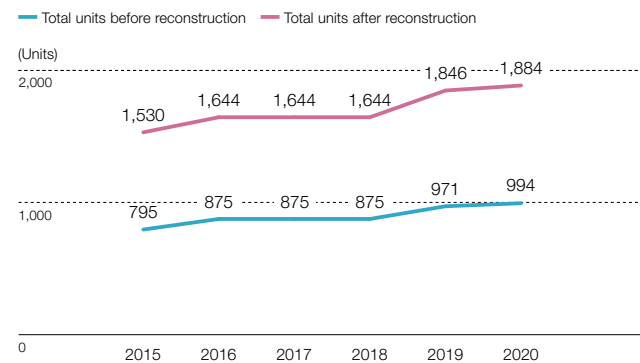
Revitalizing and Utilizing Real Estate Stock

Policy and Concept

Housing complexes throughout Japan supported the nation's rapid growth after World War II. Many are now aged and are in need of reconstruction. In addition, housing complexes were once home to many families raising children. Today, residents have grown older and fewer in number. Frequently, older residents of complexes die alone in these places. Aside from reconstructing buildings, Japan must revitalize communities, rebuilding interpersonal connections.

The Tokyo Tatemono Group is committed to updating our existing stock of housing complexes and office buildings, creating new value for the years to come and revitalizing local communities.

Revitalizing Housing Complexes



(Data) Revitalizing and Utilizing Real Estate Stock: Indicators and Results P.72
 Tokyo Tatemono Condominium Reconstruction (Only available in Japanese)

Revitalizing Housing Complexes

Shakujii Koen Apartment Complex Reconstruction Project

At Shakujii Koen Apartment Complex, one of the largest and oldest housing complexes in Tokyo, it was decided after more than 10 years of deliberation to rebuild the property due to the deterioration of the buildings and facilities and the aging of the residents. Demolition of the buildings began in 2020. Tokyo Tatemono served as a project collaborator, providing support in areas such as planning of new facilities that will meet the wishes of the residents of the housing complex to maintain the community. Through this reconstruction business, which will account for eight buildings and 844 condominiums by 2023, we will enable the creation of communities where multiple generations can live together with peace of mind.

>> Project Characteristics

- (1) One of the largest scale reconstruction projects in Tokyo to be carried out under the Act on Facilitation of Reconstruction of Condominiums
- (2) All buildings face south; greenery plan
- (3) Facility planning aims to ensure that the new condominiums maintain a sense of continuity for the community



Demolition work in progress

Project Overview	Before reconstruction	After reconstruction.
	Shakujii Koen Apartment Complex	Undecided
Location	3 Kami-shakujii, Nerima-ku, Tokyo	
Construction period	1967	September 2023
Site area	42,365m ²	37,730m ²
Standard building-to-land ratio	60%	60%
Allowable floor space index	200%	200%
Floor space	31,358m ²	68,413m ²
Number of buildings	9 buildings, 5 stories	8 buildings, 8 stories
Number of units	490 units	844 units
Unit floor space	Average 56m ² unit	Scheduled to be mainly in the 65m ² to 70m ² range
Floor plans	3DK to 3LDK	1LDK to 4LDK

Corporate Philosophy, Group Profile, Contents, Editorial Policy

Management

Message from the President and CEO

ESG Management

Materiality of the Tokyo Tatemono Group

Special Feature

Environment

Environmental Management

Sustainability Finance

External Evaluation and Certification for Green Building

Responding to Climate Change

Pollution Control and Resource Recycling

Water Resources

Biodiversity

Responding to Natural Disasters

Social

Diversity & Inclusion

Work-Life Balance

Human Resource Investment and Development

Health Management / Occupational Safety and Health

Respect for Human Rights

Improving Quality and Customer Satisfaction

> Revitalizing and Utilizing Real Estate Stock

Contributing to Our Communities

Governance

Corporate Governance

Risk Management

Compliance

Supply Chain Management

Data

Third-Party Assurance

Social

Revitalizing and Utilizing Real Estate Stock

■ Itopia Hamarikyu Condominium Complex Reconstruction Project

Itopia Hamarikyu, located near JR Hamamatsucho Station, was in urgent need of reconstruction due to its aging and a need for greater resilience against earthquakes. With some 80% of the right holders being outside residents, it was difficult to reach a consensus on reconstruction. However, the decision to rebuild was made in 2015. Tokyo Tatemono has been involved as a

»» Project Characteristics

- (1) Rebuilding of large-scale condominium in the city center, mainly comprising one-room units
- (2) Contribute to the development of the property as a rare place to live in an area where office and commercial facilities are being developed
- (3) Creation of green spaces where people can feel at ease; introduction of childcare support facilities




Rendering of property after construction


project collaborator since 2016. The main building construction began in September 2020. We will continue to promote the project together with the association's board of directors and right holders. Completion of the project as Brillia Tower Hamarikyu is slated for 2023.

Project Overview	Before reconstruction	After reconstruction
	Itopia Hamarikyu	Brillia Tower Hamarikyu
Location	1 Kaigan, Minato-ku, Tokyo	
Construction period	1979	September 2023
Site area	2,820m ²	2,820m ²
Standard building-to-land ratio	60%	60%
Allowable floor space index	400%	700%
Floor space	11,193m ²	29,590m ²
Number of buildings	1 building, 14 stories	1 building, 32 stories
Number of units	328 units	420 units
Unit floor space	Average 26m ² unit	25–80m ² units
Floor plans	1R to 3LDK	1R to 3LDK


Tokyo Tatemono Condominium Complex Reconstruction Project Results

Tama New Town Suwa 2-chome Housing Reconstruction Project (Rebranded as Brillia Tama New Town)		
	Location	2-chome, Suwa, Tama City, Tokyo
	Units after reconstruction	1,249 (previously 640)
	Completed	October 2013

This is a revitalization project for Tama New Town, which has a history of over 40 years. It is one of the largest reconstruction projects in Japan. The decision was made to reconstruct the building, due to the aging of the housing and the fact that the residents are elderly. The property will be reborn as a multi-generational community, while the greenery and other key features of the living environment will be preserved.

Senri-Tsukumodai A Condominium Complex Reconstruction Project (Rebuilt as Brillia City Senri Tsukumodai)		
	Location	3, Tsumodai, Suita City, Osaka Prefecture
	Units after reconstruction	202 (previously 96)
	Completed	November 2019

It was decided to reconstruct the building due to issues of deterioration that had occurred over its 50-year life. Residents and other stakeholders took part in a variety of studies as the project went forward.

Hiratsuka-cho Housing Reconstruction Project (Rebuilt as Brillia Hatanodai)		
	Location	6-chome Hatanodai, Shinagawa-ku, Tokyo
	Units after reconstruction	38 (previously 23)
	Completed	November 2020

Due to the aging of the building and facilities, constructed approximately 60 years ago, the owners reached a consensus on the decision to reconstruct the building. This became the first case in Shinagawa Ward to apply the Act on Facilitation of Reconstruction of Condominiums. A rare reconstruction given the site location in a first-class low-rise residential area, it was ensured that the low-rise condominiums harmonized with the landscape while taking into consideration ventilation, lighting, barrier-free access, and security.

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