

Corporate Philosophy, Corporate Data, Financial Highlights, Editorial Policy

Message from the President and CEO

Sustainability Promotion

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- Sustainability Promotion Framework
- Material Issue KPIs and Targets
- Stakeholder Engagement
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- Disclosure Based on TCFD Recommendations
- Disclosure Based on TNFD Recommendations
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- Promoting a Decarbonized Society
- Responding to Natural Disasters
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- Respect for Human Rights
- Supply Chain Management
- Improving Quality and Customer Satisfaction
- Revitalizing and Utilizing Real Estate Stock**
- Contributing to Local Society and Communities
- Human Resource Development
- Health Management / Occupational Health and Safety
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Revitalizing and utilizing real estate stock

Policy and Concept

Many of the housing complexes that were built throughout Japan in the postwar era to support Japan's rapid economic growth have now become run-down decades after their construction. Many of these buildings face serious issues, including concerns about resilience against earthquakes and security and the lack of elevators, so there is an increasing need to rebuild these complexes. In addition, housing complexes, where many families raising children once lived, are now experiencing an outflow of residents and an aging population, so revitalizing communities that connect local residents is also a major issue.

Disaster preparedness has also become an issue in urban areas where there are many densely built-up areas and a labyrinth of narrow streets. In addition, in areas where many of the stores in shopping districts have closed down or where there is little residential or street lighting, bringing back liveliness and improving crime prevention are issues.

Through the reconstruction of apartment complexes and redevelopment of urban areas, the Tokyo Tatemono Group is building safe, secure, convenient, and comfortable communities for customers and local residents, while also creating new value suited to the changing times and contributing to the revitalization of local communities.

In addition, as demographic composition and surrounding environments continue to change, the optimal uses, functions, and specifications of real estate are also evolving, and an increasing amount of real estate remains sufficiently usable despite no longer fully meeting the current needs of society and local communities.

The Tokyo Tatemono Group will maximize asset value by renewing and effectively utilizing existing real estate stock to better meet the current needs of society and local communities, while also contributing to the promotion of a stock-based society.

[Tokyo Tatemono Condominium Reconstruction \(Only available in Japanese\)](#)

[\(Data\) Revitalizing and Utilizing Real Estate Stock \(p. 110\)](#)

Reconstruction of Apartment Complexes, Redevelopment of Urban Areas, etc.

Key Recent Projects

Kunitachi Fujimidai Danchi Condominium Reconstruction Project (PROUD CITY Kunitachi)



Location	Fujimidai 1-chome, Kunitachi-shi, Tokyo
Uses and units after reconstruction	589 dwelling units (previously 298), community facilities
Completion	Mar. 2026

This project promotes reconstruction in collaboration with right holders and joint ventures to address issues such as aging buildings, deteriorating infrastructure, and noncompliance with barrier-free standards. After the reconstruction, the walkway on the site will be separated from the

roadway and redeveloped into a space designed for pedestrians, and a green space will be provided to create a habitat for living creatures. This was recognized as contributing to the improvement of local amenities and the development of the local streetscape, and the height limit was relaxed from the general standard of 19 m to the special standard of 25 m. A green and pleasant living environment was created by making good use of the newly-vacated land and expanding the green space and walking space.

* The above property perspective may differ from the actual property.

Kojimachi Sanno Condominium Reconstruction Project (Brillia Nibancho)



Location	Niban-cho, Chiyoda-ku, Tokyo
Uses and units after reconstruction	104 dwelling units (previously 57, consisting of 53 residential and 4 retail units)
Completion	May 2026

This project promotes early reconstruction in collaboration with right holders to address the urgent need for a drastic solution to the building's insufficient earthquake resistance and state of deterioration. Under Tokyo's Urban Housing Comprehensive Design System* (HCDS), the floor space index requirement was relaxed, increasing the number of residential units from 57 to 104 in a newly rebuilt, seismic-isolation condominium. Located just one minute on foot from Kojimachi Station on the Tokyo Metro Yurakucho Line, the building's design is sympathetic to the Bancho area and reflects the progressive nature of the town.

* A system that allows floor space index and height restrictions to be relaxed if the design ensures a certain amount of open space on the premises, etc.

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Japan Pearl Center Revitalization Project (Brillia Kobe Old Foreign Settlement)



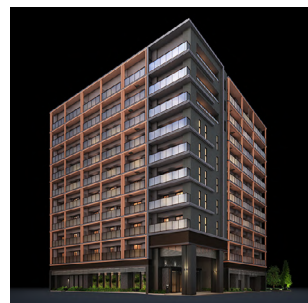
Location	Higashi-machi and Ito-machi, Chuo-ku, Kobe-shi, Hyogo
Uses and units after reconstruction	53 dwelling units, an exhibition hall, and an office
Completion	October 2026 (scheduled)

This project is a regeneration of the Japan Pearl Center, closed due to deterioration, in Kobe, one of the world’s leading pearl industry clusters, and the site will be used to build a condominium complex that combines residential, exhibition, and office space. The new facility is scheduled to re-open the Kobe Pearl Museum and the pearl “bidding hall” that were located in the old facility. Through this project, the history and culture of Kobe’s pearl industry will be passed on to future generations, and it will

also help to stimulate local industry. In addition to being the first residential building in Kobe City to receive ZEH-M Ready*1 certification, the project also received certification as a low-carbon building*2 as specified by the Low Carbon City Act.

*1 This is to reduce annual energy consumption by 50% or more on a whole-building scale through energy conservation and creation.
 *2 A building in which a range of low-carbon measures are taken to curb carbon dioxide emitted during everyday life and other activities in the building.

Higashi-Mukojima 2-chome 22 District Disaster Prevention Block Improvement Project (Brillia Hikifune)



Location	Higashi-mukōjima 2-chome, Sumida-ku, Tokyo
Uses and units after reconstruction	99 dwelling units, neighborhood association center
Completion	November 2026 (scheduled)

This project promotes urban development aimed at improving disaster preparedness and the living environment in an area with dense clusters of wooden houses in Higashi-mukōjima, Sumida-ku, Tokyo, which has been targeted as a fireproofing promotion district. By demolishing dilapidated buildings and reconstructing them as “Brillia Hikifune,” an earthquake-resistant condominium,

the project aims to solve this problem of areas with densely-clustered wooden houses, which are highly prone to disasters. In addition, the project will make buildings fireproof and earthquake resistant, widen roads, and improve public facilities. It will also help form a fire spread barrier zone and ensure that emergency transportation roads will be passable in the event of a disaster.

Tōshō Center Building Condominium Reconstruction Project (Brillia Tower Asakusa Yanagibashi)



Location	Yanagibashi 2-chome, Taito-ku, Tokyo
Uses and units after reconstruction	267 dwelling units (previously 91, and other offices and exhibition space, etc.)
Completion	April 2027 (scheduled)

Taking advantage of the relaxed floor-area ratio granted by the Urban Housing Comprehensive Design System, this project will construct a 120-meter-high vibration-isolated tower condominium, which will become a new landmark in the Asakusabashi area, elevating the urban environment. A pedestrian walkway will be constructed to connect with the Sumida River Terrace, enhancing local mobility and helping to improve disaster preparedness, not to mention providing a bustling facility. In addition, the project will be integrated with the Tokyo Metropolitan Government’s super

levee improvement project to bolster safety and provide a waterside space. This project is highly regarded, having been selected by the Ministry of Land, Infrastructure, Transport and Tourism for its FY2022 Model Project for Extending the Lifespan and Effective Utilization of Existing Condominium Stock*.

* To promote the proper maintenance and management of aging condominiums as well as the renovation and reconstruction of condominiums to extend their lifespan, this project supports leading condominium revitalization projects.

Minoh Sunplaza No. 1 Redevelopment Project (MINOH MARKS)



Location	Minoh 6-chome, Minoh-shi, Osaka
Uses and units after reconstruction	109 dwelling units, public/commercial facilities, retail space, etc.
Completion	October 2027 (scheduled)

As a redevelopment project for Minoh Sunplaza No. 1, where building and facility deterioration had progressed and insufficient earthquake resistance was identified through a seismic diagnosis, this project involves the construction of a mixed-use condominium

integrating residential, commercial, and public facilities. This project was the first in the Kansai region to utilize the “Condominium Site Sale System” under the Act on Facilitation of Reconstruction of Condominiums. The public/commercial facilities on the first through third floors will be reacquired by the city of Minoh and are scheduled to be developed as core facilities for creating vibrancy, contributing to the revitalization of the area around the station through facilities for regional exchange, tourism exchange, childcare support, and other functions.

* A system that allows the sale of buildings and land with the approval of at least four-fifths of unit owners, etc. for condominiums certified as having insufficient earthquake resistance or similar issues. The system makes it possible to shorten project timelines, reduce the burden on management associations, and enable the use of land and buildings for a wide range of purposes suited to the characteristics of the site.



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Akimoto Building Minamidai Housing Reconstruction Project (Brillia Honancho)



Location	Minamidai 5-chome, Nakano-ku, Tokyo
Uses and units after reconstruction	179 dwelling units (previously 56, excluding rental housing and offices)
Completion	February 2028 (scheduled)

This project involved promoting reconstruction discussions with rights holders, as the property faced issues including deterioration and insufficient earthquake resistance, in addition to upcoming leasehold renewal negotiations that would have imposed a significant burden

on rights holders. By utilizing the “Condominium Site Sale System”^{*} under the Act on Facilitation of Reconstruction of Condominiums, the project enabled a large-scale development with a total site area of approximately 4,137 m², including adjacent land owned by Tokyo Tatemono. Brillia Honancho, an 11-story condominium with a total of 179 units to be constructed on the site, is planned to include an open plaza space within the property that can also serve as a place for community relaxation.

^{*} A system that allows the sale of buildings and land with the approval of at least four-fifths of unit owners, etc. for condominiums certified as having insufficient earthquake resistance or similar issues. The system makes it possible to shorten project timelines, reduce the burden on management associations, and enable the use of land and buildings for a wide range of purposes suited to the characteristics of the site.

Tateishi Station North Exit District Category I Urban Redevelopment Project



Location	Tateishi 4-chome and 7-chome, Katsushika-ku, Tokyo
Uses and units after reconstruction	East district: government office buildings, retail space, public-interest facilities, etc. West district: 710 dwelling units, retail space etc.
Completion	March 2030 (scheduled)

This is an urban redevelopment project covering an area of approximately 2.2 hectares located north of Keisei Tateishi Station

on the Keisei Oshiage Line in Katsushika-ku, Tokyo. Although the area has developed as a commercial district in front of the station, it has also faced issues such as narrow roads and densely clustered wooden buildings. The project promotes community development aimed at improving disaster prevention and the residential environment through appropriate, rational, and sound high-level land use and the development of blocks that allow emergency vehicles to pass through smoothly. The project aims to create “a vibrant town serving as the center of the ward, where culture, daily life, and business coexist, and where people can continue living safely and securely.”

[\(Data\) Revitalizing and Utilizing Real Estate Stock \(p. 110\)](#)

Maximizing Asset Value through the Effective Utilization of Existing Real Estate Stock

Tokyo Tatemono and Group company Tokyo Tatemono Real Estate Sales are promoting the effective use of existing real estate stock by carrying out conversions, which change the use or specifications of existing buildings to suit current social and regional needs and customer requests, as well as renovations, which refurbish them. In doing so, they are maximizing asset value while also contributing to the promotion of a stock-based society through the effective use of resources and reduction of environmental impact.

Examples of Tokyo Tatemono Real Estate Sales Initiatives



Crobis Akihabara, property owned by Tokyo Tatemono Real Estate Sales (as of June 2026)

▶▶ Conversion and renovation carried out for a building over 30 years old

Location	Taito 1-chome, Taito-ku, Tokyo
Completion	Nov. 1993
Property acquisition	Acquired by Tokyo Tatemono Real Estate Sales in March 2024
Use after conversion	Office and retail space (previously offices, parking, and warehouses)
Timing of conversion and renovation work	Dec. 2024

<Specific Initiatives>

- **Conversion (change in use) from parking to retail space**
Taking into account the needs of building users and the local area at a site located a 10-minute walk from Akihabara Station, the first floor, which had previously been used for parking, was converted into retail space.
- **Renovation (refurbishment) into setup offices*, etc.**
Given the strong demand for office relocations among venture companies and IT-related companies in the area, the property was renovated into setup offices. In addition, common areas such as the entrance were also renewed.

* Offices that are already equipped with facilities, furniture, and other interior features, allowing tenants to begin operations immediately after moving in.



Conversion from parking to retail space in progress