



NIPPON STEEL KOWA
REAL ESTATE



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REAL ESTATE

Company Profile

Corporate Philosophy

Communicating with People, Creating the City

Contributing to the further development of society by creating and nurturing cities of the future, in response to the trust bestowed on us by our clients

Communicating with People

We diligently communicate with clients, local communities, and society to accurately understand their diverse needs, and apply our vast professional real estate knowledge and experience in providing optimal solutions to respond to the trust bestowed on us.

Creating the City

We not only create new cities, but also revitalize historic urban areas by nurturing what has been handed down from generation to generation to enhance the value of the areas and contribute to the people who live and work there, the local community, and society.

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Message from the President and CEO

In line with our mission of Communicating with People, Creating the City, we aim to continue to be the developer of choice for our customers.

Nippon Steel Kowa Real Estate is a general developer with a real estate leasing business that develops and leases office buildings, such as the Intercity series of large-scale urban development projects and the Bizcore series of medium-scale high-grade office buildings in prime areas in central Tokyo, as well as high-end rental condominiums for foreigners such as the Homat series. Our core businesses also include condominium sales such as the Livio series of condominiums, condominium renovation, and urban redevelopment.

Utilizing our close collaborative relationships with the Mizuho Financial Group and the Nippon Steel Group, we are able to meet the various real estate needs of our customers. Our unique strengths are our ability to propose real estate solutions that incorporate financial technology, and our experience and expertise in community revitalization gained through the development of Nippon Steel Group's massive former steel mill sites scattered throughout Japan.

In the third year of our third mid-term management plan, "Connect to the future. 2021-2025," we will further evolve our two core businesses of office leasing and condominium sales, while expanding our logistics facilities business under the LOGIFRONT brand, which is in growing demand with the advance

of e-commerce, as our third core business. We also entered the hotel development and management business under the & Here brand, which launched in 2024. In addition, we are steadily expanding business areas including rental residences, shared offices, and incubation offices in central Tokyo, as well as our rental housing value-added business in the United States.

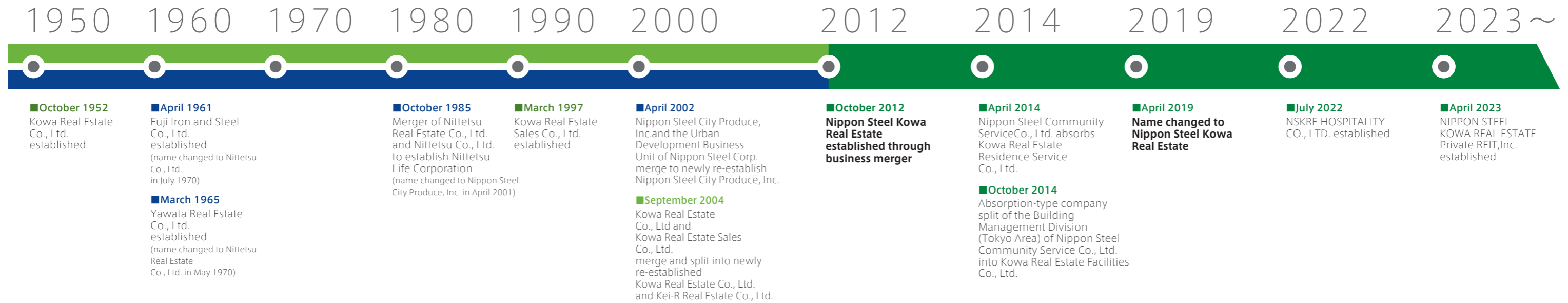
Our head office is located in the Akasaka/Toranomon area, the birthplace of our building business, and amidst intensifying competition among the world's major cities, we will continue to showcase the appeal of the "international city of Tokyo" from Akasaka.

In line with our mission of Communicating with People, Creating the City, we will work together as a group to build urban communities, addressing the changing times and the various needs of our customers and aiming to be the "developer of choice" in every era under our motto "Trust and Integrity". We will also strive to earn the trust of all our stakeholders by growing sustainably with society and further enhancing our corporate value.

We look forward to your continued support and patronage.

President and CEO **Masahiro Miwa**

Building neighborhoods and nurturing the culture within them along with the modernization of Japan. Welcoming new challenges as the comprehensive developer to lead the 21st century.



<p>1964</p>  <p>● August 1964 Completion of No. 1 Kowa Bldg. (Akasaka, Minato Ward, Tokyo)</p>	<p>1966</p>  <p>● October 1966 Completion of the Nissho Bldg. (currently Nittetsu Nihombashi Bldg., Nihombashi, Chuo Ward, Tokyo)</p>	<p>1997</p>  <p>● March 1997 Completion of land development project for Fair Village Ayamino land readjustment and residential land/detached house project (Otsu Ward and Katsuhara Ward, Himeji City, Hyogo Prefecture)</p>	<p>2005</p>  <p>● February 2005 Akasaka Intercity/Homat Viscount (Akasaka, Minato Ward, Tokyo) was completed by rebuilding and redevelopment</p>	<p>2007</p>  <p>● September 2007 Completed KARA BLANC (Minami-Azabu, Minato Ward, Tokyo), a luxury rental apartment near Arisugawa-no-miya Memorial Park</p>	<p>2011</p>  <p>● March 2011 Completed Hamarikyu Intercity/Sky House Hamarikyu (Kaigan, Minato Ward, Tokyo), a combined office and residential building complex</p>	<p>2017</p>  <p>● August 2017 Completed Akasaka Intercity AIR (Akasaka, Minato Ward, Tokyo), an office, residential, and commercial building complex that also features spacious green areas</p>	<p>2018</p>  <p>● March 2018 Company headquarters relocated to Akasaka Intercity AIR (Akasaka, Minato Ward, Tokyo)</p>	<p>2019</p>  <p>● July 2019 Completed Okura Prestige Tower (Toranomon, Minato Ward, Tokyo)</p>	<p>2022</p>  <p>● September 2022 Acquired The Dakota at Druid Hills, rental apartment complex in metropolitan Atlanta, Georgia, U.S.A.</p>
<p>1965</p>  <p>● February 1965 Completion of Homat Imperial, the industry's first upscale rental housing geared specifically toward foreigners (Roppongi, Minato Ward, Tokyo)</p>	<p>1986</p>  <p>● March 1986 Completion of Kamimeguro Ogawazaka Heights, rebuilding of public corporation condominiums (Kamimeguro, Meguro Ward, Tokyo)</p>	<p>1998</p>  <p>● November 1998 Completion of Shinagawa Intercity (Konan, Minato Ward, Tokyo), the first of a series of development projects in the East Exit district of Shinagawa Station</p>	<p>2007</p>  <p>● September 2007 Completion of Kasumigaseki Common Gate (Kasumigaseki, Chiyoda Ward) was completed by urban renewal project</p>	<p>2009</p>  <p>● March 2009 Full completion of Shibaura Renasite (Shibaura, Minato Ward, Tokyo), university, office and hotel complex development project</p>	<p>2013</p>  <p>● April 2013 Completed The Jingumae Residence (Jingumae, Shibuya Ward, Tokyo), a large-scale condominium re-building</p>	<p>2017</p>  <p>● November 2017 Completed new Bizcore Jimbocho medium-size upscale office building in the city center (Kanda, Chiyoda Ward, Tokyo)</p>	<p>2019</p>  <p>● March 2019 Completion of LOGIFRONT Koshigaya I logistics facility (Nishikata, Koshigaya)</p>	<p>2021</p>  <p>● June 2021 Completion of Homat Sharon, an upscale rental housing complex geared specifically toward foreign residents (Minami-Azabu, Minato Ward, Tokyo)</p>	<p>2023</p>  <p>● March 2023 Established permanent condominium experience salon, LIVIO Life Design! SALON (Konan, Minato Ward, Tokyo)</p>



As a comprehensive developer, we hold a balanced portfolio in commercial buildings, residential property, and logistics facilities businesses

Core Businesses

Commercial Building Business

Through our business of the development, rental management, and operation of high quality office buildings, mainly in prime city center areas, we make diverse working styles a reality. Our buildings include the **INTERCITY** Series of large-scale urban development projects, the **Bizcore** Series of medium-size upscale office buildings, and **WAW**, our membership-based shared-office business.

Residential Property Business

We are also engaged in businesses that offer housing to suit a wide variety of styles of living. They include the development of condominiums for purchase and rental, represented by the **Livio** series, upscale rental housing geared specifically toward foreign residents, which we began in 1965 with the **Homat** series, making us a pioneer in this sector of the industry, and upscale city center rental condominiums targeting high-end and upper middle-class customers.

Logistics Facilities Business

We are also developing our **LOGIFRONT** series of state-of-the-art logistics facilities as front-line logistics infrastructure, catering to the diverse needs of customers, as well as responding to the continued evolution and advancement of supply chains and e-commerce markets.

Our strengths are our strong connections with the Mizuho Financial Group and Nippon Steel Group, the creation of area value in the Akasaka-Toranomon and Shinagawa areas, and our many years of expertise in urban renewal.

Our Strengths

Network

Utilizing our strong connections with the Mizuho Financial Group and Nippon Steel Group, we have been providing comprehensive real estate services integrated with finance, while also engaging in urban development through development on large unused land spaces surrounding ironworks sites. We will continue making full, integrated use of the outstanding client bases and assets in both the tangible and intangible forms that these two groups possess.

Area

In the Akasaka-Toranomon and Shinagawa areas, where our flagship **INTERCITY** series of buildings are located, we are actively working on the creation of area value through area management.

Urban Renewal

We are engaged in urban redevelopment and condominium renovation projects, in which we hold an extensive track record stretching back more than 30 years, and in the regional revitalization business, the roots of which lie in the more than 100 years of community building at the former government-operated Yawata Steel Works factory.

We proactively venture into new business fields to cater to the diversifying needs of the world.

New Business Areas

Hotel Business

With "**& Here**," our residential hotel business that to the need for mass, long-stay accommodation in the domestic and inbound tourism sectors, we are engaged as a group in the development and operation of residential hotels. We will identify the needs of customers and pursue the development of hotels that will earn the longstanding love of guests, local communities, and society.

Overseas Business

We are engaged in a value-added business at rental apartment complexes in the United States, which provide quality housing that incorporates local needs, and in the housing asset development business in Southeast Asia.

Open Innovation

We are engaged in open innovation through such initiatives as the operation of the start-up incubation facility, **SPROUND**, the creation of new businesses in collaboration with investors through **corporate venture capital**, and activities at **INSTITUTE of LIFE DESIGN**, our in-house thinktank for embodying brand concepts.

Core Businesses

Commercial Building Business

INTERCITY
BIZCORE
WORK AND WONDER WAW

Residential Property Business

Life Design with
LIVIO
HOMAT

Logistics Facilities Business

L
LOGIFRONT

Our Strengths

Network

NIPPON STEEL
MIZUHO

Area

Akasaka-Toranomon Shinagawa

Urban Renewal

Urban redevelopment business
Condominium renovation business
Regional revitalization business

New Business Areas

Hotel Business

Residential Hotel
& Here

Overseas Business

U.S.A. Southeast Asia

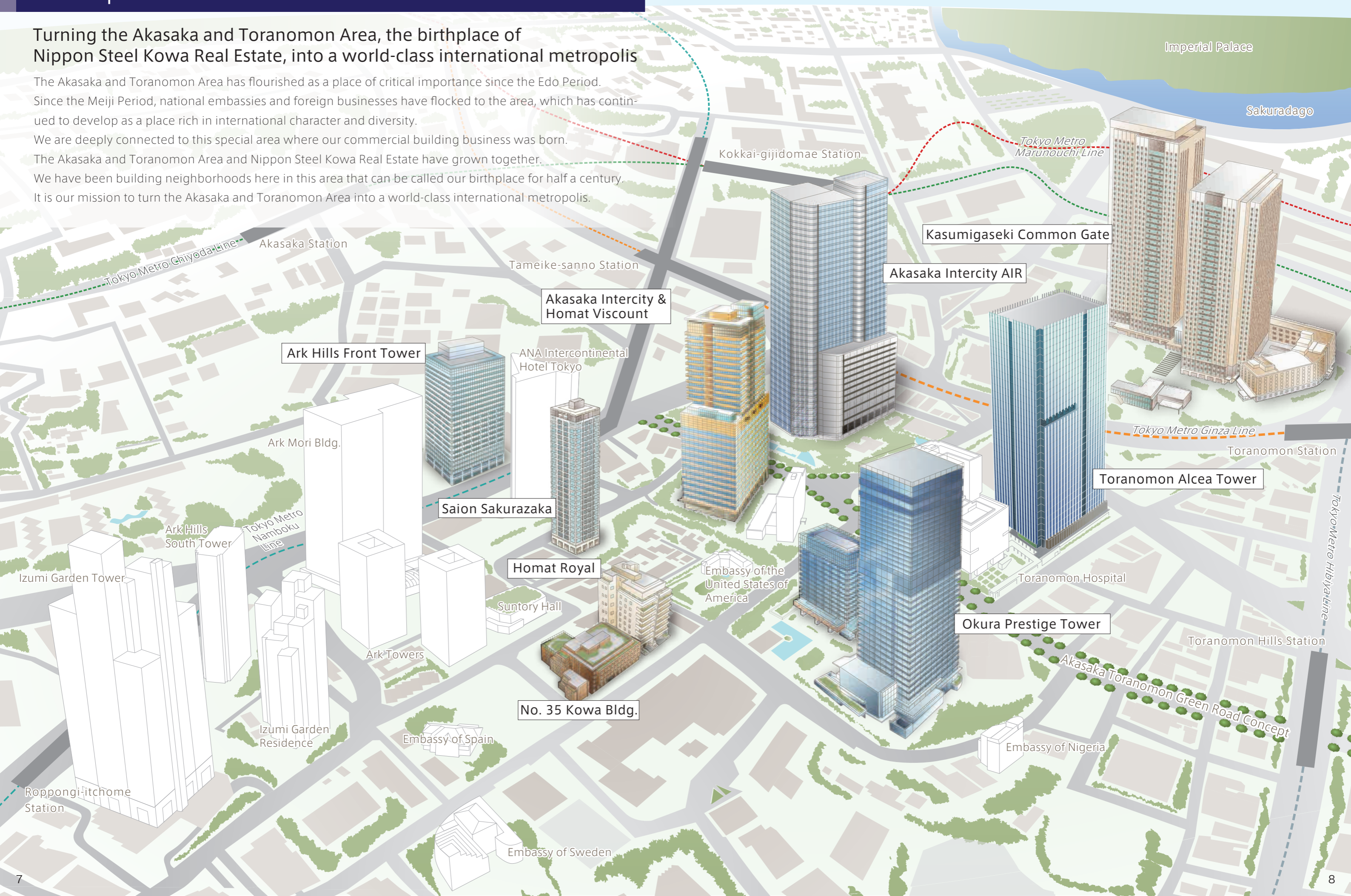
Open Innovation

SPROUND
corporate venture capital
Institute of Life Design

Development Efforts in the Akasaka and Toranomon Area

Turning the Akasaka and Toranomon Area, the birthplace of Nippon Steel Kowa Real Estate, into a world-class international metropolis

The Akasaka and Toranomon Area has flourished as a place of critical importance since the Edo Period. Since the Meiji Period, national embassies and foreign businesses have flocked to the area, which has continued to develop as a place rich in international character and diversity. We are deeply connected to this special area where our commercial building business was born. The Akasaka and Toranomon Area and Nippon Steel Kowa Real Estate have grown together. We have been building neighborhoods here in this area that can be called our birthplace for half a century. It is our mission to turn the Akasaka and Toranomon Area into a world-class international metropolis.



Development Efforts in the Akasaka and Toranomon Area

Creating a new landmark with nature in the air in the center of Tokyo, an international city where office workers of all walks of life come together

Akasaka Intercity AIR

Akasaka, Minato Ward, Tokyo Completed in August 2017

Akasaka Intercity AIR, a new landmark in the international metropolis of Tokyo. Not only does it seek to deliver the most cutting-edge functionalities of next-generation office buildings, but it is also surrounded by an expansive 5,000 m² swath of greenery. The feeling of freedom created by the rich, green spaces and crisp, clean air supports the growth of business.



Akasaka Toranomon Green Road Concept

As a member of the Akasaka Toranomon Green Road Concept council, a concept involving an 850-meter nature path stretching toward Toranomon, we are developing Green Avenue, a 200-meter tree-lined urban space situated on the west side of the path. Our design allows visitors to enjoy leisurely walks, rest, and rejuvenate.



Akasaka Intercity

Akasaka, Minato Ward, Tokyo Completed in February 2005

This high quality combined office and residential building complex heralds advancement and new traditions in the historic neighborhood of Akasaka. It employs technologies that help reduce energy consumption and carbon emissions, as well as earthquake-resistant structural components that mitigate quake damage. The outer façade, which incorporates bright yellow terra cotta, has also earned a Good Design Award.



Okura Prestige Tower

Toranomon, Minato Ward, Tokyo Completed in July 2019

We worked on the reconstruction of the Main Building of Hotel Okura Tokyo, which was originally built in 1962. It is an integrated-style office building that can be a new base for global business, centered in a luxury hotel. Its features include hotel partnership services that leverage the comprehensive development aspect of the project, as well as a sophisticated design that carries on traditional aesthetic values.



Kasumigaseki Common Gate

Kasumigaseki, Chiyoda Ward, Tokyo Completed in September 2007

The buildings that house the Ministry of Education, Culture, Sports, Science and Technology, as well as the Board of Audit of Japan, were reconstructed in a project employing the PFI approach. This also included the redevelopment of the entire urban area. Our design emphasized the themes of urban renewal, coexistence with the environment, historical renaissance, reviving neighborhoods, and industry-academia-government cohabitation. We also helped shape the development of the neighborhood by being involved in the management and operations of the building complex as a whole.



Toranomon Alcea Tower

Toranomon, Minato Ward, Tokyo Completed in February 2025

We will develop an office building that boasts top-class disaster readiness and environmental adaptability. The building will be a hub of international business that will maximize the value of the Akasaka and Toranomon area. A green plaza will blend in with the surrounding vegetation, forming a green network and create a space that overflows with lush greenery, right in the middle of the city.

Urban Redevelopment Projects

Engaged in large-scale redevelopment efforts in the Tokyo area, with an eye on the future for everyone involved

Redevelopment of Block 3 Zone, Musashi-Urawa Station

Minami Ward, Saitama City, Saitama Prefecture Project area 2.6 ha. Completed in March 2016



Redevelopment of Odakyu Line Sagami-hara-ekimae West District

Sagamigaoka, Zama City, Kanagawa Prefecture Project area 0.35 ha. Completed in January 2019



Redevelopment of Block 1 District, 5-Chome, Kita Shinagawa

Kita Shinagawa, Shinagawa Ward, Tokyo Project area 3.6 ha. Completed in April 2015



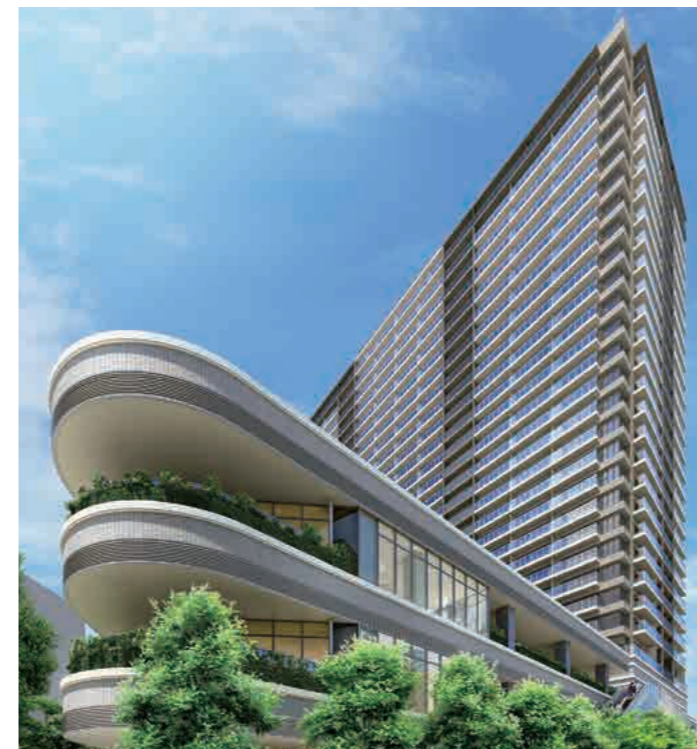
Redevelopment of Akasaka 7-Chome 2 District

Akasaka, Minato Ward, Tokyo Project area 1.2 ha. Scheduled for completion in FY2028



Redevelopment of the district by the entrances to Kasuga and Korakuen Stations

Koishikawa, Bunkyo Ward, Tokyo Project Area 2.4 ha. Completed in March 2021



Redevelopment of 3-B district at West Exit of Omiya Station

Omiya Ward, Saitama City, Saitama Prefecture Project area 1.3 ha. Completed in May 2024



Redevelopment of Jujo Station West Exit District

Kamijujo, Kita Ward, Tokyo Project area 1.7 ha. Completed in September 2024

Urban development for companies aiming for sustainable development

The Intercity Series of large-scale urban development projects focuses on the development of high quality office buildings. The designs of these buildings are made to the most cutting-edge specifications, while also interspersed with green areas and using advanced technology to be environmentally friendly. Intercity buildings provide an edge for both people and companies, helping industry and neighborhoods grow sustainably.



Shinagawa Intercity

Konan, Minato Ward, Tokyo
Completed in November 1998

Shinagawa Intercity has garnered rave reviews domestically and internationally as a model example for large-scale urban development projects. With features such as pedestrian walkways that allow access from the station in two minutes, limited-access roads (vehicles only), and the Central Garden open air space for pedestrians to enjoy, it plays a part in the development of the Shinagawa area as a whole.



Nagoya Intercity

Naka Ward, Nagoya City, Aichi Prefecture
Completed in September 2008



Hamarikyu Intercity

Kaigan, Minato Ward, Tokyo
Completed in March 2011

The more comfortable you are, the more efficient you are. Maximize the performance of workers.



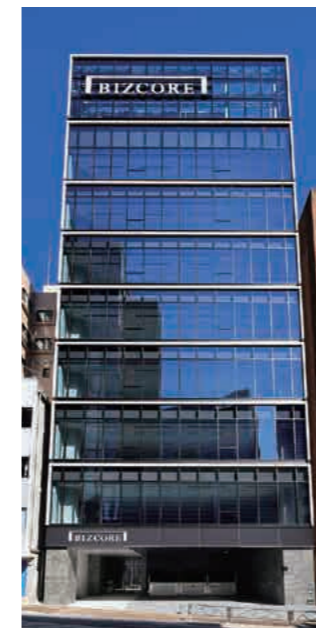
The Bizcore series of medium-size upscale office buildings have the same high-grade specifications as cutting-edge large-scale office buildings, making them ideal to do business in. "Core" also signifies the aim of these offices to get to the core of what is really important. As working styles continue to become more diverse, Bizcore will continue to observe, consider, and evolve for workers.



Bizcore Tsukiji

Tsukiji, Chuo Ward, Tokyo Completed in July 2019

After the relocation of Tsukiji Market, the redevelopment of the Tsukiji area, including the construction of the Ring Road No. 2 and the BRT, is attracting attention from many angles. The third project in this series has arrived in a highly visible location, close to the Tsukiji 4-chome intersection, where Shinohashi-Dori and Harumi-Dori Avenues cross. This office building is equipped with the very latest in security and disaster-readiness features.



Bizcore Ochanomizu

Yushima, Bunkyo Ward, Tokyo
Completed in January 2024

Bizcore Ochanomizu is located halfway between Ochanomizu Station and Akihabara Station. The building is located in a quiet office district surrounded by historical buildings such as Kanda Shrine and Yushima Seido. It is also along National Route 17, making it highly visible. The first floor common area features meeting rooms and online booths, while the rooftop features a garden equipped with Wi-Fi and power outlets. Numerous ideas have been incorporated to support a diverse range of working styles.



Bizcore Jimbocho

Kanda-ogawamachi, Chiyoda Ward, Tokyo Completed in November 2017

The first building in the series was established in the Jimbocho Area, which has abundant transportation access to seven train stations served by 11 different lines. Rental spaces of roughly 270 tsubo (892.56 m²) with no pillars offer wide, expansive office environments. The building is also fully equipped with all the latest, intuitive features in terms of security, disaster readiness, energy conservation, and more.



Bizcore Shibuya

Shibuya, Shibuya Ward, Tokyo
Completed in January 2020

Redevelopment is bringing continued growth to the Shibuya area. The fourth building in the Bizcore series, Bizcore Shibuya is ideally situated just four minutes from major transport hub, Shibuya Station, which offers access to multiple train lines. The spacious, approximately 100 tsubo (330 m²) expanse, surrounded by glass curtain walls on three sides, supports the growth of creative businesses.

Development of urban clusters that simultaneously reshape the future of work, life, and leisure



Shibaura Renasite

Shibaura, Minato Ward, Tokyo Fully completed in March 2009

This is Japan's first ever university, office, and hotel cluster development project conducted through industry-academia collaboration. We combine urban development in three zones for completely different usage purposes. We also organize a coordinating committee with the university while supporting partnerships between the university, offices, and the hotel to contribute to sustainable growth for the neighborhood.

District A:
Former Shibaura Institute of Technology
Shibaura Campus
Completed in March 2009

District B:
Shibaura Renasite Tower
Completed in March 2009

District C:
Hotel Gracery Tamachi
Completed in September 2008



Grand Front Osaka

Kita Ward, Osaka City, Osaka Fully completed in April 2013

This urban cluster arose from the Umekita Phase 1 Development Project, the largest-scale urban development project in Japan. With the Center for Creation and Promotion of Future Lifestyles at its core, the cluster is home to offices, commercial facilities, hotels, city apartments, and more, in a 7-hectare advance development zone in the north district of JR Osaka Station.



Nittetsu Nihombashi Bldg.

Nihombashi, Chuo Ward, Tokyo Completed in March 2019

A new large-scale office building developed in the Nihombashi area, which is a focus of attention as a business hub, with its mixture of retail shops, financial institutions, offices, and more. The building is conveniently located with easy access to three train lines and offers pillarless floors for easy layout planning. Earthquake-resistant construction and disaster readiness features also help our customers with their business continuity plans.



Kowa Hitotsubashi Bldg.

Kanda-Nishikicho, Chiyoda Ward, Tokyo
Completed in July 1970



Kowa Hiroo Bldg.

Minami-Azabu, Minato Ward, Tokyo
Completed in March 1979



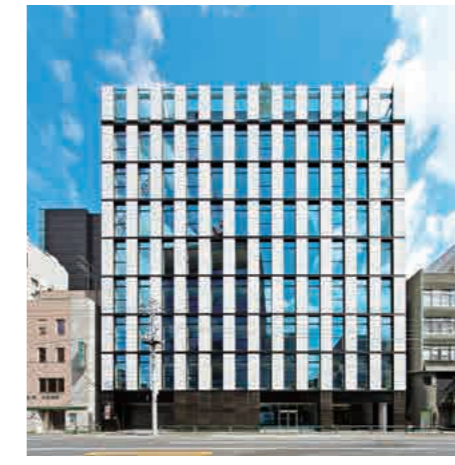
Kowa Nibancho Bldg.

Nibancho, Chiyoda Ward, Tokyo
Completed in November 1988



Mansard Daikanyama

Sarugakucho, Shibuya Ward, Tokyo
Completed in December 2009



Kanda Awajicho Nichome Bldg.

Kanda-awajicho, Chiyoda Ward, Tokyo
Completed in July 2011



Ginza Owaricho Tower

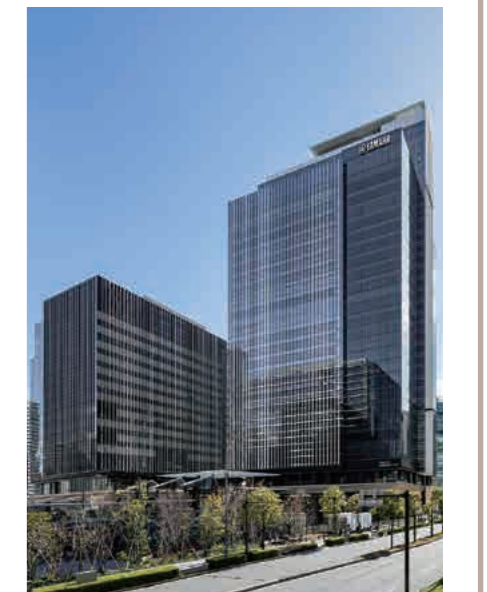
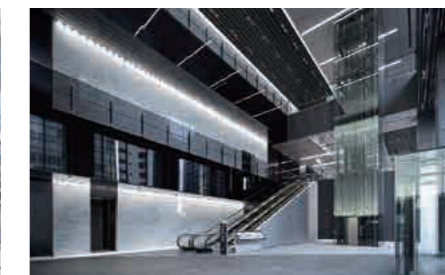
Ginza, Chuo Ward, Tokyo
Completed in August 2012

New large-scale complex development project in Minato Mirai, Yokohama

YOKOHAMA SYMPHOSTAGE

Scheduled completion in March 2024

A large-scale building complex developed in a particularly convenient section of the Minato Mirai 21 Central Zone, which boasts excellent access to the Tokyo city center and the international airport. Centering on a high-quality office building, the complex's diverse features include retail facilities, a hotel, entertainment facilities, and an open innovation space.



Landmark large-scale development projects that tie communities together and contribute to their development

Saint Garden Ebina <1000 Dream Project>

Izumi, Ebina City, Kanagawa Prefecture 1,000 total units (500 units in Block I, 500 units in Block II)
Block I completed in January 2022 Block II completed in January 2024

This 1,000 unit project aims to embody a new way of living that aligns with the changing times and the growth of families, providing an optimal environment for teleworking and working from home. Ten gardens have been created on the site, including an expansive 3,000 m² park available to the public, creating a rich, lush environment despite being located in the heart of the city right in front of LaLaport Ebina.



Livio City Minamisunamachi Station Site

Minamisuna, Koto Ward, Tokyo 361 total units Completed in January 2023



Livio Rokko THE HILLS

Nada Ward, Kobe City, Hyogo Prefecture 169 total units Completed in September 2019

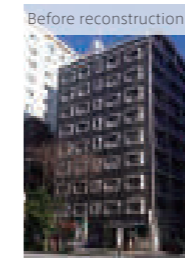
Industry pioneer since the 1980s with an industry-leading track record

Nihombashi-Hamacho Daiya Residence

Nihombashi-Hamacho, Chuo Ward, Tokyo
61 total units Completed in September 2020



This apartment building has been reconstructed from Hamacho Daiya Mansion, which was originally built in 1970. Selected as a Tokyo Condominium Joint Redevelopment Model Project, the project is now being commercialized jointly with the adjoining site.



The Jingumae Residence

Jingumae, Shibuya Ward, Tokyo
220 total units Completed in April 2013



This large apartment building was reconstructed from Harajuku Jutaku, originally built in 1957. As the new landmark of Jingumae, it ensures a space with abundant nature.



Terrace Shibuya Mitake

Shibuya, Shibuya Ward, Tokyo
196 total units Completed in December 2012



This tower residence complex comprised of residences, offices, and shops was reconstructed from the Mitake Building, which was originally completed in 1959. Mid-story seismic isolation structure is adopted between the third and fourth floors.



Air Hills Fujisawa

Fujigaoka, Fujisawa City, Kanagawa Prefecture
360 total units Completed in June 2018



This large three-building apartment complex was reconstructed from Fujisawa Danchi, which was originally built in 1965. Built on the hilltop with panoramic view of Shonan, it realizes life with abundant greenery.



Yokohama Momijizaka Residence

Nishi Ward, Yokohama City, Kanagawa Prefecture
368 total units Completed in November 2011



The largest reconstructed apartment project in the history of Yokohama, this complex is on the site of Hanasaki Danchi, which was originally constructed in 1958. It embraces Yokohama's history and aesthetics such as its red brick style architecture and gaslights.



Housing that caters to the diversifying needs of city lifestyles

Livio is a condominium brand that never stops considering how to enrich the lives of each and every customer.

LIVIO



Livio Shimokitazawa

Ikenoue, Setagaya Ward, Tokyo 22 total units Completed in May 2021



Livio Yokohama Tanmachi

Kanagawa Ward, Yokohama City, Kanagawa
64 total units Completed in March 2023



Livio City Mikunigaoka

Sakai Ward, Sakai City, Osaka
337 total units (174 in Zone I, 163 in Zone II)



Livio Miyazakidai

Miyamae Ward, Kawasaki City, Kanagawa
56 total units Completed in June 2022

Grand Livio Series

Upscale City Residences

Grand Livio pursues authenticity down to the finest detail, creating residences to be proud of for future generations.

GRAND LIVIO



Grand Livio Ichigaya sadohara

Ichigaya, Shinjuku Ward, Tokyo
21 total units
Completed in January 2024



Grand Livio Hamadayama

Hamadayama, Suginami Ward, Tokyo
84 total units
Completed in October 2023
*Winner of 2024 Good Design Award

Livio Raison Series

Compact City Residences

LIVIO RAISON

Live a rich and pleasant urban life in a simple and smart way. Livio Raison residences are designed for convenience and comfort.



Livio Raison Oji

Oji, Kita Ward, Tokyo
58 total units
Completed in March 2023



Livio Raison Matsudo Station Premier

Honmachi, Matsudo City, Chiba
112 total units
Completed in February 2022



Livio Raison Shintora-dori

Shimbashi, Minato Ward, Tokyo
60 total units
Completed in August 2020



Livio Raison Kitahama Tenmabashi

Chuo Ward, Osaka City, Osaka
78 total units
Completed in September 2019

Livio Maison Series

City Center Rental Residences

LIVIO MAISON

Livio's living comfortability and advanced features are also available for rent. The Livio Maison series offer rental apartments in central Tokyo.



Livio Maison Nihonbashi Hamachokoen

Nihombashihamacho, Chuo Ward, Tokyo
36 total units
Completed in January 2023



Livio Maison Omori WEST

Minamioi, Shinagawa Ward, Tokyo
52 total units
Completed in September 2022



Livio Maison Minamisunamachi

Minamisuna, Koto Ward, Tokyo
218 total units
Completed in October 2021

Upscale Rental Housing Business

Originally the first such attempt in the industry back in 1965, we pioneered the business of upscale rental housing geared toward foreigners

HOMAT



Homat Sharon

Minami-azabu, Minato Ward, Tokyo
55 total units Completed in June 2021



KARA BLANC

Minami-azabu, Minato Ward, Tokyo
25 total units Completed in September 2007



Homat Ambassador

Minami-azabu, Minato Ward, Tokyo 29 total units Completed in July 1971



Homat Viscount

Akasaka, Minato Ward, Tokyo 84 total units Completed in February 2005



Livio Residence Nishiazabu

Nishiazabu, Minato Ward, Tokyo
150 total units Completed in February 2024



Akasaka AIR Residence

Akasaka, Minato Ward, Tokyo
52 total units Completed in August 2017



Sky House Hamarikyu

Kaigan, Minato Ward, Tokyo
169 total units Completed in March 2011

Utilizing 100 years of urban development expertise to create an advanced environmental city of the future

The Yahata Higashida District is where the industrial revolution of Japan originated in 1901, as a location for government-operated ironworks.

We are working to achieve sustainable urban development through collaboration between industry, government, academia, and citizens at this former Kyushu Works (Yawata area) factory owned by Nippon Steel Corporation.

The Yahata Higashida General Development Project aims to build sustainable communities, including a new cluster of next-generation industrial sites, co-existence with the environment, and the creation of low-carbon city.

Based on our development philosophy that looks toward the future, including the use of hydrogen energy and support for community development, in addition to land improvement and building construction, this project is expected to evolve and develop even further in the years ahead.

Utilizing the ironworks site to form an urban base for new creation, which integrates work, life, study, and entertainment



<p>Information center for Work and Life</p> <p>Media Park (17ha.)</p> <p>Kitakyushu Telecom Center</p>	<p>Cluster zone for commerce, operations, and services</p> <p>Town Center (12ha.)</p> <p>Aeon Mall Yahata Higashi</p>	<p>Living space to enjoy culture and leisure</p> <p>Muse Park (7ha.)</p> <p>Kitakyushu Museum of Natural History & Human History</p>	<p>Environmental coexistence residential zone offering comfortable city life for the 21st century</p> <p>Urban Residence (5ha.)</p> <p>Livio Higashida Ville Court</p>	<p>An urban resort cluster combining water park with facilities for leisure and interaction</p> <p>Bayfront Park (11ha.)</p> <p>Seaside Spa</p>
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Local energy generation for local consumption with Higashida Cogeneration

- Energy supply project utilizing deregulation in special districts for international logistics
- Energy is supplied to urban area (Yahata Higashida District), while steam is used at the ironworks



●●● Steam ●●● Energy
 Ironworks site Yahata Higashida Dist.

Contributing to sustainable development by applying our accumulated expertise to urban development throughout Japan

Otsu and Katsuhara District Development

Otsu and Katsuhara Wards, Himeji City, Hyogo Prefecture

A complex development project on the approximately 36-hectare former site of company housing for Nippon Steel Setouchi Works (Hirohata area). The site is divided into Fair Village Ayumino, which has 450 lots, Livio Himeji Otsu Bloom Garden Nozomino, with 293 lots, and Park Front Otsu Hinatano, with 20 lots. A comfortable, beautiful residential environment has been achieved through zone planning and streetscape rules. Further, in addition to AEON Himeji Otsu Shopping Center and Asahi Sports Club, the project has attracted the home center, CAINZ Himeji-Otsu Store, to the area, helping to revitalize the region and increase asset value.



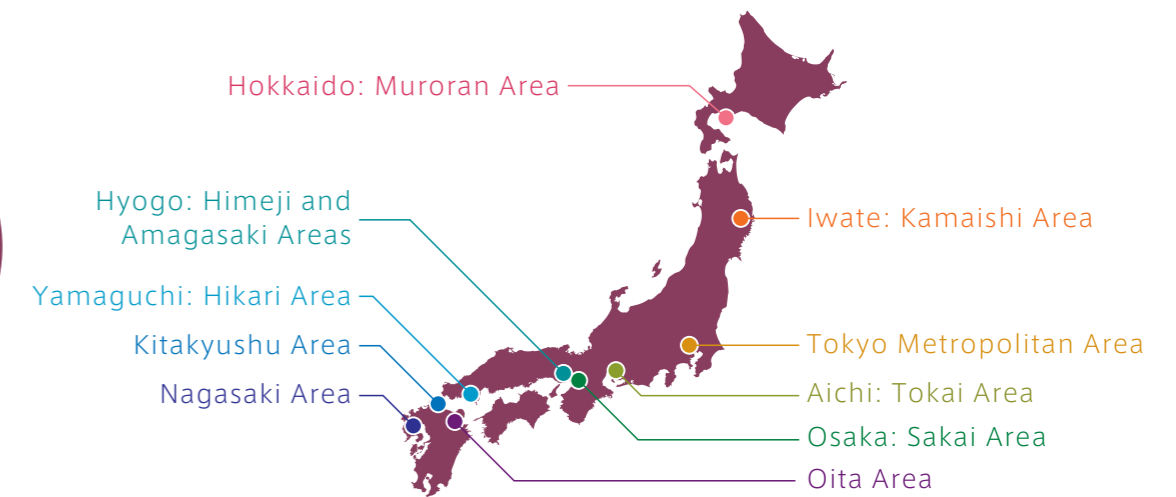
Yahata Takami District Development

Yahatahigashi Ward, Kitakyushu City, Fukuoka Prefecture

Yahata Takami District Development is a public-private partnership project based on the concept of "a town of cherry blossoms and the waterside." The area has been designed to take advantage of its rich natural environment, including vast green spaces, the murmuring Itabitsu River, and rows of beautiful cherry blossom trees. This urban development project represents Kitakyushu City, and has improved the value of the Takami district, which had been suffering from issues such as an aging and declining population, leading to an increase in the permanent population and revitalization of the area.



Total area under development:
570ha.
Equivalent to 121 Tokyo Domes



Nakajima, Muroan: Retail Development

Nakajima Honcho, Muroan City, Hokkaido



Kamaishi: Public Housing Development for Reconstruction

Kaminakashimacho, Kamaishi City, Iwate Prefecture



Nagasaki BizPORT

Motofunamachi, Nagasaki City, Nagasaki Prefecture

We have reconstructed an office building on the site of the historic warehouses facing Nagasaki Harbor, within easy reach of Nagasaki Railway Station and the Nagasaki Prefectural Government Offices. Envisaging that the project would attract companies from the metropolitan area, the interior spaces are pillarless for easy layout design. With features including an open space in front of the building facing the ocean, this project has become the kind of receptacle for companies establishing a presence in Nagasaki that the Prefecture and City aspire to, achieving a space that will contribute to the creation of about 1,000 new jobs.



Kamaishi/Kaminakashima Children's Park Integrated Development

Kaminakashimacho, Kamaishi City, Iwate Prefecture

In an integrated development project, we relocated the three childcare facilities - Kaminakashima Childcare Center, which had the challenge of improving its childcare environment due to its aging facilities, Kaminakashima Children's House, and Sukusuku Parent-and-Child Classroom, which lost its own facilities in the giant tsunami after the Great East Japan Earthquake and has been operating temporarily in the former Ogawa Kindergarten - together to the same site on land owned by Nippon Steel. As well as serving as a facility for children, this development is helping to build community in the Kaminakashima region, which also includes public housing built as part of the area's post-disaster reconstruction efforts.

Development of the "LOGIFRONT" Logistics Facility Series

As leading-edge logistics infrastructure, we want to work with our customers to solve their issues and help to support a sustainable society. We are also working on the creation of new added value, such as disaster response services.



We are developing our logistics facilities primarily in the Greater Tokyo Area and the Kinki and Chubu regions.

In addition to leased land properties, we are also actively engaged in the industrial real estate business, which includes warehouses for hazardous materials, refrigerated and frozen warehouses, R&D, industrial support facilities and data centers.

Chubu Region

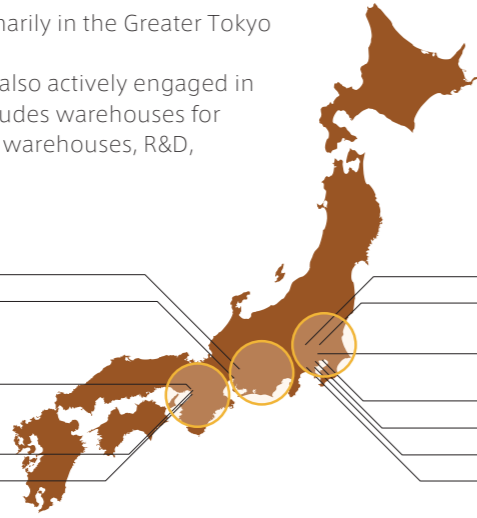
(Tentative name) LOGIFRONT Nagoya Moriyama
(Tentative name) LOGIFRONT Nagoya Minato

Kansai Region

LOGIFRONT Amagasaki I/LOGIFRONT Amagasaki II/
LOGIFRONT Amagasaki III/LOGIFRONT Amagasaki IV/
(Tentative name) LOGIFRONT Amagasaki V
LOGIFRONT Kadoma
Minami Osaka Distribution Center

Kanto Region

LOGIFRONT Sayama
LOGIFRONT Koshigaya I/LOGIFRONT Koshigaya II/
LOGIFRONT Koshigaya III
MFLP/LOGIFRONT Tokyo
Itabashi Itabashi Logistics Center
LOGIFRONT Urayasu
(Tentative name) LOGIFRONT Kawasaki Takatsu
(Tentative name) LOGIFRONT Yokohama Tsurumi
LOGIFRONT Atsugi



LOGIFRONT Yokohama Tsurumi

Tsurumi Ward, Yokohama City
Completed in August 2024
Total floor area:
Approx. 62,000 m²

BTS-type large-scale logistics facility (Slope)



LOGIFRONT Koshigaya I

Nishikata, Koshigaya City, Saitama Prefecture
Completed in March 2019
Total floor area: Approx. 66,000 m²

Multi-tenant logistics facility (single ramp-way), the first project in the LOGIFRONT series



LOGIFRONT Koshigaya III

Nishikata, Koshigaya City, Saitama Prefecture
Completed in June 2024
Total floor area: Approx. 1,400 m²

First hazardous goods warehouse in the series



LOGIFRONT Amagasaki II

Higashikaigan-cho, Amagasaki City, Hyogo Prefecture
Completed in January 2021
Total floor area: Approx. 100,000 m²

BTS-type large-scale logistics facility located in the Amagasaki district, close to central Osaka



LOGIFRONT Kadoma

Mitsushima, Kadoma City, Osaka Prefecture
Completed in December 2023
Total floor area: Approx. 17,000 m²

BTS-type large-scale logistics facility (Box)

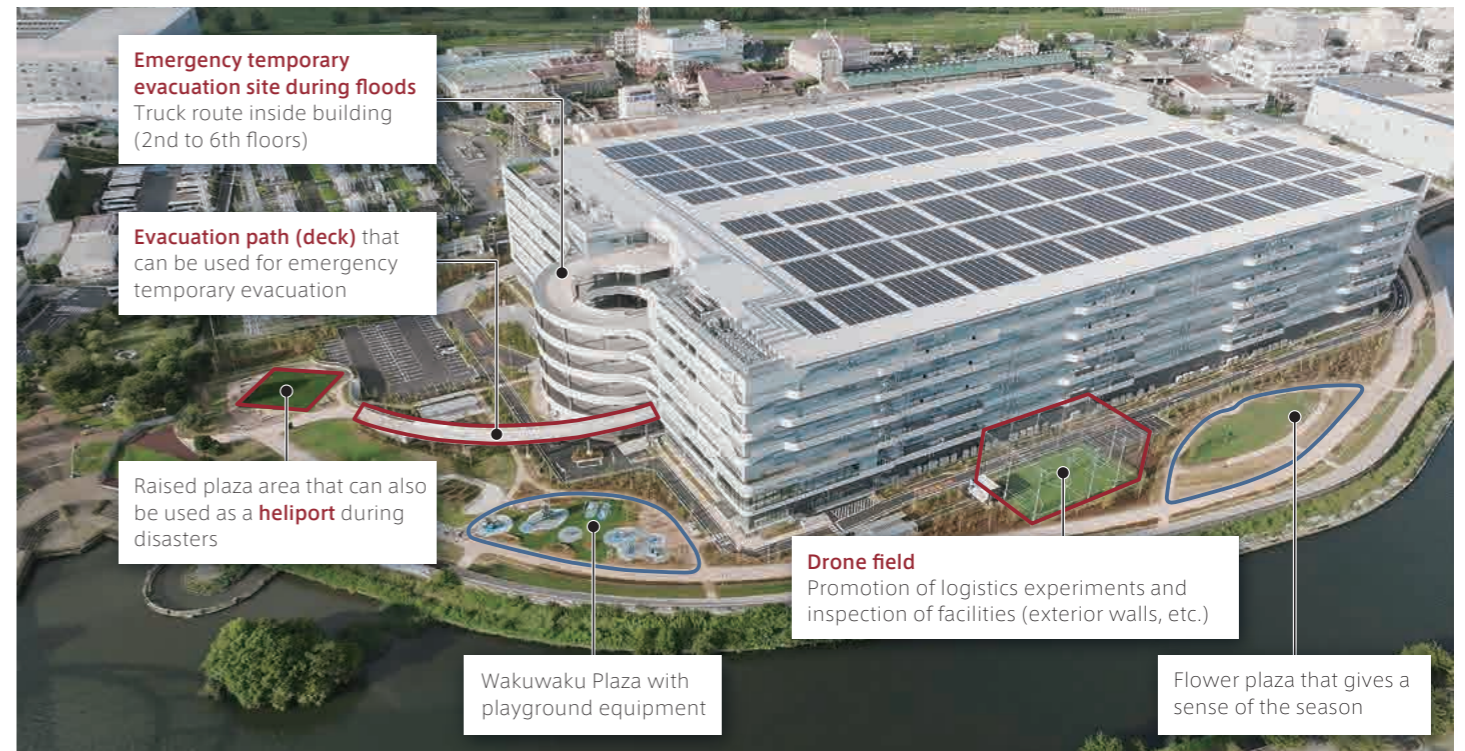
MFLP-LOGIFRONT Tokyo-Itabashi

Funado, Itabashi Ward, Tokyo Completed in September 2024

Contributing to the region in various ways in its aim to exist in harmony with the local community, as one of the largest logistics facilities in Tokyo



Built on the former site of a Nippon Steel Corporation plant, this newly completed facility, the flagship project of the LOGIFRONT business, is one of the largest logistics facilities in Tokyo. It has a total floor area of over 250,000 m² over six above-ground floors, each approximately 36,000 m². It is located in a rare industrial zone within the 23 wards of Tokyo, giving it excellent access to the city center. This location allows it to meet the increasingly diverse needs of customers, such as hub consolidation and deliveries to the city center.



Emergency temporary evacuation site during floods
Truck route inside building (2nd to 6th floors)

Evacuation path (deck) that can be used for emergency temporary evacuation

Raised plaza area that can also be used as a **heliport** during disasters

Drone field
Promotion of logistics experiments and inspection of facilities (exterior walls, etc.)

Wakuwaku Plaza with playground equipment

Flower plaza that gives a sense of the season

We worked with Itabashi Ward on elevated town development through public-private collaboration, the first such project in Japan, with the aim of realizing a community that is highly resistant to flood damage in the event of river flooding. By including an emergency temporary evacuation site that can accommodate approximately 1,000 local residents and an elevated open space that can also serve as a heliport for emergency landings, this facility will contribute to disaster prevention in the area. It also has a green trail and open-air plaza that local residents can use, as part of its aim to exist in harmony with the local community. Itabashi Drone Field, Tokyo's first drone testing ground attached to a logistics facility, will be used to support the development of the drone industry and drone technologies.

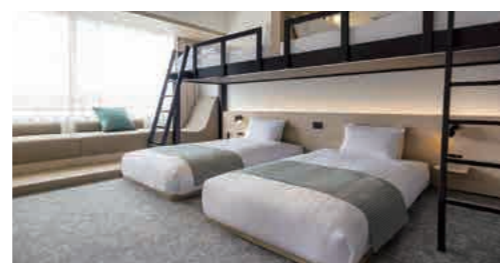
New Development in the “&Here” Series of Company-Operated Residential Hotels

“&Here” is a brand of residential hotels geared toward needs for extended-stay accommodation for large groups, such as family or group trips, both in Japan and overseas. The aim of the series is for hotels that offer the key elements of travel, namely “ENJOY” and “RELAX,” and that will be places that “attract and connect = &” many other aspects that guests consider important, such as time spent with family and friends.



&Here TOKYO UENO Taito Ward, Tokyo Opened in 2024

Excellent location with one of Tokyo’s most famous areas of greenery (FOREST SITE), including Shinobazu Pond and Ueno Park, to the north, and an area overflowing with culture (CULTURE SITE), such as traditional arts and crafts, to the south. With a building design concept of “Ueno Park,” the hotel creates a peaceful forest adjacent to the Ueno Cultural Park, providing a place to connect with the local culture.



&Here OSAKA NAMBA

Osaka City, Osaka Prefecture
Opened in April 2025



&Here SHINJUKU

Shinjuku Ward, Tokyo
Scheduled to open in September 2025

&Here Series Development Schedule

Scheduled to open
2027

- Asakusa
- Hakata-Gion

Scheduled to open
2028

- Nanba-Nishi, Osaka
- Nipponbashi, Osaka
- Ginza-Higashi

Scheduled to open
2029

- Akihabara
- Ginza-Kobikicho
- Ginza 7-chome

Scheduled to open
2030

- Nishi-Shinsaibashi, Osaka

Leased Residence Development Business in Melbourne, Australia



899 Collins Street

Close to Melbourne CBD 499 total units/24 above-ground floors
Scheduled for completion in November 2026

This is our first rental condominium development project in Melbourne, Australia, which is experiencing stable economic growth and a notable increase in population. Found in the Docklands area, about 1 kilometer west of Melbourne’s central business district (CBD), it offers easy access with a city tram stop just one minute’s walk away. It is located in an area of high demand among workers who want to live close to their workplaces, with a high concentration of apartment buildings, universities, large commercial facilities, and other convenient facilities. Our partner, Lendlease Corporate Limited, is a major Australian developer established in 1958 that has been involved in numerous real estate development projects, primarily in Australia.

Value-adding Projects at Rental Apartment Complexes in the United States

Focusing on the Sunbelt cities, a growing region with an increasing population, we are engaged in the business of acquiring and renovating existing rental apartments to increase their value. After extensive renovation of the individual apartments and common areas, the complex now offers high-quality homes that meet local needs.



Luna at Fountain Hills

Phoenix Metropolitan Area, Arizona, U.S.A.
150 total apartments Built in 1998 (acquired in 2022)



The Dakota at Druid Hills

Atlanta Metropolitan Area, Georgia, U.S.A.
228 total apartments Built in 1985 (acquired in 2022)



Echo Ridge at Suwanee

Atlanta Metropolitan Area, Georgia, U.S.A.
258 total apartments Built in 2013 (acquired in 2024)

Located in a tranquil residential area on a hill on the outskirts of Phoenix Metropolitan Area, an area where growth is expected to continue, this complex offers easy access to the flourishing office district in the city center.

Found in Atlanta Metropolitan Area, home to many Fortune 500 companies, this apartment complex is located in an area that offers both easy access to the city center and a pleasant living environment.

This complex is located in northeast Atlanta, where population growth is expected to continue. It has great access to areas full of employment opportunities, and the school district offers a high level of education, making a popular area for a wide range of households, especially families.

Condominium Project in Bangkok, Thailand

Chewathai Hallmark Ekkamai - Ramintra

Bangkok Suburbs Area, Thailand Total number of units:
413 (all single bedroom) Scheduled for completion in 2025

We are participating in a condominium development project in Bangkok, Thailand, where housing demand is expected to increase due to population growth and the expanding middle-class. The surrounding area is home to a wide range of companies and convenient facilities, making it a self-contained area that has a high demand among workers wishing to live close to their workplaces. Chewathai Public Company Limited, our partner, is a listed developer established in 2008 that has been involved in numerous housing developments, including condominiums and detached houses aimed at actual demand, in all areas of Bangkok.



Real Estate Solutions

We utilize our abundant knowledge to offer optimal solutions for business challenges

Utilizing the advanced expertise of our group companies and our experts in every field, we offer comprehensive, optimized solutions for all types of customer real estate needs, from consulting up to executing transactions.

Supporting customers with the strength of our extensive network

We vigorously support the real estate applications of our customers by working together with group companies and experts in every field, including our backbone of the Mizuho Financial Group and Nippon Steel Group.

Providing solution services to address business challenges

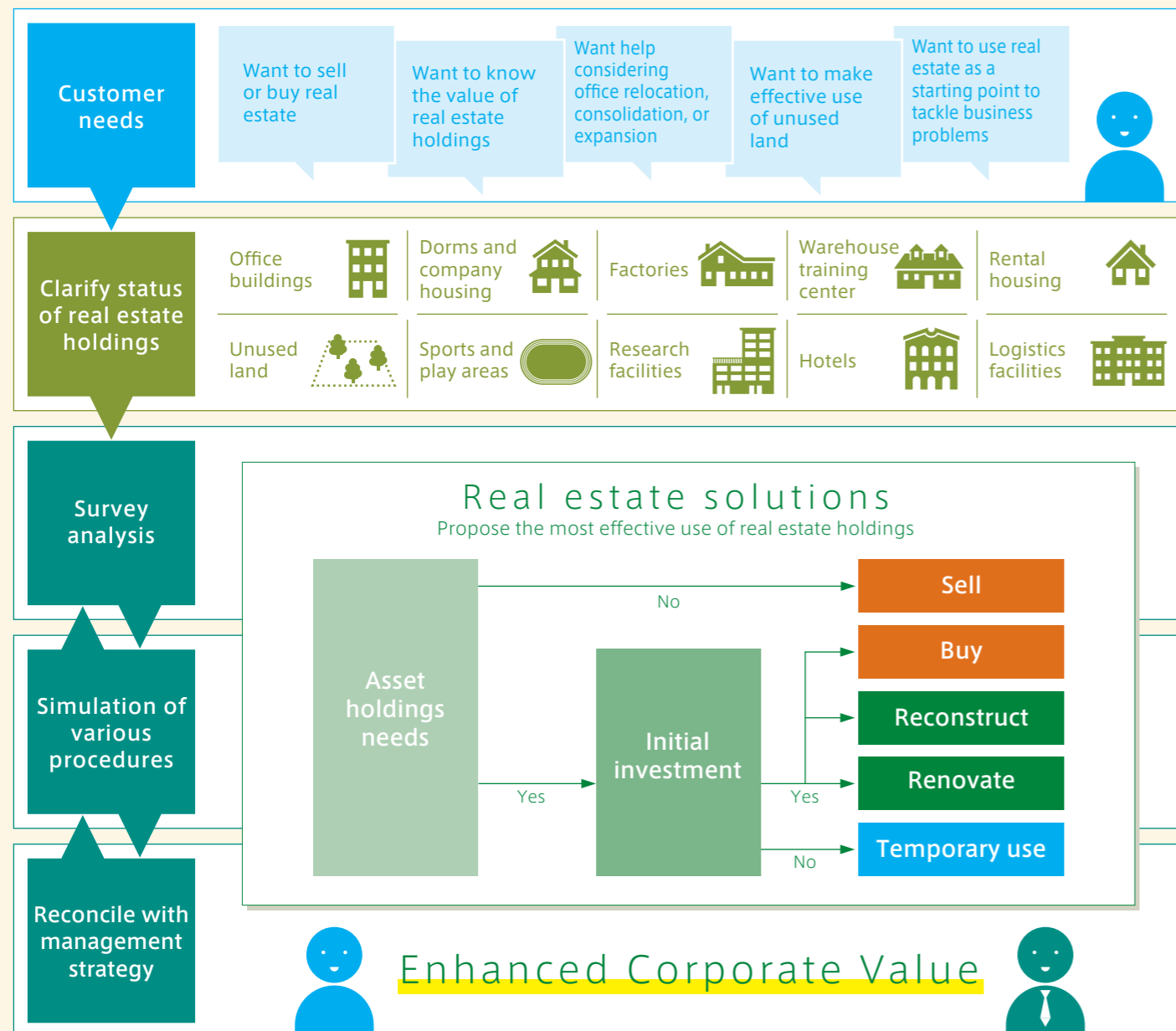
We provide medium to long term support, and also handle cases that are short term. We value communication with our customers, devise custom real estate strategies, and turn them into action.

Comprehensive support from proposal to action

After interviewing customers to understand their needs and real estate holdings, we then construct real estate strategies for them. Our solution service provides optimized solutions that cover every step of the way.

Extensive expertise that only a comprehensive developer can offer

In addition to real estate transactions, we also offer proposals and professional practice utilizing our business expertise in other areas, including office buildings, rental housing, hotels, warehouses, and more.



Offering an extensive variety of solutions to help customers enhance their corporate value

Real Estate Brokerage

- Proposing sales methods
- Service as an all-encompassing contact point for purchases and sales
- Support for relocation of head office, branch offices, and business sites

Real Estate Acquisitions

When customers need properties to be sold quickly or confidentially, we can buy the property directly depending on the circumstances of the property.

Real Estate Securitization

- Constructing schemes to address off-balance sheet needs
- Promoting all types of funding arrangements in collaboration with Group companies, such as establishing SPC, and acquiring real estate for investment, financing and other funding activities

Various Consulting Services

- Real estate market research
- Reconstruction and relocation of company housing and dormitories
- Renovations business
- Real estate appraisals · Value assessments
- Building management cost adjustments
- Utilization of real estate belonging to academic or public institutions
- Soil contamination consulting

Project Management

- Real estate utilization assistance to increase the value of assets
- Analysis of the most appropriate uses and planning through project implementation for effective utilization according to the location and objectives
- Reducing initial cost while considering cost-effectiveness
- Advice from a long-term perspective, such as for building maintenance after completion

Consulting Examples

Projects to effectively utilize properties as rental housing



Reconstruction



Customer needs:

- Utilization of remaining sites after relocation of branches
- Do not want to sell the original location of business
- Want to be considerate of the surroundings (residential areas)
- Want to secure stable revenues

Our solutions:

- Analyze the surrounding environment and propose reconstruction into rental housing
- Formulate a business plan and select a rental operator (lessee) that can secure stable revenues
- Optimize costs by receiving several general contractor bids

Project Management Examples

Project management for reconstruction of head office



Reconstruction



Customer needs:

- Reconstruct head office, which is dilapidated or split into different buildings
- Want to evaluate proposals from design and construction companies
- Want to make a reconstruction plan that looks toward operation after completion
- Want a new head office that is better designed and takes disasters and the environment into account

Our solutions:

- Verify cost-effectiveness and other factors based on our previous developments
- Checking facility plans and estimating administrative costs
- Making a wide variety of business processes more efficient
- Support for facility planning that accounts for environmental certifications such as LEED and business continuity plans