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 clients.

Communicating with People

We diligently communicate with clients, local communities and society to accurately grasp the 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 through 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.

Contents

Corporate Philosophy — P1
Message from the President and CEO — P2
Corporate History — P3
Business Portfolio — P5
Development Efforts in the Akasaka Area — P7
Rebuilding Efforts in Urban Areas — P11
Commercial Building Business — P13
Residential Property Business — P17
Rental Housing Business — P21
Regional Revitalization Business — P23
Real Estate Solutions — P27
Introduction of Subsidiaries and Group Companies — P29

Message from the President and CEO

Communicating with People, Creating the City

We aim to continue to be our customers’ developer of choice

Nippon Steel Kowa Real Estate is a comprehensive real estate development company whose core businesses are the development and management of rental office buildings, such as our Intercity Series, in prime areas of central Tokyo, and of upscale rental apartments geared specifically toward foreigners, such as our Homat Series, and the development of condominiums such as our Livio Series.

Leveraging our close collaborative relationships with the Mizuho Financial Group and the Nippon Steel Group (NSG), we also serve a wide array of customer real estate needs with the distinctive strengths of our ability to offer real estate solution services that incorporate fintech, and the experience and expertise we have built up through the development of NSG’s massive former steel mills sites scattered throughout Japan.

In our second mid-term management plan, which is currently in progress, as well as the further evolution of our core businesses of property rentals and sales, we are steadily expanding our business domains to meet the increasingly diverse needs of our customers.

These new domains include the new rollout of our Bizcore Series of medium-size upscale office buildings, the launch of our logistics facilities business under the LOGIFRONTRT brand, and the development of rental housing properties in the metropolitan area and of serviced apartments in Southeast Asia.

We have located our company headquarters in Akasaki Intercity AIR, in Minato-ku, an area in which we excel. As competition between international cities intensifies, we hope to communicate the appeal of our company from here in Akasaka.

Under our corporate philosophy of “Communicating with People, Creating the City,” we will engage sincerely with our customers’ diverse needs and come together as we seek to continue to be our customers’ developer of choice, as a group of real estate professionals that offers the best solutions. Through these approaches, we will strive to win the trust of all of our stakeholders by seeking the sustainable growth of the company and the further enhancement of our corporate value.

We look forward to your continued support.

President and CEO
Yasuhiro Imaizumi
Corporate History

Building neighborhoods and nurturing the culture within. Welcoming new challenges as the comprehensive development.


- **October 1952** Kowa Real Estate Co., Ltd. established
- **April 1961** Fuji-Ein and Steel Co., Ltd. established (name changed to Nittetsu Co., Ltd. in July 1970)
- **March 1965** Yawata Real Estate Co., Ltd. established (name changed to Nittetsu Real Estate Co., Ltd. in May 1980)
- **October 1985** merger of Nittetsu Real Estate Co., Ltd. and Nittetsu Co., Ltd. to establish Nittetsu Life Corporation
- **March 1997** Kowa Real Estate Sales Co., Ltd. established
- **April 2002** Nippon Steel City Produce, Inc. and the Urban Development Business Unit of Nippon Steel Corp. merge to newly establish Nippon Steel City Produce, Inc.
- **September 2004** Kowa Real Estate Co., Ltd. and Kowa Real Estate Sales Co., Ltd. merge and split into newly established Kowa Real Estate Co., Ltd. and Kei-R Real Estate Co., Ltd.

1964
- **August 1964** Completion of No. 1 Kowa Bldg. (Kasumigaseki, Minato Ward, Tokyo)

1966
- **March 1966** Completion of the Nissho Bldg. (Kasumigaseki, Minato Ward, Tokyo)
- **March 1997** Completion of land development project for Fair Village Ayamino (Kasumigaseki, Minato Ward, Tokyo) completed by reconstructing buildings including Kowa Bldg. No. 1, in a redevelopment project

1970
- **February 1970** Kasumigaseki Town Complex (Kasumigaseki, Minato Ward, Tokyo)
- **November 1990** Completion of Shinagawa InterCity (Kasumigaseki, Minato Ward, Tokyo), the first of a series of land development projects in the East West district of Shinagawa Station

1980
- **June 1980** Completion of Shinagawa InterCity (Kasumigaseki, Minato Ward, Tokyo), the first of a series of land development projects in the East West district of Shinagawa Station
- **June 2005** Completion of Muse City (Minami Ward, Shinagawa, Shinagawa Prefecture), part of a trailblazing development project for building complexes

1990
- **September 2007** Completion of Kasumigaseki Common Gate (Kasumigaseki, Shinagawa, Tokyo), Japan’s first urban renewal project combining the PFI (Private Finance Initiative) approach with urban redevelopment

2000
- **September 2007** Completion of Kasumigaseki Common Gate (Kasumigaseki, Shinagawa, Tokyo), Japan’s first urban renewal project combining the PFI (Private Finance Initiative) approach with urban redevelopment

2007
- **September 2007** Completion of Kasumigaseki Common Gate (Kasumigaseki, Shinagawa, Tokyo), Japan’s first urban renewal project combining the PFI (Private Finance Initiative) approach with urban redevelopment

2012
- **March 2011** completion of Shiba Park Residence (Shiba Park Residences, Shiba Park, Minato Ward, Tokyo), a building complex that includes a university, offices, and a hotel on the former site of the Shibaura Institute of Technology

2014～
- **August 2014** Completion of Kasumigaseki Air City (Kasumigaseki, Minato Ward, Tokyo), a medium-sized residential and commercial building complex that also features spacious green areas

2017
- **November 2017** Completion of Kasumigaseki Air City (Kasumigaseki, Minato Ward, Tokyo), a medium-sized residential and commercial building complex that also features spacious green areas

them along with the modernization of Japan per to lead the 21st century.
As a comprehensive developer, we hold a balanced portfolio in commercial buildings and residential properties businesses

Two Core Businesses

Commercial Building Business

We are enhancing our business in the areas of development and rental management for high-quality buildings mainly in prime city center areas. These include the Intercity Series of large-scale urban development projects, and the Bizcore Series of medium-size upscale office buildings.

Residential Property Business

We have also built an extensive track record in the area of condominiums, with a focus on urban renewal initiatives such as development projects represented by the Livio Series, as well as redevelopment of city neighborhoods, apartment building reconstructions, and equal exchange of land ownership for development.

Holding an advantage in upscale rental housing geared toward foreigners, and strong connections with Mizuho Financial Group and Nippon Steel Group

Distinctive Advantages

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 that surround ironworks sites. We will continue making full, integrated use of the outstanding client bases and assets in both tangible and intangible form which these two groups possess. Since 1965, we have also been expanding our business with the Homat Series of upscale rental housing geared specifically toward foreigners, which has given us a pioneering presence in the industry.

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

Future Growth Areas

We will be developing our Logifront series of logistics facilities to cater to growing logistics needs, while strengthening our rental apartments business with an eye on population migration to city centers and growing needs for proximity between home and the workplace. We will also be developing and managing serviced apartments geared toward the needs of Japanese businesses establishing their presence in Southeast Asia.

Two Core Businesses

Commercial Building Business

Intercity

High quality office buildings in prime city center areas

Residential Property Business

Livio

Ranked No. 1 among apartment complexes at retaining asset value

Distinctive Advantages

Large-scale area development

Development on large unused land spaces that surround ironworks sites

Real Estate Solutions

Real estate services integrated with finance

Partnership with Mizuho Financial Group

Upscale rental housing geared toward foreigners

Industry pioneer with a history of over half a century

Future Growth Areas

Distribution facilities business

City center rental apartments business

Southeast Asia serviced apartments business
Development Efforts in the Akasaka Area

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

The Akasaka 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 Area and Nippon Steel Kowa Real Estate have grown together.

We have been building neighborhoods here in the area that can be called our birthplace for half a century. It is our mission to build the Akasaka Area into a world-class international metropolis.
Development Efforts in the Akasaka Area

Making this new landmark, with nature in the air where office workers of all walks of life come together into the center of Tokyo, the international city

Akasaka Intercity AIR

Akasaka Intercity AIR, born as a new landmark in the international city 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 square meter swath of greenery. The seeds of business growth can sprout here in this wide open, crisp air environment bursting with nature.

Akasaka Toranomon

Green Road Concept

Green Avenue, a 200-meter street-lined urban space situated on its west side, will be set up as a party to the 850-meter Akasaka Toranomon Green Road nature path extending in the direction of Toranomon. Our design allows visitors to enjoy leisurely walks, rest, and rejuvenate.

Kasumigaseki Common Gate

The buildings which 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 FFI 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 collaboration. We also helped shape the development of the neighborhood by being involved in the management and operations of the building complex as a whole.

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. Scheduled completion in June 2019

We are working on the reconstruction of the Main Building of Hotel Okura Tokyo, which was originally built in 1962. We are planning 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.
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 2.8 ha  Completed in March 2016

Redevelopment of Odakyu Line Sagamihara-ekimae West District
Sagamichō, Zama City, Kanagawa Prefecture  Project area 0.35 ha  Completed in January 2019

Redevelopment of the district by the entrances to Kasuga and Korakukan Stations
Higashihata, Bunkyo Ward, Tokyo  Project Area 2.4 ha  Scheduled completion in fiscal 2020

Redevelopment of Mita Koyamacho District
Kita, Minato Ward, Tokyo  Project area 1.1 ha  Completed in May 2016

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 3-B district at West Exit of Omiya Station
Omiya Ward, Saitama City, Saitama Prefecture  Project area 1.3 ha  Scheduled completion in fiscal 2021

Redevelopment of Jujo Station West Exit District
Kamijō, Kita Ward, Tokyo  Project area 1.7 ha  Scheduled completion in fiscal 2022
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 cut 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**
Koan, 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**
Kasumigaseki, Minato Ward, Tokyo
Completed in March 2011

**The Bizcore series of commercial buildings**

For next generation businesses to keep on growing
**New value in business spaces**

The Bizcore series of medium-size upscale office buildings have the same high 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. Bizcore helps individual employees make the most of their abilities, and supports the growth of next generation businesses.

**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 with seven train stations served by 11 different lines. Rental spaces of roughly 270 square meters with no pillars offer wide, expansive office environments. It is also fully loaded with all the latest, intuitive features in terms of security, disaster preparedness, saving energy, and more.

**Bizcore Akasaka-mitsuke**
Akasaka, Minato Ward, Tokyo
Completed in March 2019

Redevelopment in recent years has created new vitality around the Akasaka Area, already a neighborhood known for offices and retail. The second project in this series connects directly to Akasaka-mitsuke Station, which is served by the Tokyo Metro Ginza and Marunouchi Lines. The convenient location helps facilitate more business.

Bizcore Series development plans are also under way in Tsukiji, Shibuya, and Kanda.
Urban Development and Rental Properties

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:
Shibaura Institute of Technology Shibaura Campus
Completed in March 2009

District B:
Shibaura Renasite Tower
Completed in March 2009

District C:
Hotel Grazery Tamachi
Completed in September 2008

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

This urban cluster arose from the Umeda 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

We are planning a new large-scale office building in the Nihombashi Area, which is recognized as a business center with a mixture of retail shops, financial institutions, offices, and more. The building will be very conveniently located with easy access to three train lines, and will offer a no-pillar floor that is easy to plan the layout for. Earthquake-resistant construction and disaster preparedness also deliver extra support for the business continuity plans of our customers.
Large-scale Residencial Development

Shibaura Island
Shibaura, Minato Ward, Tokyo 3,763 total units (1,528 condominiums, 1,315 rental) - Fully completed in September 2008

We carried out this 6-hectare “island” block renovation through Public Private Partnership. Aiming to create a community that spans generations, this complex centered on condominiums and rental units also includes retail facilities, a variety of medical treatment clinics, facilities for senior citizens, and more.

The Midland Avenue
Oji, Koto Ward, Tokyo 457 total units - Completed in March 2012

Livio Sakai Station City
Sakai Ward, Sakai City, Osaka 216 total units - Completed in January 2015

Residencial Reconstruction

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

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 1955.

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

This large apartment building was reconstructed from Hanajuku Jutaku, originally built in 1957.

Yokohama Momijizaka Residence
Nishi Ward, Yokohama City, Kanagawa Prefecture 188 total units - Completed in November 2011

The largest reconstructed apartment project in the history of Yokohama, this complex is on the site of Hanasakas Danchi, which was originally constructed in 1958.

Air Hills Fujisawa
Fujisawa, 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.
Housing that caters to the diversifying needs of city lifestyles
The name of the Livio condominium brand is short for “living oasis.”
These living spaces are ideal for city lifestyles.

Livio Shinjuku The Residence
Kita-Shinjuku, Shinjuku Ward, Tokyo
103 total units. Completed in March 2015

Livio Urawa Ryoke
Urawa Ward, Saitama City, Saitama Prefecture
47 total units. Completed in August 2014

Livio Sasazuka
Hatagaya, Shibuya Ward, Tokyo
59 total units. Completed in August 2015

Livio Tamagawa
Yaguchi, Ota Ward, Tokyo
39 total units. Completed in August 2017

Livio Raison Series
Compact City Condominiums
A compact brand of condominiums that offers comfort along with convenience and efficiency.

Livio Raison Otemachi
Uchikanda, Chiyoda Ward, Tokyo
36 total units. Completed in February 2014

Livio Raison Umeda Casaré
Kita Ward, Osaka City, Osaka
112 total units. Completed in February 2016

Livio Raison Kagurazaka nex
Kitayamazaka, Shinjuku Ward, Tokyo
34 total units. Completed in October 2016

Livio Raison Toyoko Station Premier
Toyo, Koto Ward, Tokyo
93 total units. Completed in January 2019

Livio Maison Series
City Rental Apartments
A city center rental apartment brand geared toward diversifying market needs.
Developed to enhance our business portfolio.

Livio Maison Nishi-Shinjuku
Kita-Shinjuku, Shinjuku Ward, Tokyo
29 total units. Completed in April 2015

Livio Maison Kinshicho
Taitō, Sumida Ward, Tokyo
71 total units. Completed in February 2016

Livio Maison Akasaka
Akasaka, Minato Ward, Tokyo
45 total units. Completed in April 2016
Originally the first such attempt in the industry back in 1965, we pioneered the business of upscale rental housing geared toward foreigners.

**Homat Virginia**  
Minami-aaiabu, Minato Ward, Tokyo  
22 total units. Completed in October 1984

**Homat Ambassador**  
Minami-aaiabu, Minato Ward, Tokyo  
29 total units. Completed in July 1971

**Homat Viscount**  
Akasaka, Minato Ward, Tokyo  
84 total units. Completed in February 2005

**Shibaura Island Bloom Tower**  
Shibaura, Minato Ward, Tokyo  
964 total units. Completed in September 2008

**Hirakawacho Residence**  
Hirakawacho, Chiyoda Ward, Tokyo  
117 total units. Completed in February 2011

**Sky House Hamarikyu**  
Kagane, Minato Ward, Tokyo  
169 total units. Completed in March 2011
Yahata Higashida General Development Project

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 Yawata Steel Works factory owned by Nippon Steel Corporation.

The attention of Japan and the rest of the world has been drawn to pioneering efforts such as demonstrations of the Smart Community Creation Project and Kitakyushu Hydrogen Town, which empirically explore future possibilities in energy infrastructure and supply and demand. These are based on sophisticated urban infrastructure such as the Higashida Cogeneration autonomous distributed energy supply system, and environmentally-friendly IT bases which include one of the largest data centers in Japan.

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

Before development

After development

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

Information center for Work and Life

Media Park (17ha.)

Town Center (12ha.)

Muse Park (7ha.)

Urban Residence (5ha.)

Bayfront Park (11ha.)

- An urban resort cluster combining water fun and open areas with facilities for leisure and interaction
- Environmental sustainability residential zone offering comfortable city life for the 21st century
- Living space to enjoy suburban leisure
- Cluster zone for commerce, operations, and services
- Out Yawata Higashida
- Out Yahata Higashida Dist.
Large-scale Regional Development

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

This 36-hectare cluster development project is at the company housing site of the Hirohata Works facility of Nippon Steel. It includes 450 lots of residential lands for sale in Fair Village Ayamino, and 293 in Bloom Garden Nozomino. Through district planning and rules for streets and townscapes, we have worked to ensure that the area remains a comfortable, beautiful place to live. Including other projects to develop Aeon Mall Himeji Otsu and Asahi Sports Club, we are injecting life into the community and enhancing asset values.

Otsu & Katsuhara District Development

Higashida, Yahata: General Development

Momozono, Yahata: District Development

Takami, Yahata: Housing Development

Nakajima, Muroran: Retail Development

Nakajima Henncho, Muroran City, Hokkaido

Kamaishi: Public Housing Development for Reconstruction

Kamaishi: Public Housing Development

Koshigaya: Logistics Facility Development

Kabashi: Logistics Facility Development

Koshigaya, Kawasaki: Housing Development

Sakai: Large-scale Reclaimed Land Development

Sakai: Logistics Facility Development

Akeno, Oita: Housing Development

Logistics Facilities Business

New Logifront Logistics Facilities Projects

The Logifront Series delivers cutting-edge logistics facilities that cater to diversifying client needs as the front line of logistics infrastructure, while also addressing ever-changing supply chains, internet commerce markets, and more. Nippon Steel Group will continue to expand these efforts including utilization of unused land not only in the Tokyo Area, but also in the Kansai Area and others.

Logifront Koshigaya

Noshika, Koshigaya City, Saitama Prefecture

This is the first of the Logifront Series. With excellent traffic accessibility located within 25 km of the city center, and 6 km of the Soka Interchange on the Tokyo Gaikan Expressway, we offer a functional logistics facility that addresses tenant needs. Its features include rampways that allow for self-conveyance, boosting transport efficiency, and LED lighting throughout the facility. Trees are planted around the outside of the facility, creating harmony with the environment.
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 business 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 actions.

### Customer needs

- I want to sell or buy real estate
- I want to know the value of my real estate holdings
- I want help considering office relocation, consolidation, or expansion
- I want to make effective use of unused land
- I want to use real estate as a starting point to tackle business problems

### Clarify status of real estate holdings

Survey analysis

Simulation of various procedures

Reconcile with management strategy

### Real estate solutions

Propose the most effective use of real estate holdings

- Sell
- Buy
- Reconstruct
- Renovate
- Temporary use

### Enhanced Corporate Value

Real estate solutions

Projects to effectively utilize properties as rental housing

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

Projects for reconstruction of head office

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 taking disasters and the environment into account

Our solutions:

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

### Consulting Services

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

### 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

### Various Consulting Services

- 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 or confidentially quickly, we can acquire the property directly ourselves depending on the circumstances of the property

### Real Estate Securitization

- Constructing schemes to address off-balance sheet needs
- Establishing SPC, acquiring real estate for investment, arrangements for all types of funding arrangements such as financing and other funding activities

### Projects to effectively utilize properties as rental housing

- Projects for reconstruction of head office

- 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 taking disasters and the environment into account

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

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Phone: 03-5461-4711

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