



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 final 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.

1950

1960

1970

1980

1990

2000

2012

2014

2019

2022

2023~

■October 1952

Kowa Real Estate Co., Ltd. established

■April 1961

Fuji Iron 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 1970)

■October 1985

Merger of Nittetsu Real Estate Co., Ltd. and Nittetsu Co., Ltd. to establish Nittetsu Life Corporation
(name changed to Nippon Steel City Produce, Inc. in April 2001)

■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 re-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 re-established Kowa Real Estate Co., Ltd. and Kei-R Real Estate Co., Ltd.

■October 2012

Nippon Steel Kowa Real Estate established through business merger

■April 2014

Nippon Steel Community Service Co., Ltd. absorbs Kowa Real Estate Residence Service Co., Ltd.

■October 2014

Absorption-type company split of the Building Management Division (Tokyo Area) of Nippon Steel Community Service Co., Ltd. into Kowa Real Estate Facilities Co., Ltd.

■April 2019

Name changed to Nippon Steel Kowa Real Estate

■July 2022

NSKRE HOSPITALITY CO., LTD. established

■April 2023

NIPPON STEEL KOWA REAL ESTATE Private REIT, Inc. established

1964



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

1966



●October 1966
Completion of the **Nissho Bldg.**
(currently Nittetsu Nihombashi Bldg., Nihombashi, Chuo Ward, Tokyo)

1997



●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)

2005



●February 2005
AKASAKA INTERCITY/Homat Viscount (Akasaka, Minato Ward, Tokyo) was completed by rebuilding and redevelopment

2007



●September 2007
Completed **KARA BLANC** (Minami-Azabu, Minato Ward, Tokyo), a luxury rental apartment near Arisugawa-no-miya Memorial Park

2011



●March 2011
Completed **HAMARIKYU INTERCITY/Sky House Hamarikyu** (Kaigan, Minato Ward, Tokyo), a combined office and residential building complex

2017



●August 2017
Completed **AKASAKA INTERCITY AIR** (Akasaka, Minato Ward, Tokyo), an office, residential, and commercial building complex that also features spacious green areas

2019



●March 2019
Completion of **LOGIFRONT Koshigaya I** logistics facility (Nishikata, Koshigaya)

2021



●June 2021
Completion of **Homat Sharon**, an upscale rental housing complex geared specifically toward foreign residents (Minami-Azabu, Minato Ward, Tokyo)

2023



●March 2023
Established permanent condominium experience salon, **LIVIO Life Design! SALON** (Konan, Minato Ward, Tokyo)

1965



●February 1965
Completion of **Homat Imperial**, the industry's first upscale rental housing geared specifically toward foreigners (Roppongi, Minato Ward, Tokyo)

1986



●March 1986
Completion of **Kamimeguro Ogawazaka Heights**, rebuilding of public corporation condominiums (Kamimeguro, Meguro Ward, Tokyo)

1998



●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

2007



●September 2007
Completion of **Kasumigaseki Common Gate** (Kasumigaseki, Chiyoda Ward) was completed by urban renewal project

2009



●March 2009
Full completion of **Shibaura Renasite** (Shibaura, Minato Ward, Tokyo), university, office and hotel complex development project

2013



●April 2013
Completed **The Jingumae Residence** (Jingumae, Shibuya Ward, Tokyo), a large-scale condominium re-building

2017



●November 2017
Completed new **BIZCORE Jimbocho** medium-size upscale office building in the city center (Kanda, Chiyoda Ward, Tokyo)

2019



●July 2019
Completed **Okura Prestige Tower** (Toranomon, Minato Ward, Tokyo)

2022



●September 2022
Acquired **The Dakota at Druid Hills**, rental apartment complex in metropolitan Atlanta, Georgia, U.S.A.

2025



●February 2025
Completed **TORANOMON ALCEA TOWER** (Toranomon, Minato Ward, Tokyo)



As a comprehensive developer, we hold a balanced portfolio in commercial build-ings, 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 Shi-nagawa 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 comprehen-sive 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, integrat-ed 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 communi-ties, and society.

International Business

In the United States, we are engaged in a value-added business at rental apartment complexes, which provides quality housing that incorporates local needs, and in the logistics facility development business in the United States. We are also involved 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 collabora-tion with investors through **corporate venture capital**, and activities at **Future Style Research Institute Office**, 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

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

International Business

U.S.A.
Southeast Asia
Australia

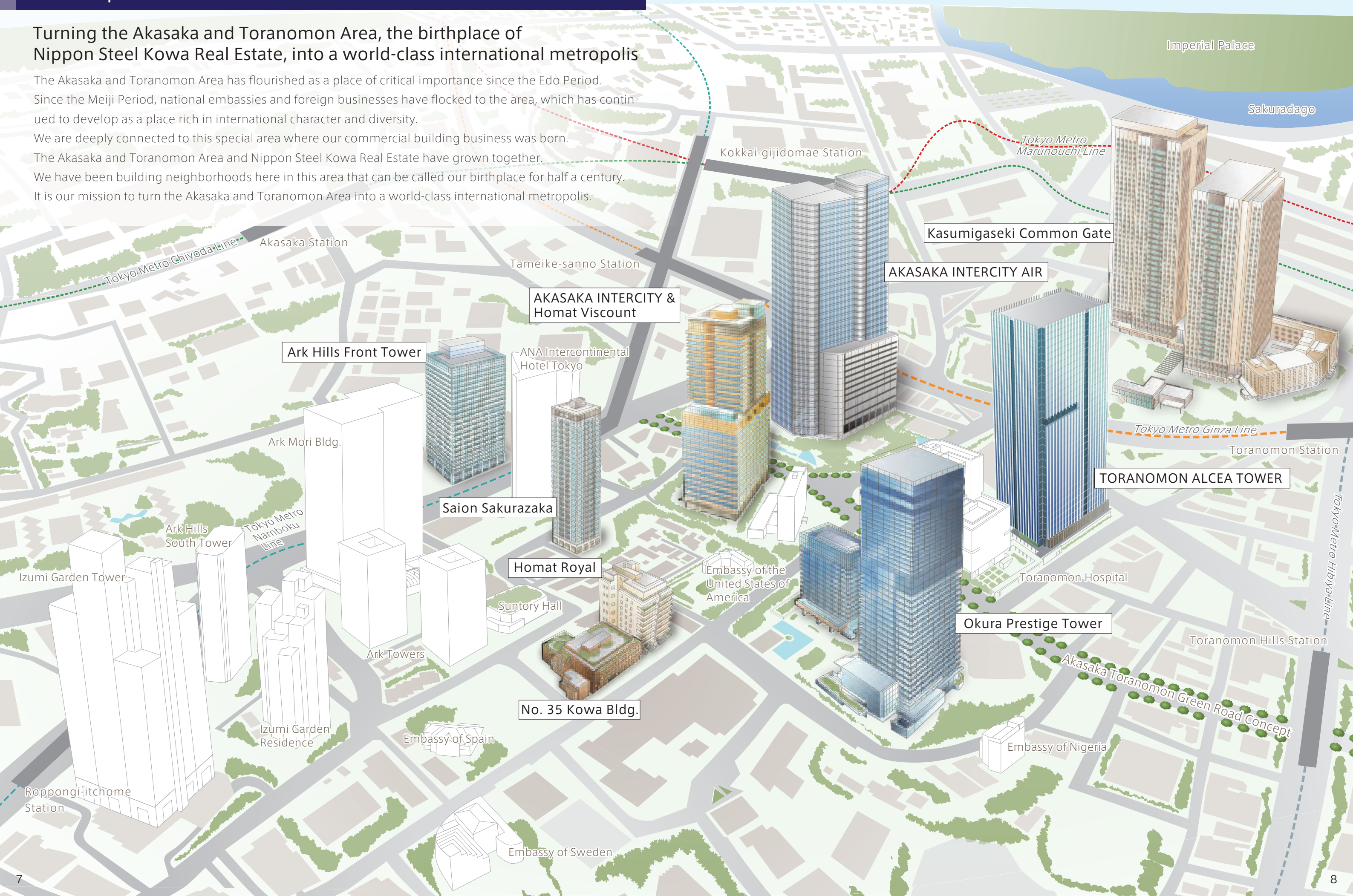
Open Innovation

SPROUND
corporate venture capital
FUTURE STYLE
総研

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 Toranomom 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 Toranomom Green Road Concept

As a member of the Akasaka Toranomom Green Road Concept council, a concept involving an 850-meter nature path stretching toward Toranomom, 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.





TORANOMOM ALCEA TOWER
Toranomon, Minato Ward, Tokyo Completed in February 2025

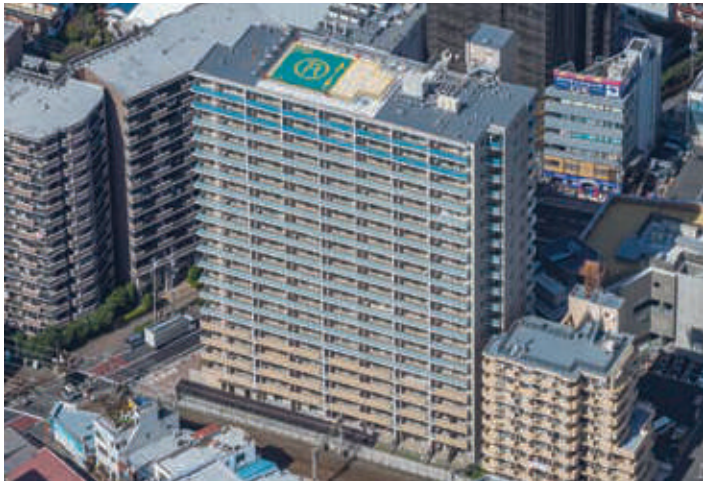
We will develop an office building that boasts top-class disaster readiness and environmental adaptability. The building will be a hub of international business that will maximize the value of the Akasaka and Toranomom area. A green plaza will blend in with the surrounding vegetation, forming a green 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's Konan Exit in three minutes, cycling paths 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

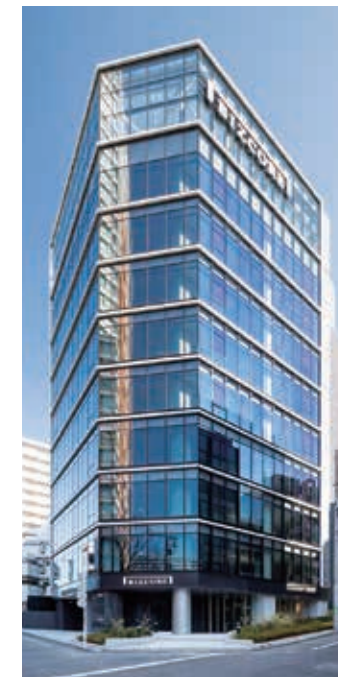
Kaigan, Minato Ward, Tokyo
Completed in March 2011

The BIZCORE series of commercial buildings

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

BIZCORE

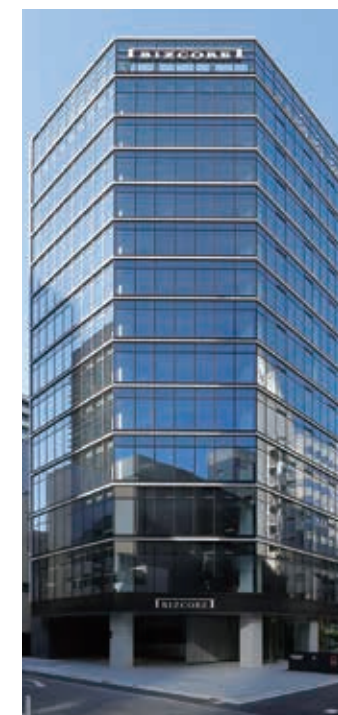
The BIZCORE series of medium-size upscale office buildings have the same high-grade specifications as cutting-edge large-scale office buildings, making them ideal to do business in. "Core" also signifies the aim of these offices to get to the core of what is really important. As working styles continue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



BIZCORE 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.



BIZCORE Nishi-Shimbashi

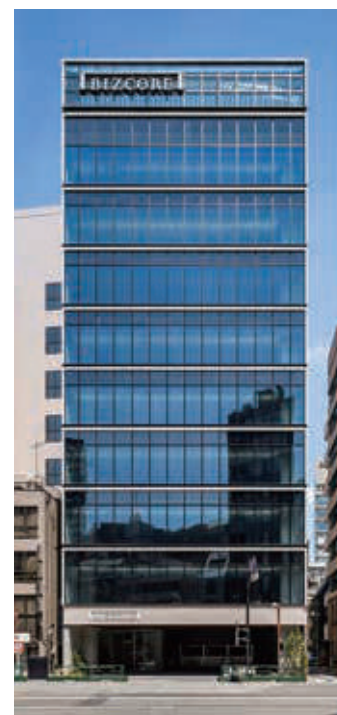
Nishi-Shimbashi, Minato Ward, Tokyo
Completed in February 2025

BIZCORE Nishi-Shimbashi is located in a central business district that offers many convenient facilities, with the lush greenery of Mt. Atago and Shiba Park nearby. Its excellent location provides access to eight train lines at six stations, including Toranomon and Toranomon Hills Stations, which are just six minutes away on foot. This new facility will offer a smart, efficient business life in the Toranomon and Shimbashi Area, which has been designated as a National Strategic Special Zone. Offices equipped with open pantries, a first for the BIZCORE series, as well as common areas such as a lounge and rooftop garden, encourage interaction and support the everyday comfort of occupants and visitors.

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 Iidabashi

Iidabashi, Chiyoda Ward, Tokyo
Completed in July 2025

Iidabashi is an attractive neighborhood notable for its fusion of history and culture, with numerous famous sites dating back to the Edo Period dotted around the area. These include historically significant shrines such as Tokyo Daijingu and Yasukuni Shrines and the atmospheric charms of Kagurazaka-dori. This area, which is set to transform further through large-scale redevelopment and where rich traditions and a modern urban identity exist alongside each other, is now home to BIZCORE Iidabashi, the ninth project in the BIZCORE series. The common area on the first floor features a series-first unstaffed convenience store in the lounge, as well as a touchdown space. The rooftop garden offers a space to relax and unwind around a symbolic tree cultivated from a tree reclaimed from the site of another development project.

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



YOKOHAMA SYMPHOSTAGE

Nishi Ward, Yokohama City, Kanagawa Completed in March 2024

This large-scale building complex, predominantly high-quality offices, was developed in a particularly convenient section of the Minato Mirai 21 Central Zone and boasts excellent access to the Tokyo city center and the international airport. Its diverse features include retail facilities, a hotel, and an open innovation space.



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. It has achieved urban development that combines three zones with completely different purposes. As well as forming coordinating committee with the three zones, we are supporting partnerships between them and contributing to the sustainable growth of the neighborhood.



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

Sarugakuchō, Shibuya Ward, Tokyo
Completed in December 2009



Kanda Awajicho Nichome Bldg.

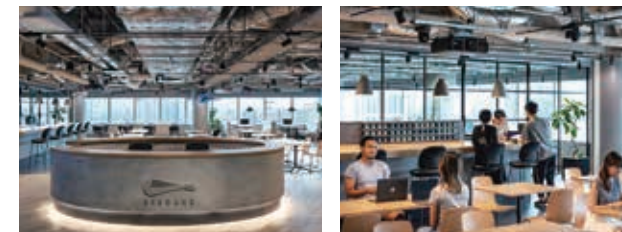
Kanda-awajicho, Chiyoda Ward, Tokyo
Completed in July 2011



Ginza Owaricho Tower

Ginza, Chuo Ward, Tokyo
Completed in August 2012

Incubation Office SPROUND



Incubation Office SPROUND is a project designed to attract startup companies in the B2B sector. It offers a full range of equipment and systems to assist and support newly formed startups in their business operations. More than 40 startups have taken advantage of this facility to date. It is serving as a hub for creating the next generation of business standards.



WAW membership-based shared offices



With the concept of "making work exciting," we operate WAW shared offices in eight locations, including office buildings, hotels, and residential properties that we have developed. Both enterprises and individuals are welcome to use these offices, which offer comfortable spaces and diverse facilities, such as book lounges and saunas. A range of membership plans is available. Meeting the diverse needs of customers, WAW offices support them in concentrating on their main business and creating new value.



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



LIVIO Tower Hazawa Yokohama Kokudai

Kanagawa Ward, Yokohama City, Kanagawa
357 total units Completed in November 2023

With a total development area of 16,000 m², LIVIO Tower Hazawa Yokohama Kokudai is a landmark of the urban development taking place alongside infrastructure development prompted by the opening of a new railway station. The tower's lower floors (Floors 1-4) are occupied by HAZAAR, a commercial zone featuring a supermarket, childcare facility, cafes, and various other facilities that add color to daily life. The fifth and higher floors are a residential zone. This complex development project offers large-scale shared facilities, enhanced security, and stunning tower views.



LIVIO City Minamisunamachi Station Site

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



LIVIO City Mikunigaoka

Sakai Ward, Sakai City, Osaka 337 total units
Zone I completed in March 2021 Zone II completed in March 2023
*Winner of Good Design Award 2023

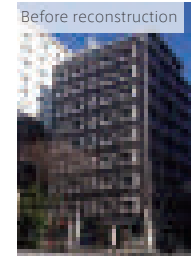
Industry pioneer since the 1980s with an industry-leading track record

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

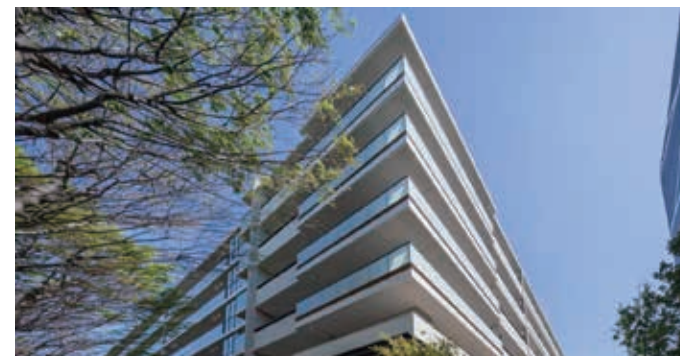


This tower residence complex comprised of residences, offices, and shops was reconstructed from the Mitake Building, which was originally completed in 1959. Mid-story seismic isolation structure is adopted between the third and fourth floors.



LIVIO City Funabashi Kitanarashino

Narashinodai, Funabashi City, Chiba
488 total units Completed in February 2025



This large-scale condominium complex, consisting of four buildings, was built to replace the Narashinodai 3rd District Housing Complex, which was completed in 1967. With buildings primarily oriented to the south and over 50% open space, including a spacious community garden, the project delivers both convenience and a serene residential environment, even with its close proximity to the station.



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 Miyazakidai Residence

Miyamae Ward, Kawasaki City, Kanagawa
30 total units Completed in June 2024



LIVIO Yokohama Tanmachi

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



LIVIO Kitashinagawa Riverside Terrace

Kitashinagawa, Sumida Ward, Tokyo
42 total units Completed in June 2023



LIVIO Shimokitazawa

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

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

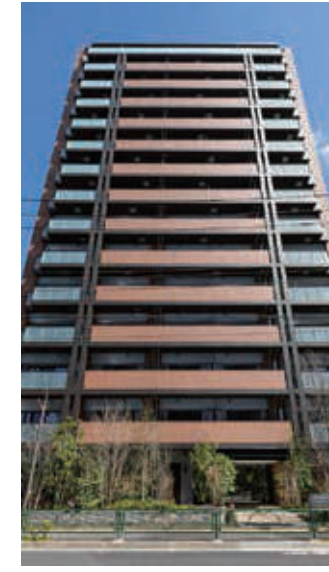
Live a rich and pleasant urban life in a simple and smart way.
LIVIO RAISON residences are designed for convenience and comfort.

LIVIO RAISON



LIVIO RAISON Yokohama Tsunashima

Kita Ward, Yokohama City, Kanagawa
30 total units
Completed in June 2024



LIVIO RAISON Kita-Ayase

Adachi Ward, Tokyo
30 total units
Completed in March 2024



LIVIO RAISON Oji

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



LIVIO RAISON Utsubo Park

Nishi Ward, Osaka City, Osaka
69 total units
Completed in December 2023

LIVIO MAISON Series

City Center Rental Residences

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

LIVIO MAISON



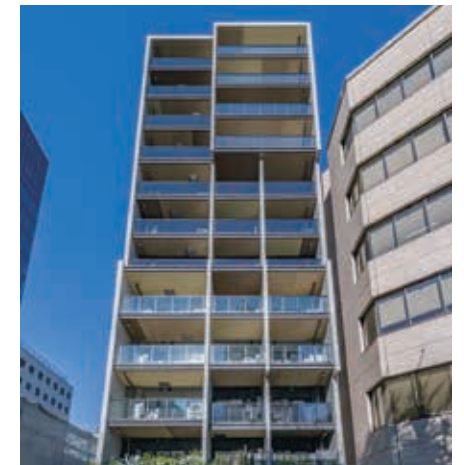
LIVIO MAISON Ochanomizu East

Yushima, Bunkyo Ward, Tokyo
60 total units
Completed in February 2025



LIVIO MAISON Ookayama

Ookayama, Meguro Ward, Tokyo
29 total units
Completed in February 2025



LIVIO MAISON Higashi-Ikebukuro

Higashi-Ikebukuro, Toshima Ward, Tokyo
49 total units
Completed in November 2024
*Winner of Good Design Award 2025

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

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 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.

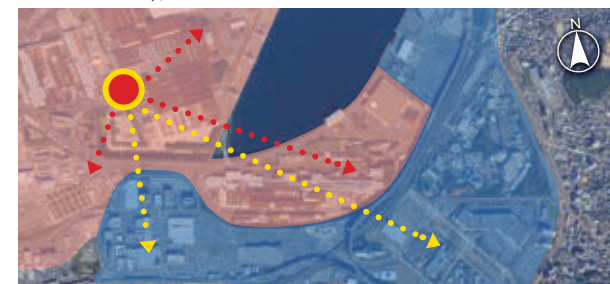
Utilizing the ironworks site to form an urban base for new creation, which integrates work, life, study, and entertainment



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

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.

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

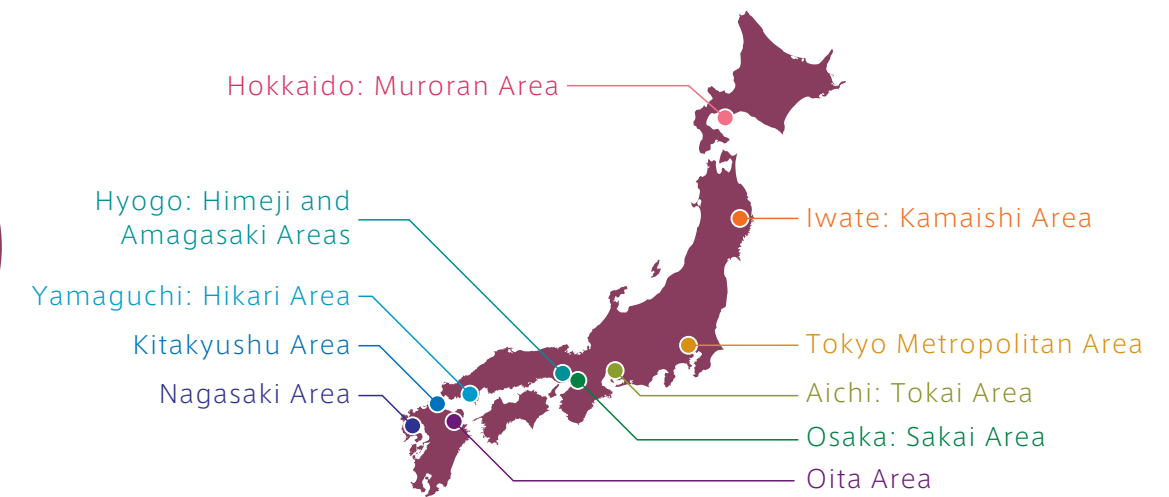
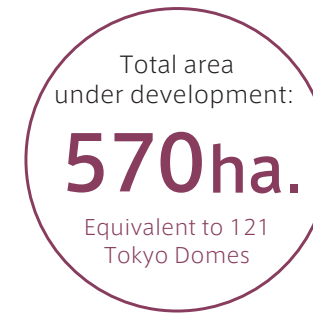
A complex development project on the approximately 36-hectare former site of company housing for Nippon Steel Setouchi Works (Hirohata area). The site is divided into Fair Village Ayumino, which has 450 lots, LIVIO Himeji Otsu Bloom Garden Nozomino, with 293 lots, and Park Front Otsu Hinatano, with 20 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.



Nakajima, Muroran: Retail Development

Nakajima Honcho, Muroran 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

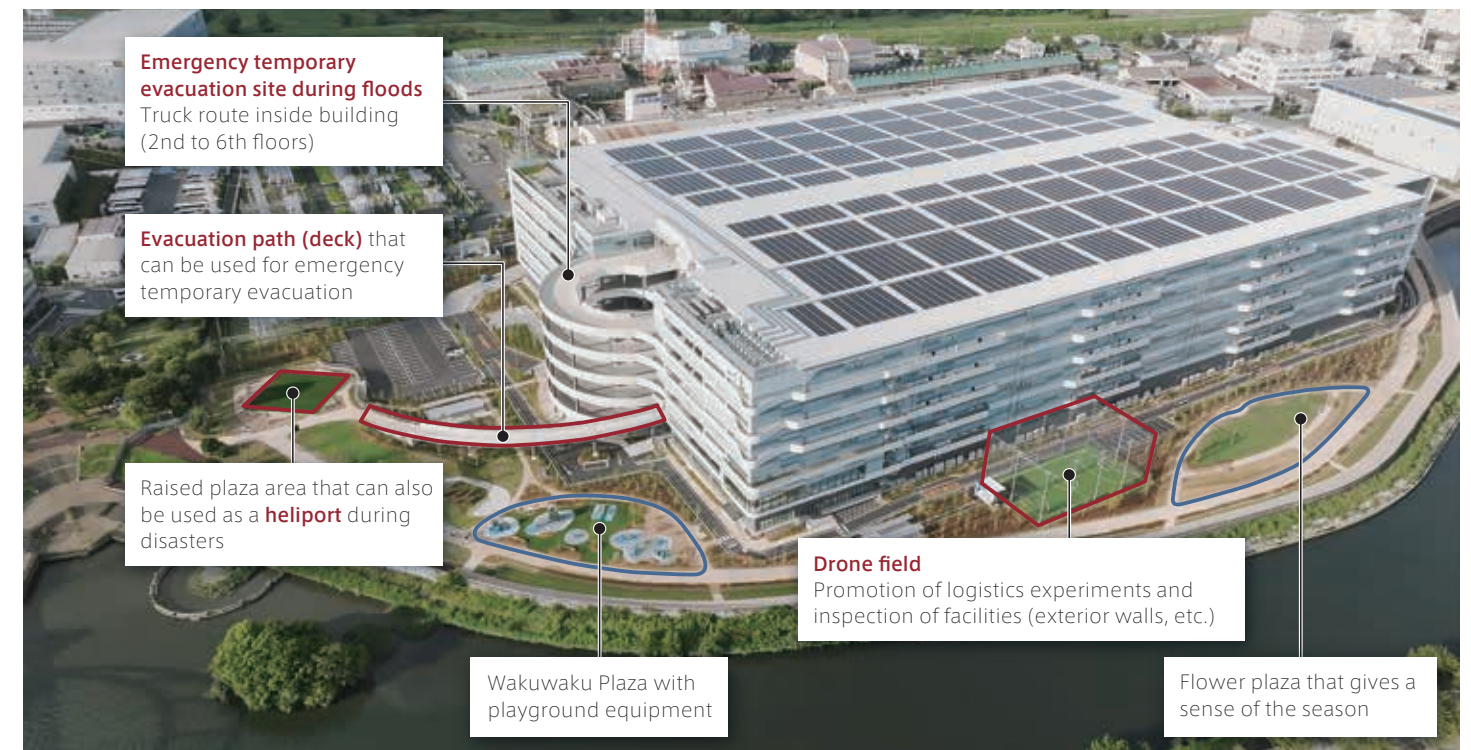
BTS-type large-scale
logistics facility (Box)

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
*Winner of Good Design Award 2025



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.



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

&Here TOKYO UENO Taito Ward, Tokyo Opened in March 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

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 completed in November 2026

This is our first rental housing 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 Development Project in Bangkok, Thailand

Chewathai Hallmark Ekkamai - Ramintra

Bangkok Suburbs Area, Thailand
413 total units (all single bedroom) Completed 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.

Comprehensive support from proposal to action

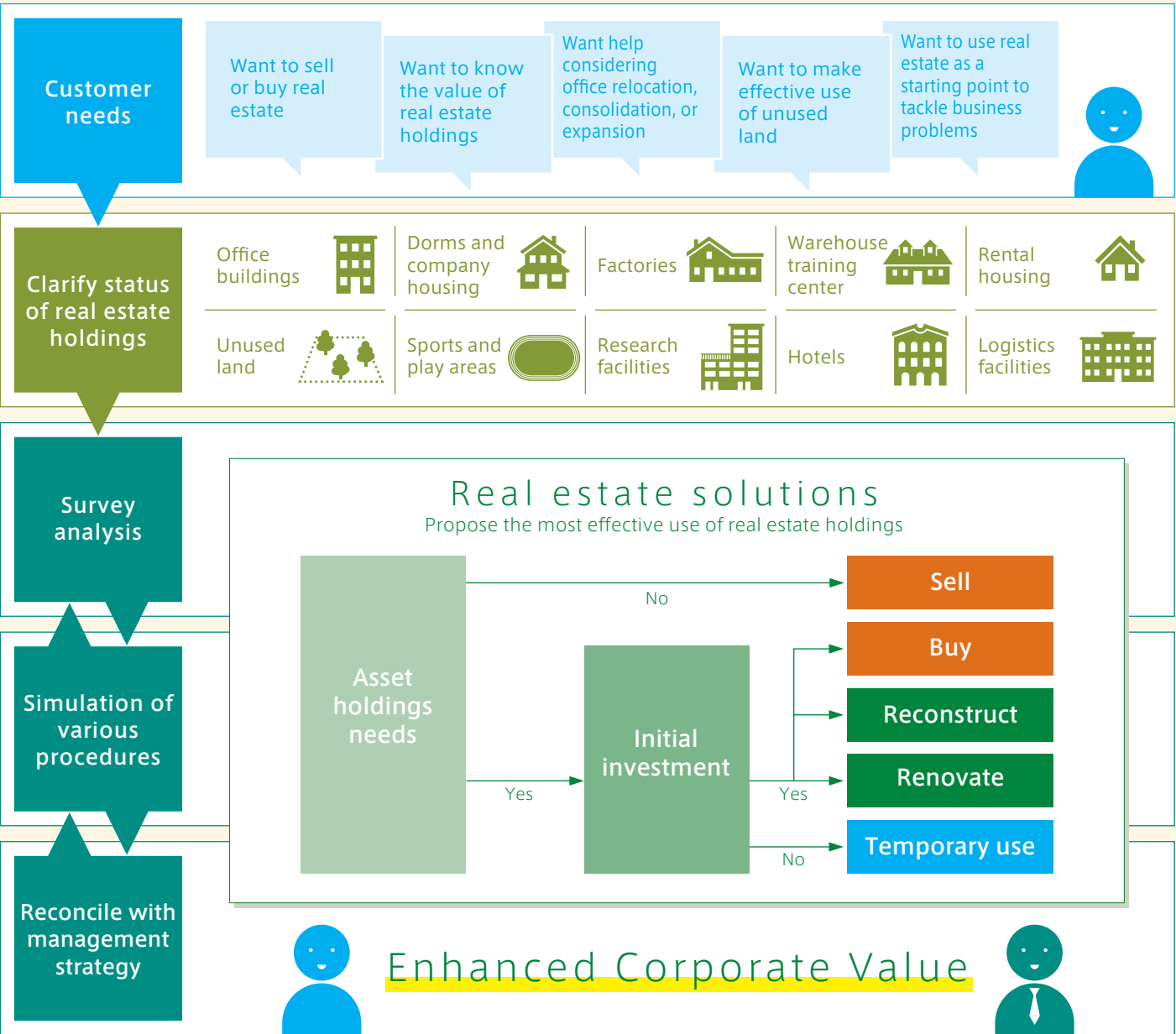
After interviewing customers to understand their needs and real estate holdings, we then construct real estate strategies for them. Our solution service provides optimized solutions that cover every step of the way.

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.

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	<ul style="list-style-type: none">Proposing sales methodsService as an all-encompassing contact point for purchases and salesSupport 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	<ul style="list-style-type: none">Constructing schemes to address off-balance sheet needsPromoting 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	<ul style="list-style-type: none">Real estate market researchReconstruction and relocation of company housing and dormitoriesRenovations businessReal estate appraisals·Value assessmentsBuilding management cost adjustmentsUtilization of real estate belonging to academic or public institutionsSoil contamination consulting
Project Management	<p>Real estate utilization assistance to increase the value of assets</p> <ul style="list-style-type: none">Analysis of the most appropriate uses and planning through project implementation for effective utilization according to the location and objectivesReducing initial cost while considering cost-effectivenessAdvice from a long-term perspective, such as for building maintenance after completion

Consulting Examples

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

Reconstruction

Project Management Examples

Project management 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 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

Reconstruction

YKK 80 Building

Area Management

With a focus on our large-scale urban development areas, we are promoting the use of green spaces and public spaces, events, and community cooperation to enhance the value of cities and create sustainable cities.

Akasaka and Toranomom Area Management Activities

Greenery-centered urban development

In the Akasaka and Toranomom area, the birthplace of our building business, we are bringing exciting vibrancy to the area through the interaction of diverse people, particularly in our AKASAKA INTERCITY AIR, AKASAKA INTERCITY, Okura Prestige Tower, and TORANOMON ALCEA TOWER projects.

We have set out a future vision that envisages a tree-lined avenue as a new symbol for the area and are conducting a variety of area management activities.

Creating various contact points for the area's people to interact in rich woodland

The green space at AKASAKA INTERCITY AIR received "TSUNAG Certification" in recognition of its contribution to workers' well-being and preservation of biodiversity. We are working to make the value of greenery more visible through initiatives such as giving away pruned branches, organizing garden tours, and conducting bird surveys.



Garden tour



Pruned branch giveaway

*A program established under the Urban Green Space Act in which the Ministry of Land, Infrastructure, Transport and Tourism evaluates and certifies private-sector initiatives to secure green spaces of good quality from the perspectives of both quality, such as climate change mitigation, biodiversity conservation, and enhancement of well-being, and the quantity of green spaces.

Making Green Avenue (tree-lined street) a symbol of the area

Green Avenue, which stretches from AKASAKA INTERCITY AIR toward Toranomom, has received certification under the Minato City Area Management Certification Program. We hold a variety of events, such as Green Avenue Festival, Green Avenue Lunch, and Green Avenue Tug-of-War in our efforts to encourage interaction among local residents, companies, and workers.



Green Avenue Festival



Green Avenue Tug-of-War

Sharing and communicating the area's charms

At the Akasaka Hikawa Festival held in September every year, we display the mikoshi (portable shrines) of the local neighborhood associations at AKASAKA INTERCITY AIR and participate in festival rites as a member of the local community. Through community cooperation events such as AKASAKA Marche, which brings together famous shops of Akasaka and Toranomom, and Music Week, which envelops the entire town in music, we work to encourage interaction among all people involved in the area and to communicate the area's charms widely.



Akasaka Hikawa Festival



AKASAKA Marche



Music Week

Shinagawa Area Management Activities

Making Shinagawa a town of "connections"

Since SHINAGAWA INTERCITY first opened its doors in 1998, we have worked hard to create a vibrant city in Shinagawa.

To mark the 25th anniversary of SHINAGAWA INTERCITY's opening, we have established a concept of "Connections" to indicate the future direction of city creation in Shinagawa. We are putting this concept to use in various initiatives to create a variety of connections, such as between Japan and the world, between past and future, between companies and communities, and between ideas and implementation, in Shinagawa.



つなぐ・つながる

Making Shinagawa Central Garden a model example of urban green spaces

Central Garden is a vast urban green space that stretches between SHINAGAWA INTERCITY and Shinagawa Grand Commons. By maximizing the appeal of green infrastructure cultivated for over 20 years, we will help to enhance the quality of life (QOL) of the people who live and work in Shinagawa, as well as visitors to the area.

Shinagawa FOR REST

Shinagawa FOR REST is an experimental project that uses place-making methods to draw out the potential of urban green spaces. As well as the installation of fixtures such as reclining chairs, we also hold soft content events such as lunchtime concerts to provide a pleasant environment.



Shinagawa International Film Festival

This film festival offers the enjoyment of quality films, primarily short films, in an otherworldly atmosphere. Alongside the illuminations, it has grown into a regular winter event on Shinagawa's calendar.



Building a Tech City through co-creation with local companies

Shinagawa's historical and geographical advantages have attracted many top technology firms to the area. Capitalizing on these characteristics, we are promoting its branding as a "Tech City." By bringing together people and information involved in advanced technologies in Shinagawa, we will work with local companies to build a city where interesting people gather, interesting experiences can be had, and interesting information can be found.

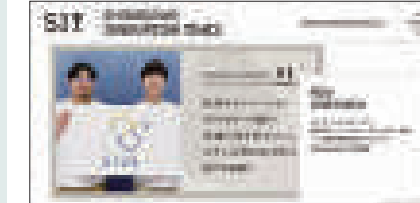
SHINAGAWA HIVE

SHINAGAWA HIVE is an open innovation community where people from diverse companies working on new businesses and R&D gather to discuss the latest technologies.



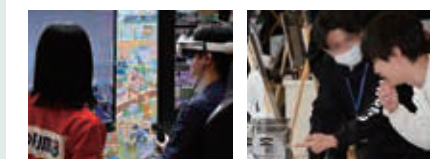
SHINAGAWA INNOVATION TIMES

We have launched the SHINAGAWA INNOVATION TIMES as owned media dedicated to technology, from which we communicate initiatives involving innovation that are happening in Shinagawa.



Shinagawa Tech Showcase

Shinagawa Tech Showcase is an event for exhibiting the latest technologies, with a hands-on focus, presenting solutions to social issues through tech. As an example, even the food booths use ingredients developed with the use of advanced technologies.



Activities to highlight the charms of the area

We are committed to discovering and communicating Shinagawa's charms from a variety of angles, with the perspectives of solving business issues and creating an identity for the local community.

SHINAGAWA KARADA Re-BOOT WEEK

This is a week in which we engage with the challenge of "Investment for Health" that businesses face. We support the health of workers through morning, lunchtime, and evening activities.



Everyone's Shinagawa Sports FES

Official professional 3x3 basketball games were part of the festival. Our aim in encouraging spectators to cheer on the local team is to strengthen their sense of identity toward Shinagawa.



Nihon no Natsu Fes (Japanese Summer Festival)

This event is designed to communicate Japanese culture from Shinagawa, "gateway to Japan." It presents the Japanese spirit through offerings of Japanese food and drink, including sake, and performances such as traditional Japanese instruments.



We will contribute to the environment and to society by creating cities that grow sustainably



Environmental and Social Initiatives

Biodiversity initiatives

Positioning biodiversity as a key foundation of our business activities, we strive for its conservation and sustainable use. In April 2025, we established a Biodiversity Policy, under which we work with customers and local communities to promote initiatives for the avoidance and mitigation of negative impacts on biodiversity and the expansion of positive impacts. In addition, in our LIVIO brand of condominiums, we are pursuing the use of existing trees and greenery circulation projects based on our original green guidelines, LIVIO GREEN ACT. These initiatives have been recognized with the granting of biodiversity-related environmental certifications such as ABINC and SEGES. In the years to come, we will continue to develop, operate, and manage real estate that is conscious of co-existence and harmony with nature. Our aim is to create cities that contribute to the people who live and work there and to the local community and society at large.



Consideration of the global environment

Positioning consideration of the global environment as a key management issue, we actively promote initiatives for the realization of a carbon-free society. We have established medium- to long-term targets of reducing CO2 emissions by 60% from FY2020 levels by FY2030 and achieving carbon net zero by FY2050. We are also focusing efforts on electricity derived from renewable energy sources. We have been progressively switching to renewable power since April 2022, and it is now in use in 19 of our office buildings. Further, we are pursuing renewable energy from the dual angles of creation and use, including the use of rooftop solar power generation and the conclusion of a virtual PPA with a subsidiary of Mizuho Leasing. These initiatives have received high praise from external parties. For example, 25 of our buildings have obtained CASBEE Real Estate certification, with 15 of those buildings receiving the highest grade of S-Class. We have also obtained BELS certification for 15 buildings, 10 of which have received a 5-star rating. Further, we have also obtained DBJ Green Building Certification for 4 buildings, 3 of those with a 5-star rating.



Helping to strengthen local disaster prevention capabilities

To contribute to the creation of local cities that are safe and secure, we are working to strengthen disaster prevention capabilities. At the logistics facility, MFLP-LOGIFRONT Tokyo Itabashi, we collaborated with Itabashi Ward, Yamato Transport, and Mitsui Fudosan to establish an emergency evacuation area and a high ground plaza for use at times of disaster. These can be used as an evacuation area for the neighborhood's 1,000 residents and as a heliport. Yamato Transport uses the facility as a hub for the storage and distribution of emergency supplies. In these ways, we are contributing to the area's disaster preparedness. In addition, in the Toshō Center Building condominium reconstruction project, we are collaborating with the Tokyo Metropolitan Government's Super Levee Development Project to move forward with ground elevation and the construction of gently sloped levees with an integrated approach. The aim of this initiative is to enhance urban disaster prevention capabilities by increasing safety against floods and earthquakes and improving the waterside environment.



Disaster Reconstruction Assistance

Assisting the early reconstruction of Kamaishi and creation of a new city

In 2011, we formed the Kamaishi Reconstruction Taskforce and presented a proposal for concrete reconstruction plans to Kamaishi City. On land owned by Nippon Steel, we built the Phase I public reconstruction housing project (54 units) in 2013, which was the earliest completed collective housing in Iwate Prefecture, and in 2015, we built Phase II (156 units), the largest in the city. Further, we worked to assist with solutions to challenges for the future sustainable growth of regional cities not only in post-disaster reconstruction, but in the development of a childcare environment with the advancement of an integrated kindergarten and nursery school/after-school care facility project (completed in January 2018). In 2021, we concluded a partnership agreement with Kamaishi City and Kamaishi DMC Co., Ltd. to engage in a workation business. NEMARU PORT Phase I opened that same year, followed by Phase II in July 2025. In collaboration with local companies, we are implementing initiatives to promote industrial development, including organizational training programs designed to learn from the experiences of the earthquake.



Contribution to Regions

Revitalizing regions as a member of the community

In addition to participating in local festivals such as the Hikawa Festival in the Akasaka District, the Sanno Festival and Kanda Festival in the Nihombashi District as a member of the local neighborhood associations, in Akasaka in Tokyo, where our head office is located, we participate in the "Akasaka and Aoyama - Beautiful Town, Courteous Town" campaign and conduct other activities such as street clean-ups in the area around the area's stations. Further, in Nihombashi, Tokyo, we belong to the Nihombashi Preservation Society and the Committee for the 100 Year Renaissance Plan of Nihombashi and Environs and participate in the Nihombashi cleaning project and Hakone Ekiden Marathon Relay as security volunteers. We also sponsor Hana Kaido, a non-profit organization that promotes the planting of sidewalk flowerbeds. These are some of the ways in which we are helping to bring new life to the area.

Sponsorship of Minato City Half Marathon

The Minato City Half Marathon was first held in December 2018 in Minato Ward with the objective of "realizing a society of co-existence through sport." We support this event as a platinum sponsor. Many of our employees actively take part as volunteers and runners. Through this, we hope that the local community, government, and companies will unite and contribute to the advancement of the region and the revitalization of its community.

Diversity

Support for the Dialogue Diversity Museum, "Taiwa no mori"

We have set forth "acceptance of diversity and teamwork" as a shared value of our employees and officers in our corporate philosophy. Under that banner, we support the Dialogue Diversity Museum, "Taiwa no mori," with the objective of changing the mindsets of those employees and officers through dialogue with diverse people.



Investment for Health

Promotion of and certification for Investment for Health

Our initiatives that emphasize employees' health have been recognized with certification as one of the 2025 Outstanding Organizations of KENKO Investment for Health in the large enterprise category (White 500). These organizations are selected jointly by the Ministry of Economy, Trade and Industry and the Nippon Kenko Kaigi. Our inclusion in the White 500 was our sixth in as many years since we were first selected in 2019. The initiatives for which we were recognized included health seminars, support for balancing work and illness, and responses to women's unique health issues. Our efforts to create an environment in which employees battling cancer can work with peace of mind were also commended, receiving a Gold rating for the sixth consecutive year in the Cancer Ally Declaration Awards organized by the private-sector project, Cancer Allies Department. We will continue our efforts to maintain and advance our employees' health and support cancer sufferers in their work.



Support to Nurture the Next Generation

Support for raising the next generation and women's empowerment

In recognition of our efforts to support employees in balancing work and raising children and to promote career advancement, we have been certified as a "compliant general business enterprise" by the Director General of the Tokyo Labor Bureau under the Act on Advancement of Measures to Support Raising Next-Generation Children, for which we have been awarded the "Kurumin Mark" four times. Further, our development of an environment in which women can demonstrate their full potential has also been recognized with our certification as a "compliant general business enterprise" by the Director General of the Tokyo Labor Bureau under the Act on the Promotion of Female Participation and Career Advancement in the Workplace and our receipt of the "Eruboshi Mark." Going forward, to establish an environment for raising the children who will shoulder the next generation of society, we will promote the cultivation of a workplace culture that allows all employees, regardless of gender, to actively participate in raising their children, and the creation of workplaces where employees can work flexibly according to their respective stages in life. This includes the introduction of flextime and work-from-home systems.



Support for Sport and Culture

Activities to help promote sport and advance culture

We actively engage in the promotion of sport. This includes supporting the activities of the Nippon Steel Kamaishi Seawaves rugby football club and the Nippon Steel Sakai Blazers volleyball team as one of their sponsors. We also consider contributions to the advancement of culture as one of our social missions, and support the activities of the Nippon Steel Kioi Hall, Japan Philharmonic Orchestra, and NHK Symphonic Orchestra.



Nippon Steel Kamaishi Seawaves



Nippon Steel Sakai Blazers



Nippon Steel Kioi Hall



Japan Philharmonic Orchestra (Photo: Koichi Miura)



NHK Symphonic Orchestra

Real Estate-related Business



Nippon Steel Kowa Real Estate Facilities Co., Ltd.

Provides general building maintenance including building and facilities management, cleaning management, maintenance works, and security, increasing the asset value of buildings. Its high-quality maintenance extends the life of buildings and contributes to cost savings. It leverages advanced building management systems in its efforts to increase customer satisfaction.

Landic Shimbashi Bldg., 3-8-3 Nishi-Shimbashi, Minato Ward, Tokyo 105-0003
Phone: 03-3437-5161



Nippon Steel Kowa Real Estate Community Service Co., Ltd.

Offers general management of apartment buildings and office buildings across Japan, mainly in Tokyo, Saitama, Chiba, Yamanashi, Kanagawa, Gunma, Ibaraki, and Tochigi. It currently serves approximately 600 apartment building associations covering approximately 54,000 units nationwide. With hospitality-driven services that go the extra mile, it contributes to the creation of comfortable, enriching environments. It also offers services to meet diverse building-related needs, including building repairs, renovations, brokerage, and rental property management.

7F Omori Bell Port D Bldg., 6-26-3 Minamioi, Shinagawa Ward, Tokyo 140-0013
Phone: 03-6880-0001



Nippon Steel Kowa Real Estate Investment Advisors Co., Ltd.

Provides services for all parts of the real estate securitization process, focused on asset management operations for private real estate funds and unlisted open-ended real estate investment corporations. With innovative ideas and strong execution abilities for opening up new markets, it responds to more sophisticated and broad-ranging investment needs and contributes to the advancement of the real estate securitization market.

13F ARK Hills Front Tower, 2-23-1 Akasaka, Minato Ward, Tokyo 107-0052
Phone: 03-6691-2911



Nippon Steel Kowa Real Estate Hospitality Co., Ltd.

Operates medium- to long-term stay residential hotels to meet demand for family and group travel from both overseas and domestic tourists. Through integrated development and operation in the Nippon Steel Kowa Real Estate Group, it will identify customer needs from a market-oriented perspective and work to create hotels that are long loved by customers, local communities, and society.

16F ARK Hills Front Tower, 2-23-1 Akasaka, Minato Ward, Tokyo 107-0052
Phone: 03-6774-8060



Akasaka Intercity Management Co., Ltd.

Responsible for operations as the management and operating company for AKASAKA INTERCITY AIR and as the administrator of the management association for AKASAKA INTERCITY/Homat Viscount. It delivers safe and comfortable environments for the users of the many different functions that these buildings offer, including offices, residences, commercial facilities, conferences, and healthcare malls. It also strives to properly deliver the functions of a large-scale unit ownership building to the title holders. In addition, it works hard to communicate the new charms of Akasaka to visitors.

AKASAKA INTERCITY AIR, 1-8-1 Akasaka, Minato Ward, Tokyo 107-0052
Phone: 03-5575-5721



Shinagawa Intercity Management Co., Ltd.

Manages building facilities, security, and cleaning of SHINAGAWA INTERCITY. Through the establishment of structures that allow smooth responses to various situations at all times and the employment of the latest IT systems, it ensures safety inside the building 24 hours a day, 365 days a year in its efforts to deliver peace of mind and comfort to all visitors.

Bldg. B, SHINAGAWA INTERCITY, 2-15-2 Konan, Minato Ward, Tokyo 108-6105
Phone: 03-5479-0710



Shinagawa Heating & Cooling Supply Co., Ltd.

This is the heat supply company for the south area at the East Exit of Shinagawa Station, with a plant located underground below SHINAGAWA INTERCITY. The company provides the steam, cold water, and some of the hot water for SHINAGAWA INTERCITY and the adjacent Shokuniku Market of the Metropolitan Central Wholesale Market. Using an optimal mix system for both electricity and gas, the company works to level out city energy and operate at high efficiency with reduced energy consumption.

Bldg. B, SHINAGAWA INTERCITY, 2-15-2 Konan, Minato Ward, Tokyo 108-6105
Phone: 03-03-5461-4711



Japan Excellent Asset Management Co., Ltd.

Manages the assets held by Japan Excellent, Inc. (listed on the Tokyo Stock Exchange in June 2006). Leveraging the talent and expertise of its sponsor companies, which possess respective strengths in real estate and investment, it pursues stable revenue and steady growth of managed assets.

3F No. 45 Kowa Bldg. 1-15-9 Minami-Aoyama, Minato Ward, Tokyo 107-0062
Phone: 03-5412-7911



Makuhari Techno-Garden Co., Ltd.

Handles the rentals and management business for the Twin Tower Building of Makuhari Techno-Garden, a landmark in Makuhari New City. In addition to providing comfortable office spaces, the company offers a variety of convenient facilities, including restaurants, medical clinics, and financial institutions. Particularly noteworthy features include the Green and Water Plaza and the relaxing atrium.

1-3 B-1 Nakase, Mihama Ward, Chiba City, Chiba Prefecture 261-8501
Phone: 043-296-8111



Toyonokuni NS Management Co., Ltd.

Joint owner, alongside Nippon Steel Kowa Real Estate, of the NS Oita Building, the first PFI business project in Oita Prefecture. The public facilities section is leased to Oita Prefecture as the Oita Prefectural Consumer Life and Gender Equality Plaza (I-ness).

3-1-11 Matsubaramachi, Oita City, Oita Prefecture 870-0913
Phone: 097-504-3164

Insurance Agency Business



Nippon Steel Insurance Service, Inc.

As general insurance agent for the Nippon Steel Group, the company provides individual and corporate customers with the most suitable insurance products and one-stop services to meet their various needs.

Kanda Awajicho Nichome Bldg., 2-6 Kanda-awajicho, Chiyoda Ward, Tokyo 101-0063
Phone: 03-5209-3780

Security Business



Urban Security Co., Ltd.

Established through a partnership between the Nippon Steel Group and ALSOK. Its core on-site security operations are conducted by highly trained security guards with strong judgment and initiative, providing coverage 24 hours a day, 365 days a year. The company also offers a wide range of related services, including personal protection, automated security using the latest IT systems, and crime- and disaster-prevention consulting.

2F Kowa Hitotsubashi Building, 3-7-1 Kanda Nishikicho, Chiyoda Ward, Tokyo 101-0054
Phone: 03-6276-4650