The Tokyu Fudosan Holdings Group is conducting long-term, continuous urban development, of which the Greater Shibuya Area Concept is the leading example, while building deeper relations with local communities. Our goal is to create solutions for social issues with urban development that utilizes the strengths of the Group.

**Promotion of the Greater Shibuya Area Concept**

The Shibuya Station area and the collection of neighborhoods with unique character surrounding it, such as Omotesando, Hanajuku, Ebisu and Daikanyama, are what we consider the greater Shibuya area. It is where most of the key properties of our Group and the Tokyu Group are concentrated. It also has many outstanding advantages – diverse urban functions including places for working, living, playing and engaging in creative activities, as well as a good living environment and convenient access. By connecting Shibuya and its surrounding neighborhoods, we will increase the potential of the greater Shibuya area as a whole and create a place where bustling activity, culture and lifestyles blend with the streetscape. By shifting the focus of urban development from individual sites to the wider area and building a community that will grow sustainably over the long term, we will enhance the value of the greater Shibuya area, and of our associated assets. Within this concept, we are carrying out three redevelopment projects. The Nampeidai Project (tentative name) and the Dogenzaka 1-chome Shibuya Station Front Redevelopment Project are scheduled for completion in 2019. These will be followed by completion of the Shibuya Sakuragakko Block Redevelopment Project in 2023.

**Advantages of the Greater Shibuya Area**

- Rich residential area: Residents include embassies, consulates, and foreign residents
- Good access: Served by 12 train lines including 3 international lines
- Major hub of commercial and cultural activity: A district that attracts large crowds
- Concentration of IT firms: Growth of creative content industries
- Commercial facility: Office building
- Properties under asset management
- Properties owned by Activia Properties Inc.
- Properties being developed by Tokyu Corporation

**SDGs in the Redevelopment of the Shibuya Station Area**

Modern cities in Japan are not well equipped to deal with the changes taking place in the environment, namely the rapid decline and aging of populations, diversification of values and lifestyles, and the growing risk of large-scale natural disasters. Amid major shifts in people’s awareness and views on societies, urban development needs to be carried out with a strong awareness of these social issues to make cities sustainable. By redevelopment of the Shibuya Station area, we are creating a community where people can continue to live with a sense of security, and establishing infrastructure for supporting business innovation. Through these and other outcomes of our urban development initiatives, we aim to create solutions for social issues and achieve the SDGs.

**Greater Shibuya Area Concept**

A town where diversity gives rise to new value

**Various urban functions, including places for working, living, playing, relaxing and engaging in creative activities**

**Creation of a rare large-scale office building in Shibuya**

- Establishment of a three-dimensional barrier-free pedestrian flow system will facilitate vertical and horizontal movement around the area.
- Establishment of Airport Limousine Bus arrival/departure points
- Establishment of a bus terminal that includes a terminal and departure points for the Airport Limousine that will provide competitive direct access to international airports.
- Stronger disaster prevention functions and environmental initiatives
- Ingredients of the Greater Shibuya Area
- A district that attracts new trends
- Growth of creative content industries
- Connection of pedestrian flow lines of the southwest part of Shibuya Station
- Maintenance of community safety and security in the event of a disaster
- An urban image that will enhance convenience, comfort and safety, and will enhance the fragility of the area caused by differences in density and by valuing and maximizing the use of space
- Establishment of support facilities for a global world
- A multi-functional medical facility, surgical areas, child care support facilities and other services will provide an enriched residential environment.

**Shibuya Sakuragakko Block Redevelopment Project**

- Total floorspace: Approx. 252,879 m²
- Building scale: Block A: 37 floors above ground and 2 basement levels
- Block B: 33 floors above ground and 2 basement levels
- Block C: 4 floors above ground
- Use: Offices, retail stores, residences, etc.
- Completion: Fiscal 2023 (Planned)

**Shibuya Station Front Redevelopment Project**

- Total floorspace: Approx. 46,354 m²
- Building scale: 21 floors above ground and 1 basement level
- Use: Offices, etc.
- Completion: March 2019 (Planned)

**Dogenzaka 1-chome Shibuya Station Front Redevelopment Project**

- Total floorspace: Approx. 47,912 m²
- Building scale: 21 floors above ground and 1 basement level
- Use: Offices, etc.
- Completion: March 2019 (Planned)

**Nampeidai Project (Tentative name)**

- Total floorspace: Approx. 48,054 m²
- Building scale: 21 floors above ground and 1 basement level
- Use: Offices, etc.
- Completion: FY2023 (Planned)

**Dogenzaka Tokyu Building**

- Building scale: 19 floors according to the Building Standards Act of Japan
- Use: Offices, etc.
- Completion: Fiscal 2023 (Planned)

**Spline Aoyama Tokyu Building**

- Building scale: 18 floors above ground* and 4 basement levels
- Use: Retail stores, offices, etc.
- Completion: Fall 2019 (Planned)

**Shin-Aoyama Tokyu Building**

- Building scale: 18 floors above ground* and 4 basement levels
- Use: Retail stores, offices, etc.
- Completion: Mar. 2022 (Planned)

**TLC Station**

- Use: Office building
- Completion: March 2019 (Planned)

**Tokyu Plaza Omotesando Harajuku**

- Use: Office building
- Completion: Aug. 2019 (Planned)

**Q Plaza Harajuku**

- Use: Office building
- Completion: Aug. 2019 (Planned)

**Tokyo Station Ohashi**

- Use: Office building
- Completion: Mar. 2023 (Planned)
The population of residents and workers in the greater Shibuya area will increase with the progress of the projects in the area. In addition to proposing new work styles with the Nampeidai Project (tentative name), we will also offer new home styles and play styles with the opening of the Dogenzaka 1-chome Shibuya Station Front Redevelopment Project in fiscal 2023. As a result, we will bring diverse value to urban functions, including greater convenience and safety, and enriched residential and employment environments.

Proposals for New Work Styles

**Nampeidai Project (Tentative name)**

- We will further evolve work style proposals to support the diverse work styles of tenant businesses.
- We plan to provide smart office buildings with software services that use IoT, as well as systems to support tenant businesses in their work style reforms and creation of office environments that promote high productivity.

Proposals for New Play Styles

**Dogenzaka 1-chome Shibuya Station Front Redevelopment Project (Commercial facilities zone)**

- We are planning the new Tokyu Plaza Shibuya, which will send out and create ideas for new lifestyles targeting adult city dwellers with mature sensibilities. By providing solutions and experiences in various categories such as beauty, health, food, and life planning, this modern commercial facility will be closely tied to the lives of customers.

Proposals for New Home Styles

**Shibuya Sakuragaoka Block Redevelopment Project**

- This is a major project that will enrich the residential environment by building condominiums alongside attractive commercial facilities and office space. The development will feature works class living support facilities, including a multilingual international medical facility, serviced apartments, childcare support facilities, and other services.
In its senior housing business, the Tokyu Fudosan Holdings Group works to enable senior citizens to enjoy “My own style, for All Time.” We operate a variety of businesses aimed at enhancing senior living. These businesses help create quality time and new happiness, in ways such as by providing housing where senior citizens can live with peace of mind.

### Initiatives to Address Social Issues through the Senior Housing Business

#### Long-term urban development project to promote interaction among generations and lifestyle continuity from one generation to the next

In view of social issues such as interaction among generations and changes in life stages with the extension of healthy life expectancy, the Setagaya Nakamachi Project (Setagaya-ku, Tokyo), a complex consisting of senor housing and condominiums for sale, opened in 2017 based on the concept of promoting interaction among generations and lifestyle continuity from one generation to the next. This project involves development of a community where residents can continue to live in comfort, security and health no matter what life stage they are at. The project, which takes into account the needs of Japan’s aging modern society, including the need for a sense of security from having multiple generations living nearby and realisation of diverse home styles in the same community, was the first to be selected in the Tokyo Metropolitan Government’s “Project to Establish Senior Housing with Services Combined with Ordinary Residences.”

#### Help Senior Citizens to Enjoy Their Own Lifestyles for All Time

The Group has been engaged in the senior housing business for more than 10 years, starting with Granacreer Azamino, an assisted living residence that opened in 2004. We offer detailed support tailored to the wishes of each resident through independent living residences, assisted living residences and other forms of housing in order to provide senior citizens with homes where they can continue to enjoy their own lifestyles for all time. In addition to housing, we provide services for senior citizens in their daily lives, such as in-home care and programs to prevent dementia.

#### Creation of New Economic and Environmental Value

“Expansion of the scope of cyclical reinvestment business” is one of our growth strategies. Part of that strategy is promoting investment in the renewable energy business as a new investment target. Investment in infrastructure, which includes the renewable energy business, is attracting increasing interest as a stable asset class that is insulated from economic fluctuations and other external factors. It is gaining attention in the asset management business, as exemplified by the establishment of an infrastructure fund on the Tokyo Stock Exchange. By promoting the asset management business, we will create new economic value and new environmental value.

### Initiatives to Address Social Issues through the Renewable Energy Business

We will work to harmonize the environment and economy through our businesses. One activity to make this environmental policy a reality is the renewable energy business. With its investments in this business, the Tokyu Fudosan Holdings Group will contribute to reduction of greenhouse gas emissions and an increase in the energy self-sufficiency rate.

#### Development of the Renewable Energy Business in 32 Locations Nationwide

The Group first invested in a solar power generation project in 2014. In 2017, we entered into a capital and business alliance with Renewable Japan Co., Ltd., a renewable energy provider. In July 2018, through a joint investment with the Development Bank of Japan, we began an ownership and operation business for seven projects that are either currently in operation or under development. On this investment, we are now involved in renewable energy business facilities in 32 locations throughout Japan (including projects under development). Projects in various regions are moving forward, including the Suzuran Kushiro-cho Solar Power Plant (tentative name), which will be one of Japan’s largest solar power generation facilities equipped with storage batteries, and an innovative solar sharing business in Ishinokai, Iwate Prefecture, that will operate both a solar power generation facility and an agricultural business. We will continue to contribute to the realization of a sustainable society and regional development through our businesses.

#### Long-term urban development project to promote interaction among generations and lifestyle continuity from one generation to the next

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