Past Development Track Record (Leasing Business)

Tokyu Corporation

Major Office Properties

<table>
<thead>
<tr>
<th>Project name</th>
<th>Total floor area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Queen’s Square Yokohama</td>
<td>496,386</td>
</tr>
<tr>
<td>2 Futako Tamagawa Rise</td>
<td>293,108</td>
</tr>
<tr>
<td>3 SHIBUYA SCRAMBLE SQUARE (East building)</td>
<td>181,000</td>
</tr>
<tr>
<td>4 Shibuya Hikarie</td>
<td>144,546</td>
</tr>
<tr>
<td>5 Shibuya Mark City</td>
<td>138,620</td>
</tr>
<tr>
<td>6 SHIBUYA STREAM</td>
<td>116,000</td>
</tr>
<tr>
<td>7 Cerulean Tower</td>
<td>104,154</td>
</tr>
<tr>
<td>8 Setagaya Business Square</td>
<td>94,374</td>
</tr>
<tr>
<td>9 Tokyo Capitol Tower</td>
<td>87,428</td>
</tr>
<tr>
<td>10 Carrot Tower</td>
<td>77,754</td>
</tr>
</tbody>
</table>

*1 Property sectionally owned or co-owned with other company
*2 Property belonging to our consolidated SPC
*3 Property’s total area, including areas used for other purposes

Project name Total floor area (m²)

<table>
<thead>
<tr>
<th>Project name</th>
<th>Total floor area (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Queen’s Square Yokohama</td>
<td>496,386</td>
</tr>
<tr>
<td>2 Futako Tamagawa Rise</td>
<td>293,108</td>
</tr>
<tr>
<td>3 SHIBUYA SCRAMBLE SQUARE (East building)</td>
<td>181,000</td>
</tr>
<tr>
<td>4 Shibuya Hikarie</td>
<td>144,546</td>
</tr>
<tr>
<td>5 Shibuya Mark City</td>
<td>138,620</td>
</tr>
<tr>
<td>6 SHIBUYA STREAM</td>
<td>116,000</td>
</tr>
<tr>
<td>7 Cerulean Tower</td>
<td>104,154</td>
</tr>
<tr>
<td>8 Setagaya Business Square</td>
<td>94,374</td>
</tr>
<tr>
<td>9 Tokyo Capitol Tower</td>
<td>87,428</td>
</tr>
<tr>
<td>10 Carrot Tower</td>
<td>77,754</td>
</tr>
</tbody>
</table>

*1 Property sectionally owned or co-owned with other company
*2 Property belonging to our consolidated SPC
*3 Property’s total area, including areas used for other purposes

As of March 1, 2019

Tokyu Corporation

*Property sectionally owned or co-owned with other company
Overview of Shibuya Hikarie

Overview of Building

- Site area: 9,640m²
- Floor area: 144,550m²
- Height: 182m
- Floor-area ratio: 1,370%

- Primary uses: Stores, offices, cultural facilities, etc.
- Size: 34 stories above ground and 4 basement levels
- Opening: April 26, 2012

Shibuya Hikarie

[Floor Guide]

- Offices Floors 17-34
- Tokyu Theatre Orb Floors 11-16
- Hikarie Hall Floors 9-10
- Creative Space 「8/」 Floor 8
- Café & Restaurant Floors 6-7
- ShinQs (Shopping) Floors B3-5
Overview of SHIBUYA STREAM

Overview of Building
- Site area: approx. 7,100㎡
- Floor area: approx. 116,000㎡
- Height: approx. 180m

Primary uses: Offices, stores, hotel, hall, parking, etc.
Size: 35 stories above ground and 4 basement levels
Opening: September 13, 2018
Construction cost: 68.0 billion yen (Information from the annual securities report)

Hall

[Floor Guide]
Overview of SHIBUYA SCRAMBLE SQUARE Phase I (East Bldg.)

Overview of Building
- Site area: approx. 15,300 m² (entire station area)
- Floor area: approx. 181,000 m²
- Height: approx. 230 m

- Primary uses: Offices, stores, observation facility, parking, etc.
- Size: 47 stories above ground and 7 basement levels
- Opening: November 2019
- Construction cost: 49.8 billion yen (Information from the annual securities report)

Observation Deck Facilities
- One of Japan's largest outdoor spaces (approx. 2,500 square meters)
- Highest in Shibuya: approx. 230 meters
- Viewing space that will provide a feeling of being in the sky

Offices
- High-quality offices covering a leasable area of approx. 73,000 sq. meters, one of the largest in the area around Shibuya Station

Communication Facilities
- Base for future collaboration where a variety of people will interact with each other to generate seeds that will in turn generate social value

Commerce
- Large commercial facilities with a store area of approx. 30,000 sq. meters
Shibuya in Around 2027

**SHIBUYA STREAM**
Opening: September 2018

**SHIBUYA SCRAMBLE SQUARE**
East building
Opening: November 2019 (Plan)

**SHIBUYA SCRAMBLE SQUARE**
Central building • West building
Opening: FY2027 (Plan)

**Hachiko Square**

**Shibuya Hikarie**
Opening: April 2012

**Shibuya Station**
Sakuragaoka Exit Block*
Completion: FY2023 (Plan)

**Shibuya FUKURAS***
Completion: October 2019 (Plan)

* Tokyu Land Corp. participates in an association
Tokyu Corporation

Greater SHIBUYA (Wider SHIBUYA Area) Plan

- Define Greater SHIBUYA as the area within a radius of 2.5 km of Shibuya Station and promote urban development as an area instead of as a point, to enhance the attractiveness of Shibuya and sustain growth.

Greater SHIBUYA Area within radius of 2.5 km from Shibuya Station

We actively generate business opportunities with a large-scale redevelopment x creative content industry x city tourism x accumulation of fascinating resources.
Redevelopment of the Area Around Shibuya Station (Plan view)

- An urban core that will make it convenient to move up and down in Shibuya, whose terrain is shaped like a mortar
- The urban core is a vertical space that is open to streets and moves people from basement levels and decks to floors above ground. Elevators and escalators connect multi-layered urban structures.

Illustration of an area around the future East Exit Urban Core
Status of Property Ownership Around Shibuya Station

- **Tokyu Corporation**
  - **TOKYU REIT Shibuya Udagawa-cho Square** July 1998 / 1,530m²
  - **QFRONT** Oct. 1999 / 6,690m²
  - **SHIBUYA 109** Mar. 1979 / 16,290m²
  - **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.
  - **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²
  - Primary uses: - Office - Shops - Apartments

- **Shibuya Hikarie** Apr. 2012 / 144,550m²
  - Primary uses: - Office - Tokyo Theatre Orb - ShinQs - Hikarie Hall

- **MAGNET by SHIBUYA109** Oct. 1987 / 11,780m²
  - Shibuya Sumitomo Shintaku bldg. June 1962 / 3,270m²

- **SHIBUYA SCRAMBLE SQUARE (Shibuya Station Block)**
  - Nov. 2019, FY2027 (plan) / 276,000m²
    - Primary uses: - Office - Shops - Observation facility - Parking etc.

- **SHIBUYA CAST** Apr. 2017 / 34,981m²
  - Primary uses: - Office - Shops - Apartments

- **SHIBUYA 2-chome bldg.** Feb. 1971 / 1,101m²
  - Jan. 1982 / 1,101m²

- **Tokyo Metro Hanzomon Line**
  - **Tokyo Metro Fukutoshin Line**
  - **Route 246**
  - **SHIBUYA 2-chome bldg.** Feb. 1971 / 1,101m²

- **Tokyu Nampeidai-cho bldg.** July 1992 / 7,000m²

- **Tokyo TSK bldg.** June. 2008 / 2,104m²

- **Tokyu Sakuragaoka-cho bldg.** June. 1987 / 6,500m²

- **Tokyu Corporation**
  - **SHIBUYA SCRAMBLE SQUARE (Shibuya Station Block)**
    - Nov. 2019, FY2027 (plan) / 276,000m²
      - Primary uses: - Office - Shops - Observation facility - Parking etc.

- **SHIBUYA STREAM** Sep. 2018 / 116,000m²
  - Primary uses: - Office - Hall - Shops - SHIBUYA STREAM Excel Hotel Tokyo - Parking etc.

- **Top Hill Namiki bldg.** May 1989 / 1,068m²

- **Cerulean Tower** Mar. 2001 / 105,950m²
  - Primary uses: - Nohgakudo (Noh theater) - Office - Cerulean Tower Tokyu Hotel

- **Tokyo Nampeidai-cho bldg.** July. 1992 / 7,000m²
  - Shibuya TSK bldg. June. 2008 / 2,104m²
  - Tokyo Sakuragaoka-cho bldg. June. 1987 / 6,500m²

- **SHIBUYA BRIDGE** Sep. 2018 / 5,642m²

- **100BANCHI** Sep. 1976 / 1,056m²

- **Sakuragaoka Cherry Garden** Aug. 1981 / 3,415m²

- **SHIBUYA STREAM** Sep. 2018 / 5,642m²

- **SHIBUYA 109** Mar. 1990 / 7,290m²

- **KALEIDO Shibuya Miyamasuzaka** Jan. 1992 / 4,475m²

- **TK Shibuya Higashiguchi bldg.** Feb. 1966 / 1,480m²

- **Shibuya Takugin bldg.** Jan. 1983 / 4,820m²
  - Apr. 1985 / 2,120m²

- **Towa Miyamasuzaka Bldg.** Feb. 1988 / 1,150m²

- **Shibuya Kyowa bldg.** Sep. 1980 / 8,500m²
  - Feb. 1988 / 1,150m²

- **cocoti** Jan. 1982 / 1,101m²

- **TK Shibuya Higashiguchi bldg.** Feb. 1966 / 1,480m²

- **Shibuya Takugin bldg.** Jan. 1983 / 4,820m²
  - Apr. 1985 / 2,120m²

- **Shibuya Kyowa bldg.** Sep. 1980 / 8,500m²
  - Feb. 1988 / 1,150m²

- **TK Shibuya Higashiguchi bldg.** Feb. 1966 / 1,480m²

- **Shibuya Higashiguchi bldg.** Jan. 1982 / 1,101m²

- **SHIBUYA 109** Mar. 1990 / 7,290m²

- **Tokyu Corporation**
  - **Tokyo Metro Fukutoshin Line**
  - **Route 246**
  - **Tokyo Metro Hanzomon Line**

- **TOKYU REIT Shibuya R bldg.** Mar. 1990 / 7,290m²

- **TOKYU REIT Shibuya Udagawa-cho Square** July 1998 / 1,530m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.

- **Bunkamura** Sep. 1989 / 31,990m²

- **QFRONT** Oct. 1999 / 6,690m²

- **SHIBUYA 109** Mar. 1979 / 16,290m²

- **Tokyu Department Store HONTEN** Nov. 1967 / 61,460m², etc.
Office Market of Shibuya Area

Average vacancy rate of office

- Shibuya
- Five central wards of Tokyo

(unit: %)

<table>
<thead>
<tr>
<th>Year</th>
<th>Shibuya</th>
<th>Five central wards of Tokyo</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>3.74</td>
<td>2.50</td>
</tr>
<tr>
<td>2018</td>
<td>1.78</td>
<td>1.08</td>
</tr>
<tr>
<td>2019</td>
<td>1.08</td>
<td></td>
</tr>
</tbody>
</table>

Vacancy Rate February 2019

1. Shibuya-ku 1.08%
2. Shinjuku-ku 1.61%
3. Chiyoda-ku 1.72%
4. Minato-ku 1.73%
5. Chuo-ku 2.40%

Average rent of office

(unit: yen)

<table>
<thead>
<tr>
<th>Year</th>
<th>Shibuya</th>
<th>Five central wards of Tokyo</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>19,345</td>
<td>17,000</td>
</tr>
<tr>
<td>2018</td>
<td>18,437</td>
<td>18,000</td>
</tr>
<tr>
<td>2019</td>
<td>23,411</td>
<td>20,000</td>
</tr>
</tbody>
</table>

Rent of Office February 2019

1. Chiyoda-ku 23,411 yen
2. Shibuya-ku 22,890 yen
3. Minato-ku 21,296 yen
4. Chuo-ku 19,345 yen
5. Shinjuku-ku 18,437 yen

Source: MIKI Tokyo Office Market Data
Effects of Futako-Tamagawa Redevelopment

New functions added by redevelopment
Office  Hotel  Cinema Complex

Effects on the town

Increase in population
(within a 1 km radius of Futako-Tamagawa Station)
Increase of approx. 6.0%
(The rate of increase in Setagaya: 1.2 times)
April 2014
42,663 people
Among them, the 0-year-old to 14-year-old: 5,866 people
April 2019
45,113 people
Among them, the 0-year-old to 14-year-old: 6,477 people
Increase of approx. 10%
(The rate of increase in Setagaya: 1.4 times)

Rise in land price
(price at a point 200 m from Futako-Tamagawa Station)
Rise of approx. 44.9%
If the land price in January 2014 is 100
144.9 in January 2019

Expansion of the Company's Business

Futako-Tamagawa Rise SC  Tenant sales
(Unit: Thousand square meters)

Exceeded 41.5 billion yen

Average number of passengers using Futako-Tamagawa Station a day
(Unit: Thousand people)
Increase of 60,000 people (58.2%)

Office area
(Property's total area, including areas co-owned with other company)
Approx. 80,000㎡
• Promoting the integrated development of retail facilities and Tsuruma Park in cooperation with Machida City
• Under the concept of “life amusement park,” around 230 individualistic stores plan to open, such as outlet malls and experience-based facilities.

Summary
- Development area: Approx. 220,000 square meters (Approx. 1.2 times larger than the Futako-Tamagawa development area)
- Floor area: Approx. 53,000 square meters (almost equal to the Futako-Tamagawa development area)

Excellent access conditions
- Opposite Minami-Machida Station on the Tokyu Denentoshi Line (Approx. 35 minutes by train from Shibuya)
- Adjacent to Route 16 and Route 246
- Approx. one kilometer from Yokohama-Machida IC on the Tomei Freeway

Improving Minami-Machida Station
- Express trains to stop at the station on weekdays
- The name to change to “Minami-Machida Grandberry Park”
- A station space to be created as a gateway to the town

MINAMIMACHIDA GRANDBERRY PARK
Shinjuku Tokyu Milano Redevelopment Plan

1. Entertainment complex to communicate diverse popular entertainment cultures to the world
   - Live concert hall (approx. 3,200 m²)*
   - Theatre (approx. 3,300 m²)*
   - Cinema (approx. 5,800 m²)

2. Accommodation facilities to meet various needs for stays of global tourists on a global scale
   - Prepare accommodation with guest rooms that respond to a variety of needs for stays and a restaurant that functions as a place for social interaction (approx. 33,000 m² *including the restaurant)

3. Formulation of an urban space like an outside theatre integrated with Cine-city plaza and construction of a base for urban tourism
   - Platform for the bus for access to the airport
   - Urban space like an outside theatre

To create a new base for urban tourism, the core of the “world's entertainment city Kabukicho”

Overview of Building
- Site area: approx. 4,600 m²
- Floor area: approx. 89,600 m²
- Height: approx. 225 m

Use:
- accommodation facilities, entertainment facilities, stores, parking spaces, etc.

Scale:
- 48 stories above ground with five basement levels, and penthouse first floor

Construction period: August 1, 2019-August 31, 2022 (planned)

Site for the project
- Cine-city plaza
- JR Shinjuku Station
- Yasukuni Dori

* TST Entertainment was established on December 7, 2018 to plan and operate theaters, live halls, and other entertainment facilities.
Tokyu Corporation

Development Project in Areas Served by Tokyu Area

Class I Urban Redevelopment Project in the Yokohama Station North Nishiguchi Tsuruya District

- Site area: Approx. 6,700 m²
- Floor area: Approx. 80,000 m²
- Purposes: Multi-unit residence, Hotel, Stores, Parking garages, etc.
- Schedule: Completion in FY 2021
- Commencement of operation in spring 2022 (planned)

Model project for a sustainable residential area in the surroundings of Tokaichiba

- Development area: Approx. 23,200 m²
- Completion: FY2019 (planned)
- Overview of development: houses for sale, childcare center, senior residence, community cafe, rental apartments, etc.

Ikegami Station development project

- Site area: 3,595.36 m²
- Floor area: 9,547.62 m²
- Purposes: Station building, stores for sales of goods, restaurants, stores for offering services, day nursery, library
- Scheduled opening: end of FY2020
- Number of passengers: 36,671 persons per day (FY2017)

Conveyance of the attractiveness of the temple town of Ikegami

- To increase the attractiveness of Ikegami Honmonji Temple and other locations as the entrance to sightseeing, an appearance reminiscent of the atmosphere of the temple town will be designed to stimulate the activities in the area.

- Site area: 3,595.36 m²
- Floor area: 9,547.62 m²
- Purposes: Station building, stores for sales of goods, restaurants, stores for offering services, day nursery, library
- Scheduled opening: end of FY2020
- Number of passengers: 36,671 persons per day (FY2017)

Tokyu Corporation participates in the project as a member of the association for preparations for the project.
Development of Suburban Areas along Den-en-Toshi Line

We aim for the sustainable development of the suburban areas along the Den-en Toshi Line in cooperation with governments, including the Yokohama City government and Kawasaki City government.

**Fujigaoka**
- Partners: Yokohama City, Showa University
- Promoting the integrated development of facilities in front of the station, a hospital, and a park

- Showa University
- Fujioka Hospital
- Fujigaoka Hospital
- Ekimae Park

**Tama-plaza**
- Partners: Yokoyama City
- Promoting the realization of the concept of community living to concentrate town functions within walking distance

- Community café
- Satellite office
- CO-NIWA Tama Plaza (local convenience facilities in DRESSER WISE Tama-Plaza)

**Saginuma**
- Partners: Kawasaki City
- Promoting a redevelopment project to create a regional hub in front of the station (The Miyamae Ward office and other public functions will move into the area)

Illustration of the development

Tokyu Corporation
Latest Acquisitions of Properties

**FY2015-FY2017**

- **Jiyugaoka Tokyu Building**
  Location: Jiyugaoka 1-chome, Meguro-ku
  Total floor area: 5,824㎡

- **The former site of Shinjuku TOKYU MILANO**
  Location: Kabuki-cho 1-chome, Shinjuku-ku
  Site area: 3,773㎡

- **Tokyu Saginuma Building**
  Location: Saginuma 1-chome, Miyamae-ku, Kawasaki
  Total floor area: 18,326㎡

- **Shibuya Dogenzaka Sky Building**
  Location: 28 Maruyamacho, Shibuya-ku
  Total floor area: 5,644㎡

- **Green Plaza Shinjuku**
  Location: Kabuki-cho 1-chome, Shinjuku-ku
  Total floor area: 9,301㎡

- **Tokyu Saginuma No. 2 Building**
  Location: Kodai 1-chome, Miyamae-ku, Kawasaki
  Total floor area: 4,409㎡

- **Aoyama Oval Building**
  Location: 52 Jingumae 5-chome, Shibuya-ku
  Total floor area: 28,629㎡

- **Turn Table**
  Location: 10 Shinsen-cho, Shibuya-ku
  Total floor area: 864㎡

Include property sectionally owned or co-owned with other company
The land and building of the entire building are indicated

**FY2018-**

- **Kichijoji Tokyu REI Hotel**
  Location: Kichijojiminami-cho 1-chome, Musashino
  Total floor area: 11,754㎡

- **Reve Nakameguro**
  Location: Kamimeguro 1-chome, Meguro-ku
  Total floor area: 985㎡

Tokyu Corporation
Initiatives to optimize the real estate portfolio

**Acquisition**

**Acquire asset with potential for higher value**

- Closely monitor market trends and make careful investments

**Ownership/development**

**Secure income**

- Increase earnings power by implementing more sophisticated leasing techniques and strategic investments
- Rebuilding/redevelopment with possibility of joint operations with a partner

**Partial sale**

**Secure capital gains**

- Exit strategy working with TOKYU REIT or other parties
- Generate fee income through property management and other services after sale

**<Case 1: STYLIO Yamashita Koen>**

- Site area: 1,676.56 m²
- Floor area: 15,009.19 m²
- Stories: 18 stories above ground with two basements
- Date of completion: January 2008
- Date of acquisition: November 2008
- Date of sale: April 2017

- Acquired in November 2008 immediately after the financial crisis precipitated by the bankruptcy of Lehman Brothers
- Increase in the occupancy rate for the store area was expected

**<Case 2: Tokyu Toranomon Building>**

- Site area: 1,769.40 m²
- Floor area: 12,557.47 m²
- Stories: 10 stories above ground
- Date of completion: April 2010
- Date of acquisition: December 2005
- Date of sale: August 2013

- Acquisition of the properties with the expectation of development and the removal of tenants
- New development projects and expiry of a lease

- Sale to a third party while the market conditions are favorable after the property value increased (in April 2017)
Utilizing Railroad Facilities Effectively

**Use of space under elevated railways**
Attracting restaurants having outstanding features and developing service functions, including nurseries, necessary for the town
- Underneath Naka-meguro Station
- Underneath Ikegami Line Gotanda Station
5 facilities, 91 shops

**Station premises, close to station (etomo)**
Operating etomo facilities, community-based retail facilities directly connected to the station; aiming to attract people to the station and the town
- etomo Chuo-Rinkan
- etomo Jiyugaoka
9 facilities, 108 shops

**Utilization of railway premises**
Actively using space that has been created after railways moved underground to enhance the attractiveness of areas along Tokyu lines
- LOG ROAD (Daikanyama)
- Trainchi (Jiyugaoka)
2 facilities, 18 shops

---

**Nurseries and after-school day-care beneath elevated railways**
Actively promoting the development of child-care facilities, etc. underneath elevated railways close to stations to realize the concept of “The most popular rail service areas in Japan for living: Areas served by Tokyu’s railway lines”
Relocation related Facilities

As of March 1, 2019

Rental apartment business

High-quality living environments with stylish designs, security, and advanced facilities using assets close to stations etc.

Major properties
- STYLIO Shinagawa Nakanobu
- STYLIO Kamata
- STYLIO With Kamiikiedai

30 facilities, 1,210 units

Senior residences business

Living environments of high quality that Tokyu Group has developed through its services for senior citizens in the areas served by Tokyu lines (senior residences with services, nursing care services)

Major properties
- Tokyu Welina Ookayama
- Ohana Tama Plaza

Major facilities
- Welina: 2 facilities, 232 units
- Welina Care: 2 facilities, 119 units
- Ohana: 14 facilities, 459 people

Other businesses

Consultation service facilities in front of stations to solve residence-related problems (Concierge of Residence and Living)

Major facilities
- Meguro
- Tama Plaza

5 facilities
Real Estate Business Vietnam

Export an urban development package to fastgrowing Vietnam, leveraging our expertise cultivated in the Tokyu Tama Den-en-toshi area.

Urban development in Binh Duong

- Execution entity: Becamex Tokyu Co., Ltd. (2012 Established Tokyu Corporation: 65%, Becamex: 35%)
- Location: Vietnam, Binh Duong Province, “Binh Duong New City” (Project area: approx. 110 hectare)
- Profile of Binh Duong Province, Vietnam
  - Located 30 km north of the center of Ho Chi Minh City, Binh Duong Province is one of the key economic zones in Vietnam.
  - The government of Binh Duong Province is proactive in promoting business, and Binh Duong Province is one of the leading economic growth sectors in the country.
  - With an influx of Japanese and other foreign companies into the industrial parks in recent years, the area is noted for its development potential.
- Overview of Binh Duong New City
  - Total development area: approx. 1,000 hectare
  - Development amalgamating government, industry, academia, housing and leisure
  - Aiming at population of 125,000 people

Status of Binh Duong New City Development (completed) (including development by other companies)

Short-term Condominium for Sale Development in Ho Chi Minh

In Ho Chi Minh City, the Company participated in the joint project for condominiums with the local developer Hung Thinh Corporation.

Name: Moonlight Residences
Number of units: 535
State of sales: all the contracts for the units were completed.

© OpenStreetMap contributors
Urban Development in Binh Duong New City

Condominiums

Name: SORA gardens I
Site area: 9,082 m²
Occupation area: approx. 67 m²–105 m²
Total no. of residential units: 406
Start of sales: April 2013

Name: HARUKA terrace
HARUKA residence
Building area: approx. 300 m²
Total no. of residential units: 68 (first phase)
Start of sales: November 2016

Name: hikari
Shop floor area: approx. 1,600 m²
No. of plots: 14 units
Opening date: January 2015
(some stores opened November 2014)

Detached house

Name: KAZE SHUTTLE
Bus routes: Circular route within Binh Duong New City etc.
Bus Services: total 6 lines
Frequency: Every 10–20 min (peak time)
Opening date: commenced full-scale operation as of December 2014

Commercial Facilities

Name: SORA gardens II
Total no. of residential units: approx. 560
Construction period: From summer 2019 to summer 2021

Name: MIDORI PARK The VIEW
Total no. of residential units: 604
Construction period: From March 2018 to the end of 2019

Name: Viet Hoa International School
Use: Kindergarten, elementary school (enrollment: 882)
Opening date: September 2019

Bus

Projects being developed

Condominiums for sale, commercial facilities

Condominiums for sale

International school
Dwellings for rent offered to Japanese in Sriracha

■ Overview of Sriracha
- Approximately 100 km southeast of Bangkok.
- Many Japanese companies have moved. One of the largest Japanese towns in the world.

■ Overview of Business
- Supplying rental apartments to Japanese expatriates and their families as the main customers.
- Located opposite the second Japanese school in the Kingdom of Thailand.

■ Project Implementing Body
Saha Tokyu Corporation Co., Ltd.
(Established in 2014, Tokyu Group 50%, Saha Group 50%)

■ Overview of Property
Name: HarmoniQ Residence Sriracha
Land area: Approx. 55,000 m²
Number of units: 180 (2LDK:122 m², 3LDK: 122 m² – 139 m²)
Planned completion: completion of the entire building in April 2016

Dwellings built for sale in Bangkok

■ Overview of Business
The Company is developing the dwellings for sale business in Bangkok in cooperation with Sansiri*, a local major development.

■ Project Implementing Body
Four companies, including Siri TK One Company Limited, a joint venture. (Tokyu Group: 30%, Sansiri: 70%)

■ Overview of Property

<table>
<thead>
<tr>
<th>No. 1</th>
<th>No. 2</th>
<th>No. 3</th>
<th>No. 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>taka HAUS</td>
<td>XT Ekkamai</td>
<td>The Base Sukhumvit 50 (tentative name) Aydin Krungthep Kreetha</td>
</tr>
<tr>
<td>Number of units</td>
<td>269 units</td>
<td>537 units</td>
<td>415 units</td>
</tr>
<tr>
<td>Planned completion</td>
<td>2019</td>
<td>2021</td>
<td>2019</td>
</tr>
</tbody>
</table>

Dwellings for rent offered to the Japanese in Sriracha
An environment in which families can live their lives safely and comfortably is provided.

*Sansiri : Sansiri Public Company Limited
Commence an employment promotion project (enticement of companies and education facilities, etc. and leasing and sale of plots), in addition to the ongoing development and sales business of residential land, in Yanchep located in the suburbs of Perth, the fourth largest city in Australia where population is growing.

Area being developed
- approx. 2,100 hectares (owned by Tokyu Corporation and its subsidiary)

Local subsidiary
- Yanchep Sun City PTY.LTD.
- ST Andrews Private Estate PTY.LTD.

Progress and Future Plans
- 1995: Signed an MOU with the government of Western Australia
- 1999: Signed a Strategic Cooperation Agreement (SCA) with the government of Western Australia
- 2004: Entered a joint venture on the development of residential lots
- 2006: Launched a joint employment promotion project
- 2012: Shopping center opened by a local partner
- 2013: The joint venture on the development of residential lots was selected as the best project in all of Australia
- 2019: The government of Western Australia plans to start work on the extension of the railway to Yanchep Station.