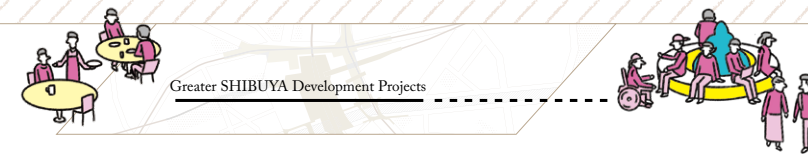


TOKYU GREATER SHIBUYA STRATEGY

The Future Strategy of Urban Development in Shibuya Area, by the Tokyu Group



Greater SHIBUYA Development Projects



Greater SHIBUYA Development Projects

Opened on Apr. 26, 2012

Shibuya Hikarie

Shibuya Hikarie

Leading project of Shibuya Station area redevelopment

This high-rise complex inherits the DNA of the Tokyo Bunka Kaikan, which previously stood in this location and promoted a leading lifestyle for its time. Shibuya Hikarie is a hub for information exchange, containing the ShinQs shopping area, offices, and cultural facilities such as the TOKYU THEATRE Orb, a venue for musicals.



Floors — 34 stories, 4 underground floors
Height — Approx. 182.5 m

Opened on Sep. 13, 2018

SHIBUYA STREAM



A sacred ground for creative workers, where people, time, and the stream flow

This large-scale complex was built on the former platform and tracks of the Tokyō Line Shibuya Station, which has been moved underground. It contains a commercial space with about 30 restaurants, a hotel, office spaces, a hall, and other facilities. Shibuya River was revitalized through the collaborative effort between private and public sectors, while a pathway leading to the Square and Daikanyama was constructed, transforming the area into a place that attracts creative workers.



Floors — 35 stories, 4 underground floors
Height — Approx. 180 m

Completed on Mar. 29, 2019

SHIBUYA SOLASTA

SHIBUYA SOLASTA

Supporting diverse work styles through the provision of smart offices

This office building embodies the concept of a "workplace where you can work under a clear sky." The SKY TERRACE and lounge on the rooftop and GREEN TERRACE on the office floors are designed to reduce workers' stress while stimulating their senses. The building supports diverse work styles for workers, by incorporating IoT services that use technology to improve comfort and convenience.



Floors — 21 stories, 1 underground floor
Height — Approx. 107 m

[Our Partners]

Shibuya Hikarie
Implementing bodies: Shibuya Hikarie Management Association, Tokyu Corporation, Tokyu Metro Co., Ltd., Toho Co., Ltd., Tanaka Bldg Co., Ltd., Kaei Bldg Co., Ltd.

SHIBUYA CAST.
Implementing body: Shibuya Miyashitacho Realty Co., Ltd. Funded by three companies: Tokyu Corporation, Sapporo Real Estate Co., Ltd., Tokyu Construction Co., Ltd.

SHIBUYA STREAM
Implementing bodies: Tokyu Corporation, landowners of districts adjacent to the Tokyō Line

SHIBUYA SOLASTA
Implementing bodies: Dogenzaka 1-chome Ekimae Area General Incorporated Association, Tokyu Land Corporation, an operating company formed by the landowners

SHIBUYA FUKURAS
Implementing body: Dogenzaka 1-chome Ekimae Area Urban Redevelopment Association

Opened on Apr. 28, 2017

SHIBUYA CAST.

SHIBUYA CAST.

A new base for creative activities on Cat Street

SHIBUYA CAST. offers a number of common spaces, including a plaza, a multipurpose space, and a café, where passersby can encounter and be inspired by a wide range of cultures and values. The building also encompasses a shared office space and rental apartments to facilitate interactions between people with diverse values.



Floors — 16 stories, 2 underground floors
Height — Approx. 71 m

Opened on Sep. 13, 2018

SHIBUYA BRIDGE



A "bridge" connecting the Shibuya and Daikanyama areas

SHIBUYA BRIDGE is a complex that consists of Building A (a daycare center) and Building B (a hotel, stores, and offices). It was designed to meet various needs, such as the elimination of children on waiting lists for certified nursery schools and acceptance of in-bound visitors to Japan. The complex serves as a "bridge" between different generations and cultures, and between the Shibuya and Daikanyama areas, while facilitating mobility to create a lively atmosphere.



Building A
Floors — 3 stories
Height — Approx. 15 m
Building B
Floors — 7 stories
Height — Approx. 26 m

Opened in Nov. 2019

SHIBUYA FUKURAS

SHIBUYA FUKURAS

Urban tourism and the new gateway to Shibuya

SHIBUYA FUKURAS is a new gateway at the west exit of Shibuya Station that serves as a base for urban sightseeing. The upper floors contain offices and the members-only shared office space "Business-Airport," while a brand-new Tokyu Plaza Shibuya occupies the middle and lower floors. Part of the first floor contains a terminal for airport limousine buses and other transport, as well as the tourism information hub "shibuya-san."



Floors — 18 stories, 4 underground floors
Height — Approx. 103 m

Opened on Nov. 1, 2019

SHIBUYA SCRAMBLE SQUARE (East Tower)



A new transformative landmark with direct access from Shibuya Station

SHIBUYA SCRAMBLE SQUARE aims to be a stage for transmitting movement from the heart of Shibuya and giving birth to new culture. The East Tower encompasses SHIBUYA SKY, one of Japan's largest rooftop observation areas, high-grade offices on the upper floors, and a members-only co-creation facility on the 15th floor. With large-scale commercial facilities on the middle and lower floors, it plays a central role in attracting people and attention from around the world.



Floors — 47 stories, 7 underground floors
Height — Approx. 230 m

Completed on Nov. 30, 2023

Shibuya Sakura Stage

Shibuya Sakura Stage

A new Shibuya landmark that integrates work, play, and living

This project wholly developed the roughly 2.6-hectare site that stretches southwest of Shibuya Station and was key to completing the urban infrastructure redevelopment around the station. In addition to commercial facilities, offices, and residences, the project introduces an international medical facility, serviced apartments, and childcare facilities. A facility that assists startups was also established to nurture ventures originating from Shibuya.



Floors — Block A: 39 stories, 4 underground floors
Block B: 30 stories, 1 underground floor
Block C: 4 stories
Height — Block A: Approx. 179 m
Block B: Approx. 127 m
Block C: Approx. 16 m

Partially opened on Feb. 20, 2025

Yoyogi Park BE STAGE

BE STAGE

A facility and park where anyone can take on new challenges

This project is underway, based on Tokyo's Park-Private Finance Initiative (Park-PFI), an open-call establishment and management system under the Urban Parks Act. It will aim to create a place in the Jinan area—where the natural and the urban intersect—that inherits the DNA of Harajuku and Shibuya, deriving enjoyment from self-expression and transforming it into culture while allowing everyone to easily take on new challenges, thanks to its communal parks and convenient location.



Floors — 3 stories

Opened on Oct. 19, 2023

Forestgate Daikanyama



A base for a new style of living, work, and play in a city bursting with vitality and tranquility

Located close to Daikanyama Station, this two-building complex proposes brand-new lifestyles. Designed by architect Kengo Kuma, the Main Building aims for lifestyles in which living, work, and play coexist. Both a café and an event space, the Tenoha Building is an activity hub that connects non-urban regions and cities by working with various stakeholders with a focus on providing sustainable daily life experiences.



Floors — 10 stories, 2 underground floors

Opened on Jul. 8, 2024

Shibuya AXSH

SHIBUYA AXSH

Creating new activity in the area connecting Shibuya Station to Aoyama and Omotesando

This 23-story complex was built adjacent to Shibuya Hikarie and Aoyama-dori Avenue to create a new center of activity in the area around Shibuya Station's east exit and to improve circulation routes around the station. The 1st to 4th floors are used for commercial activities, while the 5th to 23rd floors are used to provide high-grade office spaces with convenient access to the station, which have high demand in the Shibuya area.



Floors — 23 stories, 4 underground floors
Height — Approx. 120 m

Future Development Projects

Scheduled for completion in FY2029

*Project details include tentative information

Shibuya Upper West Project

An urban oasis offering peace and relaxation in the active city

This complex will be built on the site of the former Tokyu Department Store HONTEN Store (which closed on January 31, 2023) and will have retailers for sophisticated lifestyles, a small world-class luxury hotel, and urban rental apartments. It will also house the expanded The Bunkamura Museum of Art, relocated from the adjacent Bunkamura, using its relocation and opening as an opportunity to promote further integration with Bunkamura and to give rise to a new large-scale cultural complex.



Floors — 34 stories, 4 underground floors
Height — Approx. 155 m

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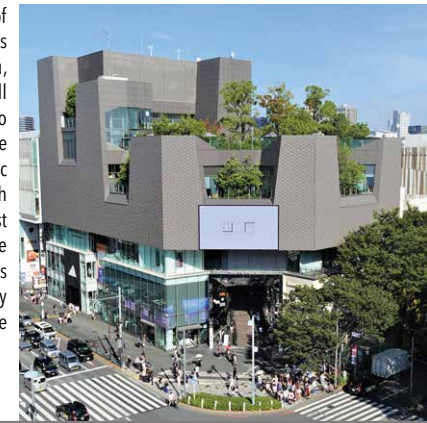
Opened on Apr. 18, 2012

Tokyu Plaza Omotesando "Omokado"



Manifesting one-of-a-kind things in a one-of-a-kind place

This commercial facility consists of top-class tenants that suit the areas of Omotesando and Jingumae, which have created various cultures over the years, as well as a generational background that allows anyone to transmit and express their ideas freely through social media. It combines highly receptive people, things, and ideas with encounters, connections, experiences, and pleasure. Quirky stores that share that sentiment can be found on all floors from the 1st basement floor to the rooftop terrace.



Floors — 7 stories, 2 underground floors

Scheduled for completion in FY2031

SHIBUYA SCRAMBLE SQUARE (Central Tower / West Tower)

A stage that gives rise to new cultures right in the heart of Shibuya

As a follow-up to the East Tower, which opened in 2019, work on the Central Tower and West Tower is under way to bring even more vitality to the Shibuya Station area. The Central Tower is planned for construction directly above the current JR Shibuya Station. The West Tower is under construction near the site of the Tokyu Department Store's former Toyoko Store, which closed at the end of March 2020.



Floors — Central Tower: 10 stories, 2 underground floors
West Tower: 13 stories, 4 underground floors
Height — Central Tower: Approx. 61 m
West Tower: Approx. 76 m

Shibuya Upper West Project
Implementing bodies: Tokyu Corporation, I Carterton Real Estate, Tokyu Department Store Co., Ltd.

Tokyu Plaza Harajuku "Harakado"
Implementing body: Jingumae 6-chome Redevelopment KK

Yoyogi Park BE STAGE
Implementing bodies: Tokyu Land Corporation, Tokyu Corporation, Ishikatsu Exterior Inc., Tokyu Community Corp.

Shibuya City Shibuya Redevelopment Association
East Japan Railway Company
Tokyo Metro Co., Ltd.

Published by: Tokyu Corporation and Tokyu Land Corporation
Date of publication: June 3, 2025

Opened on Apr. 17, 2024

Tokyu Plaza Harajuku "Harakado"



Exciting various people's sensibilities—a place to create and experience the latest culture of Harajuku

This facility is built upon the histories of Harajuku and Jingumae, which have created various cultures over the years, as well as a generational background that allows anyone to transmit and express their ideas freely through social media. It combines highly receptive people, things, and ideas with encounters, connections, experiences, and pleasure. Quirky stores that share that sentiment can be found on all floors from the 1st basement floor to the rooftop terrace.



Floors — 9 stories, 3 underground floors, 1 rooftop terrace

Revitalizing Shibuya.

Safety Initiatives

The Shibuya Station East Exit Rainwater Reservoir Facility, located at a depth of about 25 meters below the East Exit Plaza of Shibuya Station, is capable of temporarily storing 4,000 metric tons of rainwater. We built this facility at Shibuya Station, the lowest point of the area's valley-shaped topography, as a countermeasure against flooding caused by the recent increase in torrential rains.

In addition, as a measure for people who become stranded during disasters, we have secured areas at each of the Tokyu Group's facilities totaling more than 20,000 m² to serve as temporary shelters. In cooperation with the local government, businesses and schools around Shibuya Station, we are conducting various studies and drills to ensure that visitors to the area will not become disoriented in a disaster.

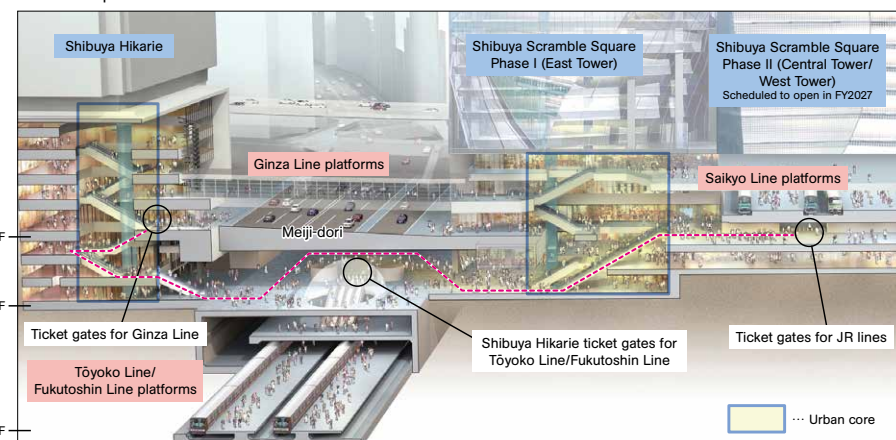
Shibuya Station East Exit Rainwater Reservoir Facility



Training to assist stranded persons

Improving Station Facilities

Repeated relocation, expansion, and renovation have made Shibuya Station increasingly complex. To overcome this issue, we are working with railway companies to relocate their platforms and improve transfer routes. We moved the Tokyu Tōkyō Line underground between Shibuya and Daikan-yama stations with the start of through services with the Tokyo Metro Fukutoshin Line. In addition, Tokyo Metro Ginza Line and JR Saikyo Line platforms were relocated and new ticket gates were installed on the Ginza Line in order to improve transfer routes and enhance station convenience.



Co-creation facility SHIBUYA OWS



Tourist information facility SHIBU HACHI BOX

In order to realize "Entertainment City SHIBUYA" and the "Greater SHIBUYA Concept," we are pursuing urban development through both "tangible" development, such as improving Shibuya's traffic flow and strengthening its disaster prevention capabilities, and "intangible" measures, such as organizing the structure of city operation and engaging in city branding.

Building Infrastructure around the Station

Railway facilities and arterial roads split Shibuya into north, south, east, and west areas, and the valley-shaped topography makes it difficult for people to move around on foot. In order to make the city safer and more comfortable for all users while improving circulation, we are constructing an "urban core," a space for vertical movement that connects multi-level urban infrastructure via elevators and escalators, and a "pedestrian deck" that connects disjointed parts of the city to each other. In November 2019, we built the Shibuya Station East Exit Underground Plaza in a location that connects the higher-level stations (JR lines and the Ginza Line) with the underground stations (Fukutoshin Line, Tōkyō Line, Tokyo Metro Hanzōmon Line, and Tokyu Den-en-toshi Line) to provide a safe and comfortable space while enhancing the station's functionality as a transport hub.

Urban Core (Shibuya Hikarie)



Flow of movement through the Shibuya Station East Exit Underground Plaza

Area Branding

We are making various efforts to enhance the value of the area, such as developing a supportive environment for tourists. We have installed extensive Free Wi-Fi (SHIBUYA Wi-Fi) and tourism information facilities. Shibuya Ward is also home to many creative content companies and ranks first in Japan in terms of the number of new business startups. The Tokyu Group hopes to attract more creative content companies and startups to Shibuya by opening shared offices and co-working spaces while implementing a variety of initiatives to support startups.



"HELLO neo SHIBUYA" campaign



Establishing Operational Systems

In order to turn Shibuya into a "lifestyle culture promotion hub open to the world," we formed the "Shibuya Area Management" to establish rules for urban development in the public and private sectors. Based on the established rules for urban development, we have built a cycle that generates excitement in the city through the implementation and operation of various activities, then reinvests the income obtained from advertising to the city. Numerous local and government-led events are held throughout the year to promote the Shibuya's attractions, and the Tokyu Group also participates in these events in a variety of ways to enliven the city.

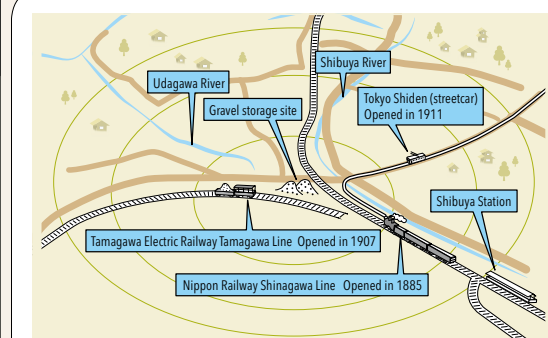
Tokyu Group's Urban Development Strategy

Shibuya is a world-class terminal city that has consistently generated fresh information and content.

Shibuya has been the Tokyu Group's most important base since our establishment, and the city symbolizes our commitment to urban development.

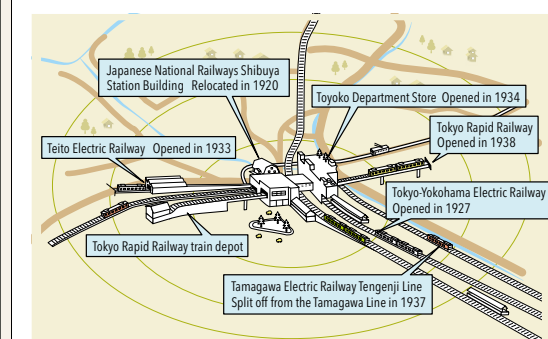
We will continue to cooperate with local stakeholders and government agencies to create a beautiful living environment in Shibuya.

How a quiet valley along the Shibuya River became a bustling city



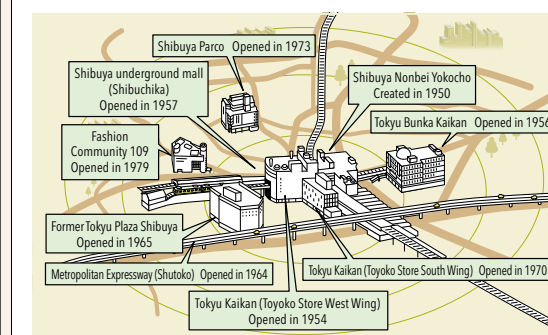
1910s

With the opening of the Nippon Railway's Shinagawa Line (now the Yamanote Line) in 1885, a small, wooden Shibuya Station was built in a peaceful area along the riverbank. The Tamagawa Electric Railway Tamagawa Line (later to become part of the Den-en-toshi Line) opened in 1907, followed by the Tokyo Shiden (the Tokyo City Streetcar, later the Tokyo Toden) in 1911.



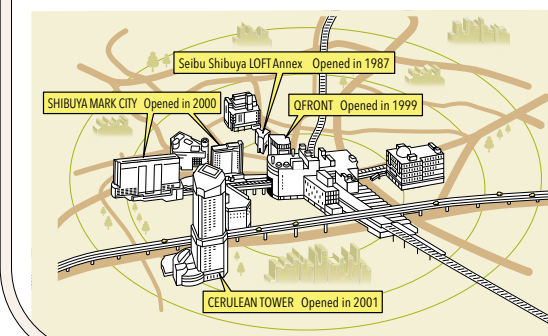
1920s–1940s

The Shibuya Station building was relocated in 1920. The Tokyo-Yokohama Electric Railway (now the Toei Line), Teito Electric Railway (now the Keio Inokashira Line), and the Tokyo Rapid Railway (now the Tokyo Metro Ginza Line) opened one after another, helping the city to develop further.



1950s–1980s

Although Shibuya was heavily damaged during the Pacific War, facilities such as the Tokyu Kaikan and Tokyu Bunka Kaikan opened in the 1950s after the war. The former Tokyo Plaza Shibuya was built in the 60s, followed by Fashion Community 109 (now SHIBUYA109) in the 70s, transforming the city into a fashion hub for young people.



1980s–2000s

Starting in the 1980s, a unique youth culture centered on the Center-gai area developed. New landmark commercial and office buildings such as SHIBUYA MARK CITY and CERULEAN TOWER opened, and Shibuya became known as "Bit Valley" for its cluster of tech companies.

Challenges that have surfaced as Shibuya developed

Safety

- ◆ Aging station facilities and buildings around the station
- ◆ Flood damage

Convenience

- ◆ Valley-shaped topography
- ◆ Division into north/south/east/west areas by rail lines and Route 246
- ◆ Increasing complexity of the station due to relocation, expansion, and reconstruction

Comfort

- ◆ Lack of spaces for gathering and relaxing

As the area developed, safety and other challenges have emerged. Plans to provide a through service between the Fukutoshin Line and the Tōkyō Line began to be considered from around 2000, triggering the start of large-scale development. In 2002, the decision to move the Tōkyō Line underground freed up a large amount of land in areas around station facilities and the former rail tracks, which further accelerated development activities.

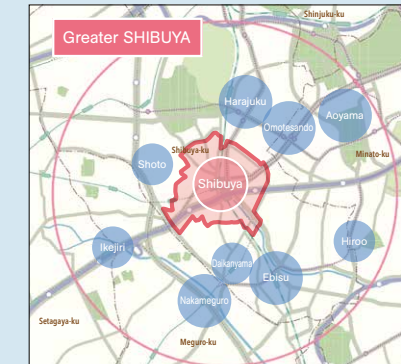


Greater SHIBUYA 1.0 -2020

Once-in-a-century urban development has begun.

Shibuya has flourished as a terminal known for its rich diversity and playful spirit. How can we enhance these strengths while overcoming the challenges of safety, convenience, and comfort? After much discussion, we arrived at two visions: "Entertainment City SHIBUYA" and the "Greater SHIBUYA Concept."

We pursued urban development with the aim of synergistically enhancing Shibuya's value by realizing these two visions.



"Deepening" Shibuya Entertainment City SHIBUYA

Shibuya, a city where everyone can enjoy life to the fullest

We aim to make Shibuya even more attractive as a place where new businesses are constantly being created, where a variety of entertainment can be found for all to enjoy, and where people want to return to the next time they visit.

"Broadening" Shibuya Greater SHIBUYA Concept

Aiming to create an area where people and culture flow freely

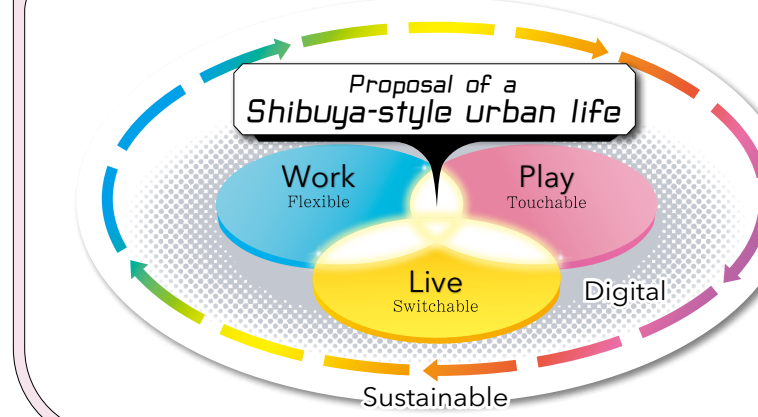
In order to create an urban area that grows sustainably, the Tokyu Group has defined the area within a 2.5 km radius of Shibuya Station as the "Greater SHIBUYA" and is pursuing the urban development of this entire zone.

Toward a new era for Greater SHIBUYA.

Greater SHIBUYA 2.0 2021-

The first phase of the redevelopment project was largely completed with the opening of facilities such as SHIBUYA SCRAMBLE SQUARE Phase I (East Tower) and SHIBUYA FUKURAS. Aiming to pursue urban development in a flexible manner based on the results of our past initiatives and new social needs, we formulated Greater Shibuya 2.0, a new strategy that further involves and develops the vision of Greater Shibuya 1.0. We will promote Flexible, Touchable, Switchable, Digital, and Sustainable initiatives according to four basic principles in order to propose an urban lifestyle that makes the most of Shibuya's unique attributes.

- 1 Enhance the attractiveness of the "Greater SHIBUYA" by continuing the strategy of concentrated development in Shibuya
- 2 Create a world-class SHIBUYA with unparalleled global presence
- 3 Evolve the city through the development and enhancement of infrastructure and green spaces
- 4 Further evolve and deepen the "Entertainment City SHIBUYA" vision



We will create synergy by integrating the three elements of work (Flexible), play (Touchable), and living (Switchable), while tackling Digital and Sustainable initiatives, which are foundational to the aforementioned three elements. By organically linking each of these elements, we aim to realize "Shibuya-style urban life" in which people can spend time in Shibuya in a fun and comfortable manner.