



TOKYO TATEMONO GROUP  
CSR REPORT 2019

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**[Editorial Policy]**

Tokyo Tatemono Group sees the realization of a sustainable society as its duty. The CSR information broadcast to society is for the purpose of communicating the type of initiatives that we are undertaking to all of our stakeholders.

The CSR Communication Book (Booklet) is published in an easy-to-read format to target an even greater number of people. Initiatives including all data are available on our CSR website as well as CSR, which summarize our efforts of each year, and ESG Data Book, which only has data, are available as PDF.

To facilitate understanding from various stakeholders, Tokyo Tatemono Group selects themes considered important to society and our customers and strives to expand our public information items around recent examples of initiatives for those themes.

In addition, the **Feature** section includes initiatives distinct to the Tokyo Tatemono Group that we would like to highlight in particular to all of our stakeholders.

In **Responding to Social Changes**, recent activities that the Tokyo Tatemono Group is focusing on in response to the changing society are reported.

Third person assurance of performance results and GRI standard content index has been added from this report.

**Publication Date**

June 2019 (Previous: Issued in June 2018, revised in November. Issued once a year)

**Period of Reporting**

Activities in FY2019 (January 1, 2019 to December 31, 2019) are set as the target period for reporting, but some of the information included in this report is for other fiscal years as well. Environmental data corresponds to a period between April to the following March of each fiscal year.

**Scope of Reporting**

This report primarily focuses on activities of Tokyo Tatemono Co., Ltd., but some sections report on activities of the entire Tokyo Tatemono Group or Group companies. Activities of Tokyo Tatemono Co., Ltd. are indicated as Tokyo Tatemono and activities of the entire Group are indicated as the Tokyo Tatemono Group.

**Referenced Guidelines**

GRI Standards: Referenced items are listed on the content index.

**Third-Party Assurance**

Tokyo Tatemono underwent a third-party quality assurance evaluation by Lloyd's Register Quality Assurance Limited (LRQA) for some of the fiscal 2017 (April 1, 2017 to December 31, 2017) and 2018 (April 1, 2018 to December 31, 2018) environmental and social data to ensure the integrity of the data within the report. The type of data and numerical figures subject to this evaluation are indicated with an asterisk symbol.

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# Message from the President

## Aiming to Be a Corporate Group Needed by Customers and Society

### Hitoshi Nomura

Representative Director  
President and Chief Executive Officer  
Tokyo Tatemono Co., Ltd.



Tokyo Tatemono is the oldest comprehensive real estate company in Japan, which was founded by Zenjiro Yasuda of the Yasuda Zaibatsu in 1896. At a time before there was sufficient infrastructure for real estate dealings, Zenjiro Yasuda established Tokyo Tatemono based on the philosophy the customer always comes first and an enterprising spirit according to his belief everyone should be able to feel secure when dealing in real estate. This philosophy is the origin of our business activities and it is been passed down without fail through each generation for almost 120 years.

The Japanese economy today directly faces a variety of changes such as Japan's fierce competition with cities worldwide, a medium- to long-term decline in population, the prevalence of an aging society with a declining birthrate,

and the diversification of values. The Tokyo Tatemono Group takes action for customers by truly understanding the perspective of customers and society in the climate of this generation. I also believe the starting line for everything is to consider what society needs. We have advanced our business activities in 2019, the final year of our five-year Medium-term Business Plan, to continue to be the leading choice.

Tokyo Tatemono owns many assets around Tokyo Station, especially on the east side of the station in the Yaesu, Nihonbashi and Kyobashi area. This area has the largest number of major conglomerates in Japan. These companies act as the engine driving the Japanese economy and bolster the mystique and competitiveness of the area. This contributes to strengthening the earning capacity of Tokyo

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## Message from the President

Tatemono in addition to heightening the competitiveness of not only Tokyo as a city but Japan as a whole. The Tokyo Tatemono head office building is part of the Type-1 Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station. We are participating in this project as the leaseholder, project contractor, and specific business agent. As part of this project, we formulated the District B Urban Redevelopment Committee in January 2019. As a member of this committee, Tokyo Tatemono is working together with all of the rights holders to revitalize the history and culture of Yaesu which was area of townspeople, to promote global urban development suitable to the front of Tokyo Station, which offers extraordinarily convenient transportation in addition to creating a more prosperous place through area management. Tokyo Tatemono is also opening co-working spaces and support facilities for startups in the Yaesu, Nihonbashi and Kyobashi area to attract and support the growth and endeavors of these companies as well as encourage partnerships with major conglomerates. City Lab TOKYO opened in December 2018 as part of this initiative to provide an open innovation center to engage in sustainable urban and social development centered around an axis of the environment. Tokyo Tatemono uses these sites for the purpose of finding solutions to social issues faced by the city while supporting partnerships between major conglomerates and startup companies to enhance the attractiveness and competitiveness of this area. 2019 is the final fiscal year of our medium-term business plan. Unified as a Group, we will strive to achieve our targets and further a broad range of efforts in anticipation of the future. In our Office Buildings Business, we are

clearly underway with building ventures that include core projects such as Hareza Ikebukuro and the Type-1 Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station as well as developing various assets such as urban hotels and distribution centers. In our Residence Business, we are further strengthening the Brillia brand while working to provide products and services that clearly anticipate changes in values and lifestyles. This is how Tokyo Tatemono will provide diverse ways for people to spend time and live life. We will also work to drive synergy and enhance earning power throughout the entire Group from providing asset solution services to emphasizing the management of various facilities.

In addition, we will promote higher productivity via work-style innovation and the active participation of women as well as respond to rapid social and economic changes. We will also strive to solve urban and environmental issues while continuing to expand our open innovation initiatives to create new products and services that use ICT.

The Tokyo Tatemono Group will also work to solve problems faced by our customers and society from diverse business perspectives. I believe our efforts contribute to achieving a wide range of objectives such as Goal 11: Sustainable Cities and Communities, which is one of the seventeen Sustainable Development Goals (SDGs) set by the United Nations. Exemplifying our corporate philosophy to trust beyond an era works to sustain and enhance a trusting relationship with our various stakeholders now and into the future. We will work to grow as a corporate group needed by both our customers and society. I ask for your ongoing support and guidance in the future.

**Hitoshi Nomura**

Representative Director  
President and Chief Executive Officer

