

HEART INTO THE CITY  
都市に、心を。  
TOSEI

The TOSEI

Style

HEART INTO THE CITY

都市に、心を。

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Create inspiration for people,

Maximize the appeal of properties,

Promote spiritually rich developments that match local characteristics...

Create the future city

# Tokyo × Revitalization

In recent years, the development of high-rise buildings in Tokyo has progressed at a rapid pace. However, older small and medium-sized buildings make up a large proportion of Tokyo properties.

Tosei restores the value of properties to maximize their appeal, re-creating spaces with a new look to give pleasure to people.



## Quality Construction

Each city has its own history and culture. Creating unique rhythm and harmony between people and the city is essential to building an attractive city. Tosei provides spaces where people can smile all the time, be inspired and feel relaxed by creating office buildings, commercial facilities and houses that blend in with the cityscape while respecting the characteristics of the city.



## And for the Future...

Tosei gives back to its home city of Tokyo by contributing to its future through environmental initiatives. We will continue to revitalize and redevelop our city with respect for the environment while incorporating environmentally friendly facilities and adding promising new services.





Office buildings/Commercial facilities

Office

Offering original value by creating highly comfortable,  
convenient and inspiring spaces

## A pleasant urban office space featuring energy-saving and environmentally conscious design

### High-quality office building

#### Toranomon Tosei Building

Located a two-minute walk from Kamiyacho Station on the Tokyo Metro Hibiya Line and a nine-minute walk from Toranomon Station on the Ginza Line, this is our first office building development to feature a stylish glass-curtain wall façade.

The property also has a rooftop garden planted with seasonal flowers that enhances the environmental awareness of workers and provides a place for interaction.



## A unique commercial facility that reflects the city's characteristics more brightly than other buildings

### Stylish commercial facility

#### T'S BRIGHTIA Kichijoji

We developed this commercial facility with a focus on quality construction. It is located in a good neighborhood, just a three-minute walk from Kichijoji Station on the JR Chuo Line. The building's image is characterized by its monotone walls, while the bright tenant space utilizes glazed walls. We welcomed the American casual brand Eddie Bauer as a tenant, and the building is now in the spotlight as a new Kichijoji shopping venue.





## Breezy, bright and green – An office building integrated with nature



### A large-scale office building in harmony with the environment

#### Heiwajima Tosei Building

A nine-minute walk from Heiwajima Station on the Keihin Kyuko Line, this large-scale, environmentally conscious office building was designed with energy conservation in mind. Taking full advantage of proximity to a lush park, we created work spaces that reach out to nature. This property received a CASBEE A rank in recognition of its comprehensive environmentally conscious features, such as rooftop greenery and highly energy-efficient facilities.

## A high-quality urban office building with superb environmental performance

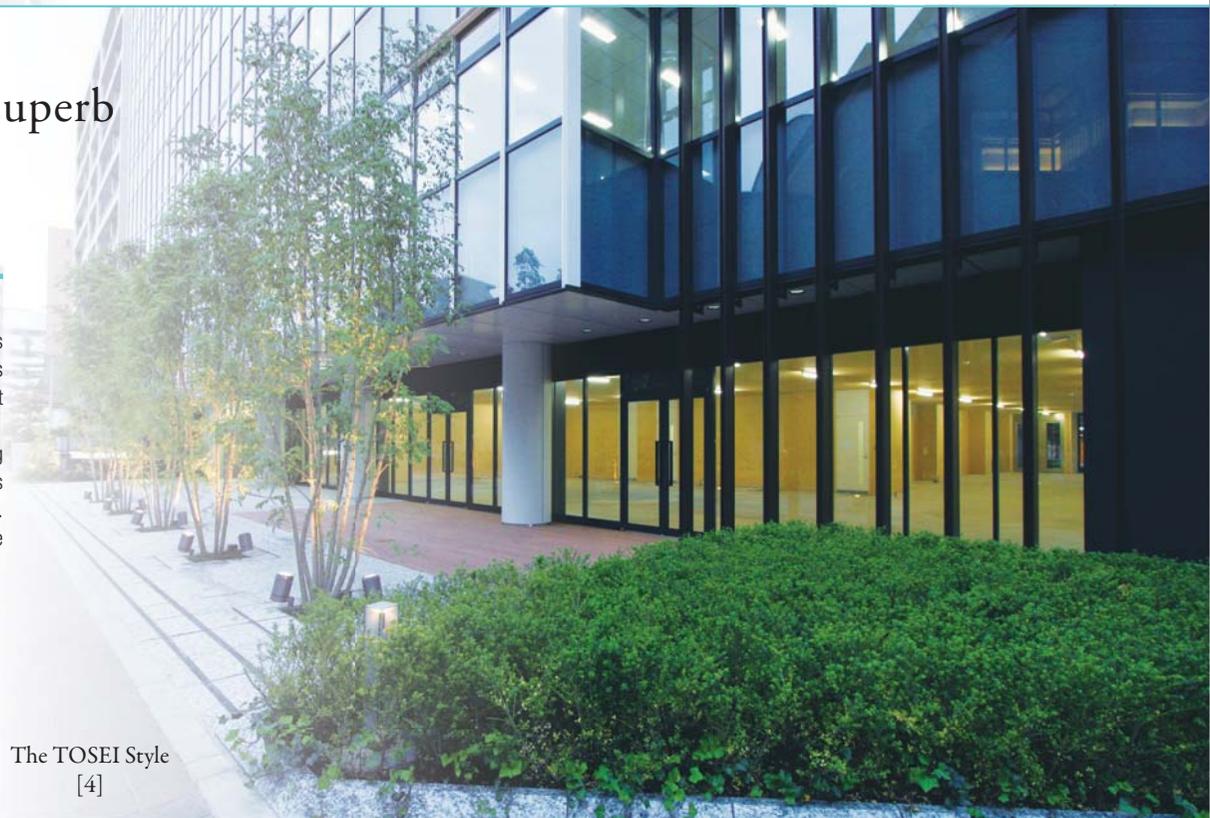


### An urban office building in harmony with the environment

#### Kamata Tosei Building

Nearby parks and large-scale mixed-use buildings feature extensive greenery that helps pedestrians relax in this superb location three minutes on foot from JR Kamata Station.

Designed for harmony with the surrounding environment, the Kamata Tosei Building has facilities that help reduce environmental impact. These and other features helped make it the second Tosei property to receive a CASBEE A rank.



## Office space designed for functionality and energy conservation



### A stylish urban office building

#### Shinjuku Tosei Building

This office building is in an outstanding location close to Shinjuku Sanjome Station on the Marunouchi Line, Higashi Shinjuku Station on the Oedo and Fukutoshin lines, and Shinjuku Station, a major JR terminal.

Designed to be a leader in environmental consciousness, this office building features rooftop greenery and environmentally friendly facilities, such as LED illumination at the entrance and highly efficient lighting in work spaces.

### Examples of Tosei Group “Value-up” (Office buildings, Commercial facilities)

#### Value-Up

#### Kanda Ekimae Building

- A large-scale renovation featuring glass walls on the east and west facades
- 100% occupancy after renovation

#### Before



#### After



#### Value-Up

#### Hatsudai Building

- Converted vocational college to meet office specifications
- Repaired areas that had deteriorated
- Divided small classrooms into two rooms on each floor
- Greened roof terrace

#### Before



#### After



#### Value-Up

#### Hongo Building

- Landscaped entrance and renovated elevator hall
- Constructed walkway accent wall
- Added a directory by the stairs

#### Before



#### After





R

Condominiums/Detached houses

## esidential

Inspiring joy and pride, and comfortable to live in;  
enjoy living in real affluence in the modern city

## A comfortable property with a primary focus on occupant lifestyle



### Rental condominiums with state-of-the-art facilities

#### THE Palms Nihonbashi Yokoyamacho

Close to four train lines, the property is a two-minute walk to Bakuro Yokoyama Station on the Toei Shinjuku Line.

We constructed a rooftop shrubbery garden and a dog run for tenant use featuring a footbath.



## An overall structure in harmony with the building's surroundings while retaining uniqueness and warmth

### High-end condominiums

#### THE Palms Setagaya Sakura

Located in a quiet, low-rise residential neighborhood, THE Palms Setagaya Sakura has been designed to maintain harmony with its surroundings while retaining its uniqueness and warmth.

We took an ecological approach, incorporating a central garden filled with plants and sunlight and open terraces that allow lots of light into the adjacent living rooms. The complex is truly a green urban oasis, featuring a 350m<sup>2</sup> rooftop garden, roadside planting and a bright, lush central garden.





## New eco life and city-center convenience in Tsukishima



### An environmentally friendly condominium

#### THE Palms Tsukishima Luna-garden

This property is in Tsukishima, which offers all the convenience of central Tokyo with a hearty traditional downtown atmosphere. Bulk electricity purchasing, a solar power generation system and highly energy-efficient facilities make it environmentally friendly. Rooftop gardens and a full range of services including car sharing add to residents' quality of life.

## A dignified residence surrounded by beautiful greenery and fresh air

### An urban condominium nestled against the greenery of an Imperial garden

#### THE Palms Sendagaya Gyoen no mori

This superior location offers expansive views of the vast Shinjuku Gyoen National Garden for full enjoyment of Japan's four seasons and atmosphere. The refined, graceful form of the exterior design is harmonized with the surrounding greenery, creating a beautiful scene. Features such as multiple units with rooftop balconies for enjoying the beauty of the four seasons make for a lush, relaxing condominium.



Designed for serenity within the bright lights of the city



**A designer condominium  
secluded in the center of Tokyo**

### **THE Palms Shibuya Tokiwamatsu**

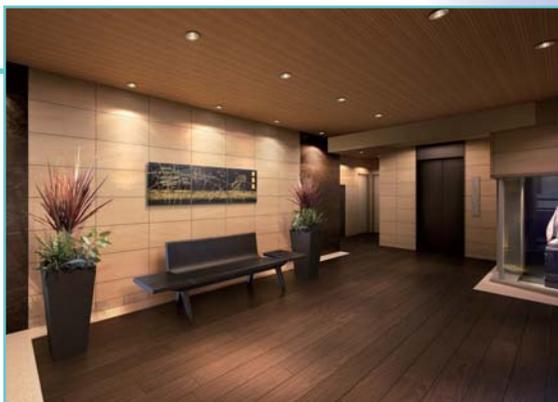
This condominium in the exclusive residential area of Shibuya Tokiwamatsu combines the convenience of a central Tokyo address with serene living surrounded by history and nature. With superior residential facilities and specifications, it is a comfortable home that appeals to residents ranging from single women to families.

A private place enraptured  
by the inherited traditions of Nihonbashi

**An urban condominium that  
complements its historical neighborhood**

### **THE Palms Nihonbashikodenmachi Visage**

This property is located in Nihonbashi, an area that embraces the traditions of Edo as it continues its fascinating evolution. The exterior design of this residential condominium communicates a sense of quality that complements its historical Nihonbashi neighborhood. The interior hallway design ensures privacy for residents, and the building also features security and anti-noise measures.





Designed for a high-quality hilltop lifestyle,  
with a breezy cultured atmosphere



#### A large-scale subdivision

##### THE Premium Court Ota Chuo

Surrounded by greenery and historical and cultural landmarks, THE Premium Court Ota Chuo subdivision is in an exclusive low-rise residential neighborhood. It is the largest residential subdivision developed in this ward since 1983.

Features such as second-floor kitchens and living rooms, and high, sloping ceilings take full advantage of the luxurious hilltop location. Developed on a south-facing slope, each property in the subdivision is bright and breezy, expressing its own characteristics.

## The creation of quality, unconfined comfortable space amid greenery

#### A large-scale subdivision

##### Palms Court Setagayaokamoto

This property is in an exclusive residential area of Okamoto, Setagaya-ku that is designated as a scenic district where the beautiful environs are protected. The broad streets and rich greenery of the neighborhood, create a sense of community and security. Balconies open to the sky and an open floor plan with dividers that allow the rooms to accommodate changing lifestyles in the future are key components of a residential design that offers families comfort today and tomorrow.



# Tosei's Idea of "Heart into the City"

Based on the Eco Declaration announced in April 2009, the Tosei Group is committed to fulfilling its corporate responsibilities as a real estate company by enhancing environmental initiatives for a sustainable society.

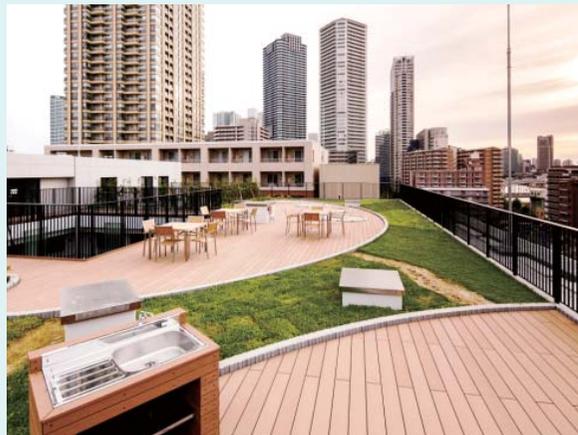
## Environmentally Friendly Revitalization and Development

In revitalizing and developing office and residential buildings, we draw on a proprietary list of environmental products to employ those that match the unique features of each property from various perspectives, including energy and resource conservation.

 Rooftop greening Rooftop gardens Garden terraces	 Low-e window glass and sashes	 Water heaters that conserve energy	 Rental bicycles Car sharing
 Solar power generation Aggregated electricity purchasing	 LED lighting Motion sensor lighting Use of recycled materials	 Faucets and toilets that conserve water	 CASBEE certification



Heiwajima Tosei Building  
Reduced thermal loading through the use of materials such as low-e glass (acquired CASBEE A Rank certification)



THE Palms Tsukishima Luna-garden Silver Moon Terrace



Kamata Tosei Building  
Reduced heat island effect through rooftop greening (acquired CASBEE A Rank certification)

## Tosei Group Eco Declaration

In order to achieve our slogan "Heart into the City," the Tosei Group declares its intention to promote corporate activities that are friendly to people and the environment and to work to reduce burdens on the environment, while keeping true to our philosophy "Create new value and inspiration in all aspects of real estate."

## Residential Revitalization



Tosei's Restyling business purchases entire rental apartments and multi-use buildings, adds value to the exterior, common, exclusive and other areas, and then successively sells vacant units.

This is an environmentally friendly real estate revitalization business that is based on the Up Cycle Design approach, which opens new recycling horizons by transforming old properties into new properties with added value.

Value-Up		
Before	After	
		
Renewal of lounge		Hills Garden

### Hilltop Yokohama Negishi

In addition to improving convenience and security, we increase value by incorporating environmentally friendly specifications for conserving energy and resources.

- Renewal of entrance and lobby
- Creation of communication spaces (Hills Garden, etc.)
- Installation of autolocks, security cameras and parcel delivery boxes
- Introduction of car sharing and bicycle rental
- Introduction of LED lighting



Recognized as a highly social business model that contributes to people and the Earth, the Restyling business won a Good Design Award for two consecutive years, in 2011 and 2012.



Hilltop Yokohama Higashi Terao

## Development Business

### Office buildings



Toranomon Tosei Building



Kanda Tosei Building



Kanda Ogawamachi  
Tosei Building II



Heiwajima Tosei Building



Nishiikebukuro  
Tosei Building



### Office buildings



Shinjuku Tosei Building



Kamata Tosei Building



Shinjuku Commerce  
Building



T'S BRIGHTIA Kichijoji



T'S BRIGHTIA Tokiwadai



T'S BRIGHTIA Shimokitazawa

### Commercial facilities

Office buildings/Commercial facilities

Office

Rental apartments/  
Condominiums/Detached houses

Residential

### Rental apartments



THE Palms Nihonbashi  
Yokoyamacho

### Condominiums



THE Palms Setagaya  
Sakura



THE Palms Tsukishima  
Luna-garden



THE Palms Sendagaya  
Gyoen no mori

### Detached houses



THE Premium Court Ota Chuo



Palms Court Mitaka Adagio



Palms Court  
Setagayaokamoto

# Revitalization Business

## Office buildings



Ueno Tosei Building



Hatsudai Building



Nihonbashi Hamacho Building



Ebisu Building



Shinyokohama Building



Shinbashi Building

## Office buildings



Yotsuya Building



Tachikawa Nishikicho Building



Meguroekimae Tosei Building



Harajuku Building



Shinjuku Kabukicho Building

## Commercial facilities



Plaza Nakayama



Kanda Ekimae Building

## Rental apartments



Palms Gotanda



Gekoucho Condominiums



Harajuku Condominiums

## Restyling



Hilltop Yokohama Negishi



THE Greenhouse Shirokanedai



Hilltop Yokohama Higashi Terao

Office buildings/Commercial facilities

Residential  
Rental apartments/  
Condominiums/Detached houses

Note: Major properties listed here include properties we hold or have sold, and partial fixed assets.

# T O S E I

<http://www.toseicorp.co.jp/english/>

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