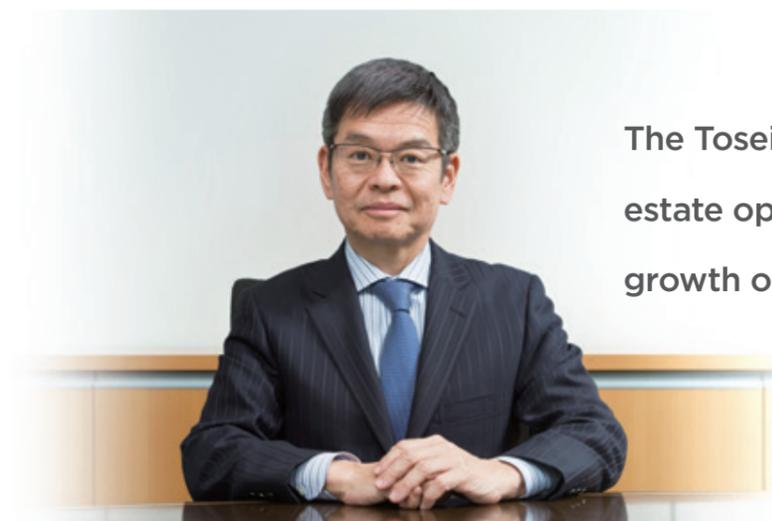




Working to create inspirational experiences for people who live and work in the city.  
 To draw out the maximum appeal of properties.  
 To create developments that match the characteristics of the area.  
 And to build the city for the future.  
 Not simply demolishing and rebuilding, but building the city with all our heart.  
 These are the kinds of sentiments instilled in our corporate philosophy. "Heart Into the City."  
 Tosei's promise is to create new value and inspiration in all aspects of real estate, and increase the appeal of cities and other urban areas.



The Tosei Group maintains its core real estate operations while pursuing unlimited growth opportunities in new areas.

Under the corporate philosophy "To create new value and inspiration in all aspects of real estate," the Tosei Group aims to contribute to society, achieve sustainable growth and increase corporate value by developing real estate and restoring its value, with a view of 10 to 20 years in the future.

As the social environment is changing at a dizzying pace, and people's lifestyles and values are becoming more diverse, the role and value of real estate are also changing. Under such the business environment, ensure the Group's continued growth over the future, and enhance corporate value by contributing to the realization of a sustainable society, we formulated "Tosei Group Long-Term Vision 2032".

We will work toward growing business and realizing the Long-Term Vision 2032 "We will contribute to the realization of a sustainable society as a unique real estate portfolio manager with diverse solution capabilities." by further expanding the Group's core competencies that are the source of the Group's competitive advantage, i.e., "Real Estate Solution Capabilities," "Portfolio Management Capabilities," and "Global Reach Capabilities".

April 2024  
 President and CEO

CONTENTS

02 TOP MESSAGE	25 FUND AND CONSULTING
03 BUSINESS OVERVIEW	27 PROPERTY MANAGEMENT
05 REVITALIZATION	29 HOTEL
13 DEVELOPMENT	33 TOSEI Group's Sustainability
23 RENTAL	34 Corporate Profile

## Comprehensive Real Estate Company Which Provides 6 Businesses

① ②

“Sale & Purchase business” which sells and buys, buildings condominiums and detached houses.



Revitalization Business



Development Business



Rental Business

The Tosei Group carries out highly stable portfolio management.



Fund and Consulting Business



Property Management Business



Hotel Business

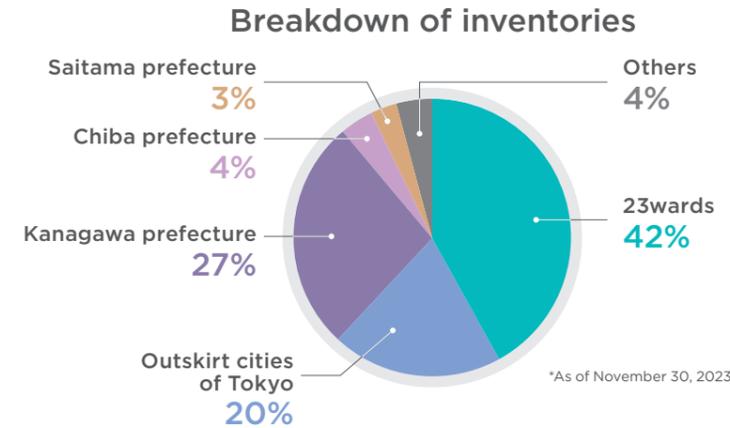
③ ~ ⑥

“Stable business” which generates steady income.

The Tosei Group carries out highly stable portfolio management by managing six main businesses, the Revitalization Business, the Development Business, the Rental Business, the Fund and Consulting Business, the Property Management Business, and the Hotel Business.

While the Revitalization Business and the Development Business can expect high earnings from real estate transactions, the Fund and Consulting Business, which has been growing remarkably in recent years, as well as the Rental Business, the Property Management Business and the Hotel Business, can generate stable earnings. The Group is building a business foundation that can respond flexibly to changes in market conditions by leveraging synergies among its six businesses and complementing each other.

## Managing Businesses Mainly in Tokyo



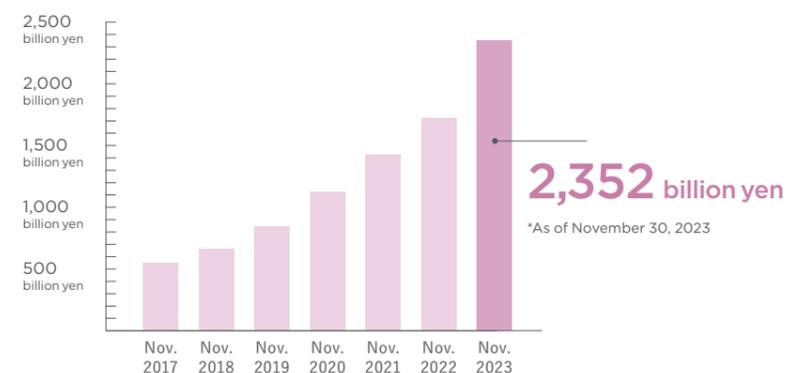
The Tosei Group mainly focuses on Tokyo. Since its founding, the Tosei Group has consistently invested in properties in the Tokyo area. Through these investments, the Group has built an impressive track record in terms of both the size and use of the properties, and has developed sophisticated capabilities for understanding properties in Tokyo.

## Both Revitalization and Development of Real Estate: Tosei Offers a Strong Lineup



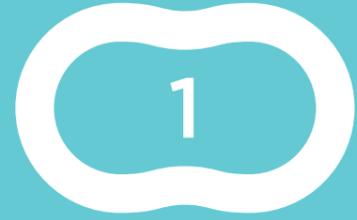
The Tosei Group provides a wide range of products (offices, residences, commercial facilities, hotels, and logistics facilities) and sizes in new construction development and revitalization of existing properties. In the Development Business, we develop products that match the characteristics of the area and the trends of the times. In the Revitalization Business, we seek to revitalize real estate value by improving environmental performance, design, convenience, and security.

## AUM Balance Exceeded 2 Trillion Yen, One of the Highest in Japan\*



As an independent asset management company, we are increasingly being entrusted by many foreign investors and domestic institutional investors, and our AUM balance is growing rapidly.

\*As assets under management in the discretionary investment management business under the Financial Instruments and Exchange Act.



# REVITALIZATION Business

In the Revitalization Business, Tosei acquires properties whose asset values have deteriorated and sell them to investors, funds and individuals as “revitalization real estate” with improved design, convenience and security, as well as Eco Friendly specifications, from our “Value Up plans” that address area characteristics and tenant needs.

Tosei also acquires properties through Mergers and Acquisitions.

## Revitalization Business

### Good Judgement

Expertise for selecting properties in the Greater Tokyo Area, accumulated since our founding

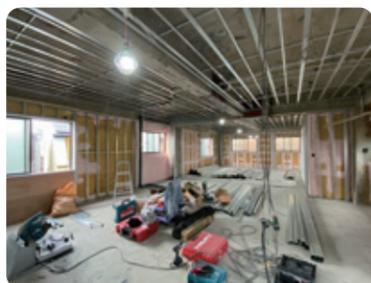
- Comprehensive judgements based on attributes such as location, scale, age, facilities and structural design
- Extensive property database



### Renovation

Adding value to existing properties

- Precise remodeling plans that increase the competitiveness of properties
- Flexible product planning with consideration for improving design aspects, environment and comfort



### Sales Strength

Information network supporting all aspects of operations from acquisition to sale

- Working to build relationships with real estate agents and acquire good quality information in a timely manner



## Revitalization of Tosei Sustainable Value UP

Tosei’s value-up program is based on the concept of “Sustainable Value Up” to utilize the individuality of a wide variety of existing properties and further enhance their attractiveness, we consider a revitalization menu with “Eco Friendly,” “Well-being” and “Resilience”.

We are committed to revitalizing the value of sustainable buildings by incorporating facility specifications that enhance modern functionality, environmental and social performance in buildings.

## 3 Codes for Value Improvement

### Eco Friendly

Value Up for a sustainable society, including energy conservation, introduction of renewable energy and resource conservation

### Well-being

Value Up for that contributes to improved landscaping, aesthetics, comfort and convenience

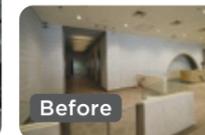
### Resilience

Value Up for community revitalization and preservation and improved security and disaster prevention performance

## Case Study

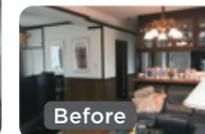
### Pre-owned office

Renovation of common space  
Entrance



Re-purposing to SOHO

Transformation of the former building owner's residential floor to SOHO office specifications (small office / home office)



### Pre-owned condo units (Princess Square Co., Ltd.'s Achievements)

Kitchen design renovation  
Kitchen replacement, Cloth replacement



Washbasins and Bathrooms design renovation

Replacement of Washbasins, bathtubs and lighting fixtures



### Recovering functionality, increasing asset value and improving tenant satisfaction through renovation

Exterior and interior design renovation (entrances, elevator halls, planting, etc.)  
internal and facilities renovation (introduction of disaster readiness, energy saving and security facilities)

### Increasing earning power of rental properties

Transformation for small-scale use (renovating the former building owner's residential space to office specifications, etc.)  
Tenant leasing (improving profitability by improving occupancy / operation rate)

### Responding to the requirements of buyers

Transformation to investment grade properties (restoration of legal compliance) (removal of illegal buildings, securing escape routes, corrective work for outside the use and oversized buildings, asbestos removal, etc.)



### Tama Center Tosei Building

Office

A large-scale office building with a premise covering an area in excess of 5,750m<sup>2</sup>. Users can make use of three train lines, with good access from the station. The building offers a wide array of office sizes ranging from 33m<sup>2</sup> to 1,322m<sup>2</sup>, enabling use by a diverse range of tenants. In terms of value-up improvements, Tosei remodeled the entrance and the refresh room—among other areas—to create a more worker-friendly environment.



#### Entrance

The entrance design was renewed to give the office area a fresh face. A bright and spacious meeting / negotiating space and waiting area were also added as new additions.



#### Refresh room

The interior design, lighting, sofas and tables were all renewed and replaced. Massage chairs that users can enjoy for free were also introduced, complete with partitions for privacy.





### T-Rhythmic Soka

Rental apartment

After acquiring this building—which a company had previously used as company housing for employees—in completely vacant state, Tosei increased its value as a rental apartment by applying soundproofing and remodeling it based on the concept of apartments for music lovers. In addition to soundproofing, the company housing spec cafeteria was remodeled into a party room. It was transformed into a space that maintains privacy while at the same time enabling interaction between fellow residents.



### Soundproof work

The materials of the floor, walls and ceilings were replaced, and double-glazed windows and window frames were installed to increase soundproofing effectiveness.



### T's garden Nishiterao

Rental apartment

This rental apartment consists of 87 units in 5 buildings, located a 15-minute walk from Namamugi Station on the Keikyu Main Line. We acquired the property, which had been used as company housing but had become vacant, and revitalized it into rental apartments targeting families with children, while maintaining the spacious layout of approximately 90 square meters and 3 bedrooms in each unit. In the value-up program, we set the themes of “green preservation,” “disaster prevention and crime prevention,” and “energy and resource conservation” and aim to contribute to the “SDGs (Sustainable Development Goals)” by adopting facilities and specifications in line with each theme.



Recycled wood louver



Bench having oven function



Emergency Power Box



Pet friendly room with catwalk



### Grosvenor Square

Combined commercial facility

This commercial facility is located in the Honmoku area of Naka-ku, Yokohama, which is popular for its well-developed streetscape and convenient buses. The formal-looking external appearance is reminiscent of a British luxury hotel, setting it apart from other commercial facilities and condominiums in its vicinity and giving it a conspicuous presence. The mixture of stores and offices, SOHO office space and combined residences helps to create a dynamic commercial space.



### Underground plaza

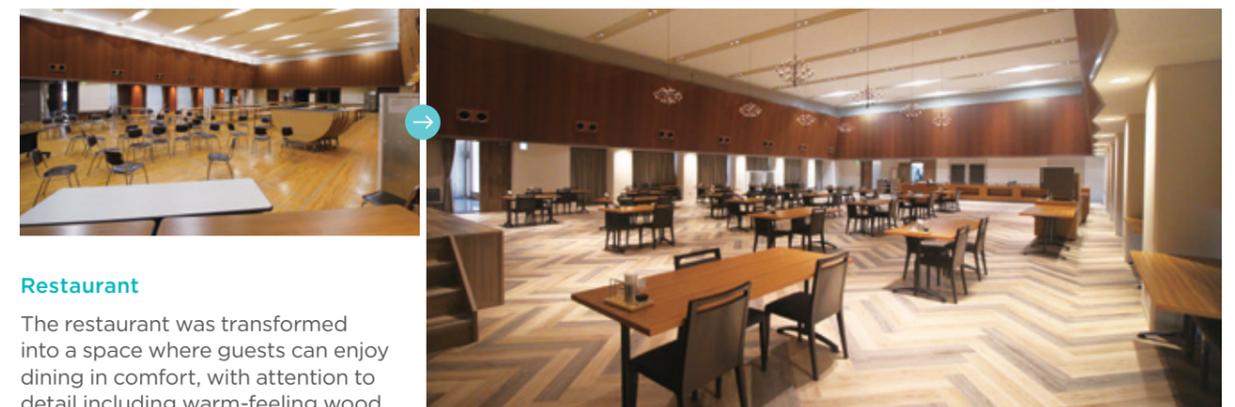
By laying wood decks in place of the dilapidated flooring in the common-use plaza, Tosei created a multi-purpose space that incorporates cafe space, and can be used for all manner of events.



### Tosei Hotel & Seminar Makuhari

Hotel

Located just a 2-minute walk from Shin Narashino Station on the JR Keiyo Line, this hotel offers accommodation appropriate for corporate training seminars, and training camps for organizations. For this project, after the property was purchased, Tosei Hotel Management inherited the hotel operation business, and the hotel was reopened after renovation of the guest rooms, conference rooms, restaurants and entrance. In addition to corporate training and group travel, Tosei's value up efforts in terms of both hard and soft aspects have enabled the hotel to be used for a wide range of situations, including events and dinner parties using the hotel's banquet halls. The property received the Excellent Business Award at the 11th Excellent Business Awards sponsored by the Japan National Housing Industry Association.



### Restaurant

The restaurant was transformed into a space where guests can enjoy dining in comfort, with attention to detail including warm-feeling wood grain floors and furniture.

# 2

## DEVELOPMENT Business

In the Development Business, Tosei examines the characteristics of acquired land and determines the use that will maximize its value, choosing from a diverse product lineup that includes office buildings, commercial facilities, condominiums, apartment and hotels. We then develop and sell the properties. Tosei has its own first-class architectural office to ensure craftsmanship and quality.

In recent years, we have also focused on developing eco-friendly properties.

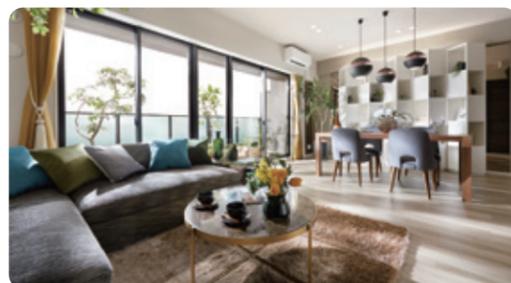
Tosei engages in real estate development with consideration for the environment and society.

### Development Business

#### Creating new value

##### Diverse development menu to match area characteristics and needs

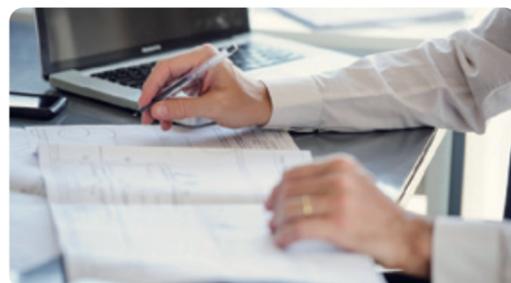
- Product planning that helps to maximize the value of locations
- Original development plans that differ for each building
- Concept design with a view to the future, but also focusing on the history of the local area



#### Diverse market strategies

##### Market strategies that cater to all manner for sale and rental demand

- Tosei caters to all manner of buyer demographics, from individual unit buyers to sale of whole buildings to companies and real estate funds
- We constantly pursue design and planning to match the changing of the times



### Line Up



Office



Toranomon Tosei Building

Tosei's office buildings are planned and developed with concepts that cater to local characteristics and make maximum effective use of the advantages of good locations. In addition to creating stylishly-designed exteriors and highly functional workspaces, we develop environmentally symbiotic office buildings that reduce environmental impact.



Commercial facility



T'S BRIGHTIA Minami Aoyama

Tosei's T'S BRIGHTIA commercial facility brand delivers highly original commercial spaces in good locations in close proximity to stations around the circumference of the 23 wards of Tokyo, attracting quality tenants based on the concept of "creating spaces where the hearts of visitors shine radiantly, while valuing the uniqueness of each urban area."



Condominium · Apartment



THE Palms Yutenji Masterplace

With its THE PALMS series of condominiums, mainly in Tokyo, Tosei offers a diverse range plans such as family type and DINKS, in pursuit of space design and planning that puts the lifestyles of residents first, based on the characteristics and needs of the local area. We also develop apartments in convenient living locations near train stations.



Detached house



Palms Court Mitaka Adagio

Tosei's detached houses "THE PALMS COURT" and "Comodo CASA" offers diverse product plans ranging from small to large-scale urban development to match local area characteristics and needs. We plan each individual residence in detail, and strive to pay care and consideration to the environment and society, as well as comfort for residents.



COMODO CASA



Hotel



TOSEI HOTEL COCONE Tsukiji Ginza Premier

Tosei's COCONE hotel brand delivers accommodation facilities and services that meet diverse needs ranging from business to tourism, focused around highly convenient locations in urban centers.



Logistics



T's Logi Hashimoto

Tosei develops its T's Logi logistics at highly convenient locations that serve as hubs for wide-area delivery in the Greater Tokyo Area. We cater to the needs of tenants with flexible product planning capabilities.



### Heiwajima Tosei Building

Office

Heiwajima Tosei Building is an environmentally symbiotic large-scale office building with consideration for energy saving, located a 9-minute walk from Heiwajima Station on the Keikyu Line. Taking advantage of its close proximity to a natural park, we created a workspace that encourages contact with nature. The building obtained an “A” rank in the CASBEE Certification for Buildings\* in recognition of comprehensive environmentally conscious efforts, including rooftop greenery and the introduction of highly energy-efficient equipment.

\*CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for comprehensively evaluating and rating the environmental performance of buildings. Screenings are conducted by a third-party organization to certify buildings that meet the required standards.



### Kamata Tosei Building

Office

Located a 3-minute walk from Kamata Station on the Keihin-Tohoku Line, the Kamata Tosei Building is a large scale environmentally friendly office building that pays consideration to energy saving. Located in a highly prosperous area that also offers abundant greenery, this property obtained an “A” rank in the CASBEE Certification for Buildings\* in recognition of its harmony with the surrounding environment and cityscape, its adoption of equipment with highly energy-efficient specifications, and its spacious workspace.

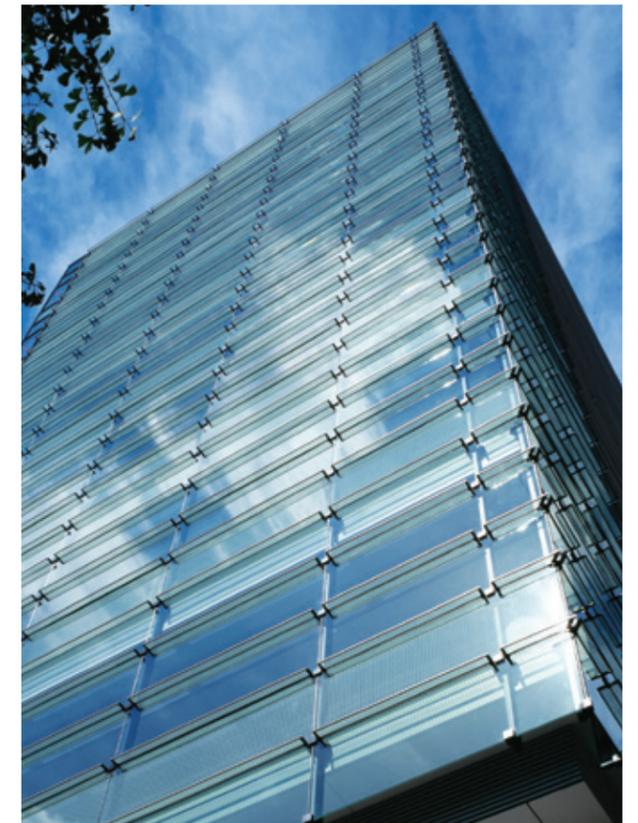
\*CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for comprehensively evaluating and rating the environmental performance of buildings. Screenings are conducted by a third-party organization to certify buildings that meet the required standards.

### Toranomon Tosei Building

Office

The office building is conveniently located a 2-minute walk from Kamiyacho Station on the Hibiya Line. The facade is equipped with glass curtain walls and a system that adjusts the brightness of the rooms by allowing in sufficient natural light. The building also received an “A” rank in the Certification for CASBEE for Real Estate\* for its adoption use of environmentally and socially conscious specifications, including a garden on the rooftop to improve greenery coverage and tenant communication.

\*A system that comprehensively evaluates the environmental performance of buildings, covering real estate for which a period of one year or more has passed since completion.





**T'S BRIGHTIA**  
Jiyugaoka I

Commercial Facility

This commercial facility is a five-minute walk from the north Exit of Jiyugaoka Station on the Tokyu Toyoko and Oimachi Lines. The exterior is designed in a brick style that blends in with the cityscape, while the use of wood grain on the floors and ceiling of the common areas creates a warm yet chic façade.



**T'S BRIGHTIA**  
Minami Aoyama

Commercial Facility

This commercial facility is located around a 3-minute walk from Tokyo Metro Omotesando Station. Large glass windows were placed on the brightly colored façade to create an open space that draw in people passing through the area. The property received the Excellent Business Award at the 7th Excellent Business Awards sponsored by the Japan National Housing Industry Association.



**THE Palms**  
Sagamihara Park Brightia

Condominium

A large-scale condominium complex (243 units) located a 5-minute walk from Sagamihara Station on the JR Yokohama Line. A fresh food supermarket located on the premises enables residents to shop conveniently at any time. The theme of the exterior design is "Green chain: connecting people, city and homes with greenery." The entrance has an open-feeling atrium, which harmonizes beautifully with the greenery of the scenery visible from the large windows. The property received the Excellent Business Award at the 11th Excellent Business Awards sponsored by the Japan National Housing Industry Association.





## THE Palms Chofu Manor Garden

Condominium

A large-scale condominium (162 units) located a 9-minute walk from Nishi-Chofu Station on the Keio Line. All buildings are arranged facing southeast and southwest, utilizing the vast premises which cover an area of around 5,700m<sup>2</sup>. A diverse variety of plants contrast well with the calm earth tone of the exterior. We have also created four shared facilities with different concepts to create a living environment that further enriches the lives of families and other residents.



## THE Palms Yutenji Masterplace

Condominium

This condominium is located in an area that neighbors Setagaya Park, which is filled with greenery and exudes a stylish atmosphere. The concept is “a beautiful garden residence” that offers relaxation. Residents can enjoy the seasonal changes of the wide variety of plants on the premises, while the beige and brown-based exterior creates an elegant appearance. It offers stylish, high-quality living for residents.



## THE Palms Court Kashiwa Hatsuishi

Detached house

This large-scale detached houses project (95 houses in total) is situated a 8-minute walk from Hatsuishi Station on the Tobu Noda Line, which offers smooth access to the center of Tokyo (a journey time of 33 minutes to Otemachi). Regarding the road which connects the houses together to create the overall community as an important element of the development, Tosei established the concept of “communication born out of a road.” The buildings are placed carefully along the curved roads to create a beautiful townscape.



**CÓMODO CASA**

Comodo Casa  
Machida  
Kanaigaoka

Detached house

A total of 13 detached houses located 10 minutes by bus from Tamagawa-Gakuenmae Station on the Odakyu Electric Railway Odakyu Line, which offers smooth access to central Tokyo and Yokohama. All buildings have a spacious LDK(Living room, Dining room, Kitchen) of 22 square meters or more, as well as roof balconies and wooden decks. Some units are ZEH (Net Zero Energy House) compliant with eco-friendly facilities such as solar power generation and energy-saving water heater equipment, realizing comfortable living while taking the global environment into consideration.



**THE Palms Court**  
Setagaya Hachimanyama

Detached house

A 14-minute walk on flat roads from Hachimanyama Station on the Keio Line, the 26 detached houses are located in a quiet and tranquil Category 1 low-rise exclusive residential district. Close to the Takaido Interchange on the Tokyo Expressway, the location is convenient for weekend leisure activities and driving. The exterior is accented with wood and stonelike tiles based on the design concept of “creating a town while also creating individuality.”



**T's Logi  
Ome**

Logistics

This logistics facility is located approximately 3.2 km from the Ome Interchange on the Metropolitan Inter-City Expressway. By installing energy-efficient LED lighting, the property has obtained a 5-star rating, the highest rank under the Building Energy Saving Performance Indication System (BELS). In addition, the property received a “Green1” rating, the highest green loan rating, from Japan Credit Rating Agency, Ltd. when it took out this loan, in recognition of its high environmental improvement effects.



**T's Logi  
Hashimoto**

Logistics

This logistics facility is located approximately 4.5km from Sagami IC (interchange) on the Ken-O Expressway (Metropolitan Inter-City Expressway), and a 22-minute walk from Hashimoto Station on the Keio Sagami Line. It offers highly convenient transportation access as a wide-area delivery base. It is well located for short-distance deliveries to urban areas such as Sagami City, and has succeeded in attracting tenants at an early stage.



## RENTAL Business

The Rental Business provides a stable income stream through leasing of office buildings, apartments, commercial facilities, car parks and other Group-owned properties, in the greater Tokyo area. We maintain and improve the value of these properties through our comprehensive operations that make full use of the Group's unique expertise.

### Rental Business

#### Leasing

Contribute to improving profitability to sale

- Attract tenants based on the surrounding market and local area characteristics
- Cater to high-level projects raising occupancy of completely vacant properties to full capacity.



#### Tenant management

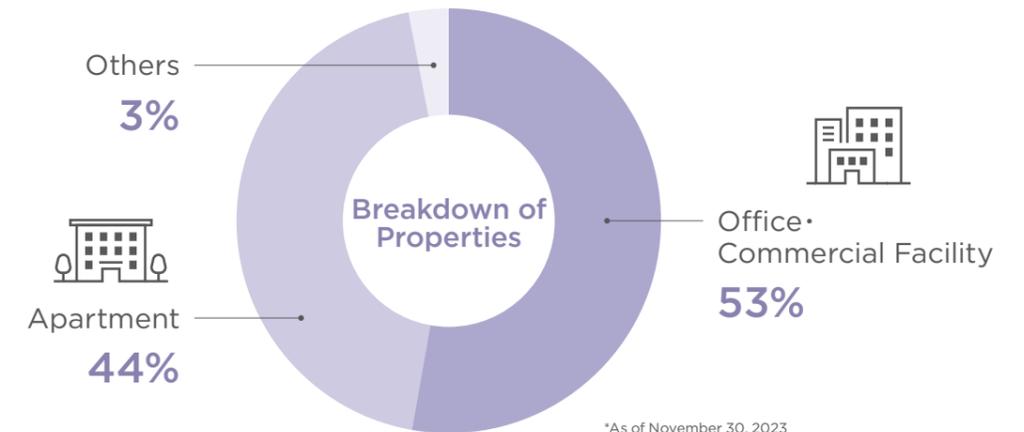
Capabilities to handle a wide range of properties, backed by a solid track record

- Extensive knowledge and expertise with all kinds of property types, from offices to apartments and logistics facilities
- Respond to tenant needs with finely tuned relationships



### Breakdown of Properties

Tosei owns a diverse range of real estate properties. For this reason, we have been able to accumulate leasing expertise suited to each property type, including offices, commercial facilities, apartments, and logistics facilities.



\*As of November 30, 2023

### From completely vacant rental apartment to full occupancy



Kids room



Party room



Study room

T's Garden Kitakashiwa is a rental apartment. After the acquisition of the former corporate housing complex—comprised of three buildings with a total of 149 residential units—Tosei revitalized the property as a rental apartment and increased the property's earning power by renovating facilities and a portion of the private areas from the perspective of encouraging leasing. We created new common spaces including a children's room, a party room and a study room to increase the appeal of the apartment complex as a large-scale community, and provided a range of services that residents can make free use of. These added value features also contributed to leasing, and the property was sold as an almost fully occupied profitable apartment. This project was successful due to the combination of Tosei's property revitalization knowledge and leasing capabilities.

# 4

## FUND AND CONSULTING Business

In our Fund and Consulting Business, Tosei Asset Advisors, Inc. provides asset management services for real estate funds and manages the assets of Tosei Reit Investment Corporation. The business has been growing remarkably in recent years, as it is engaged in the purchase and sale of real estate that meets the needs of investors and the improvement of rental occupancy rates. We will also contribute to business synergies by quickly identifying changes in demand in the real estate investment market and utilizing our network in the Fund and Consulting Business for the real estate trading in the Revitalization and the Development business.

### Fund and Consulting Business

#### Business Advantages

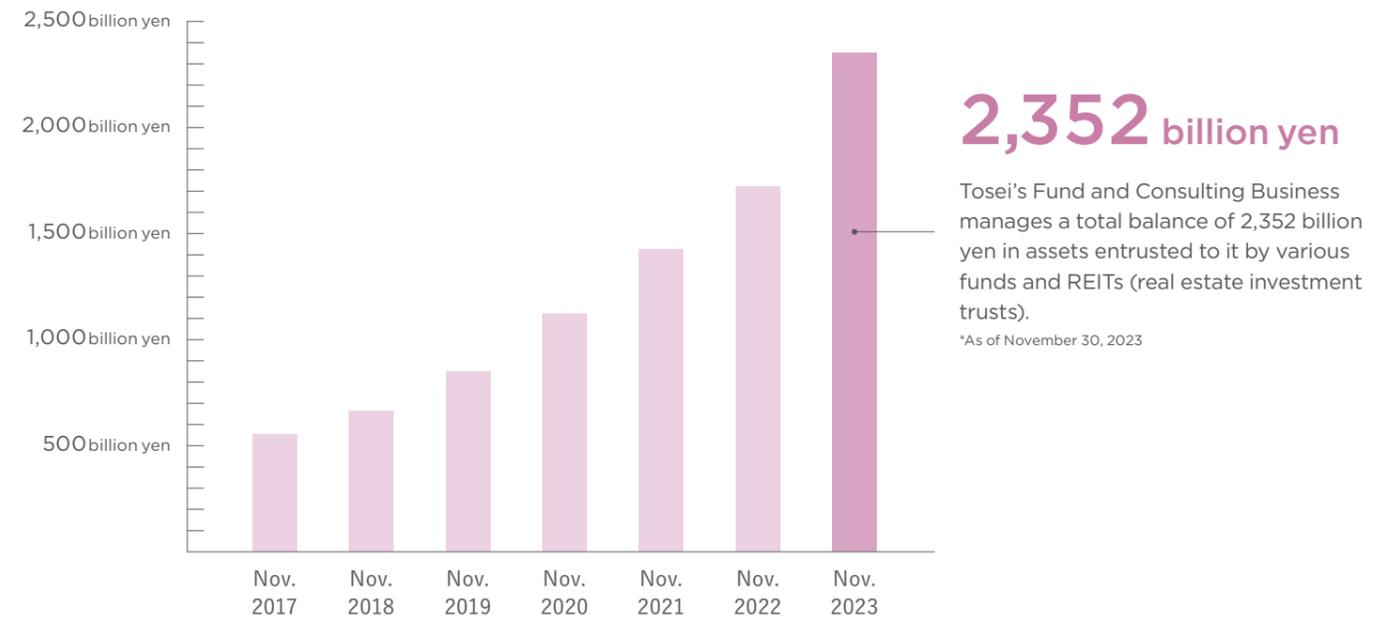
- Create and deliver the maximum value of the properties under management
- Establish the optimal fund structure in consideration of the customer requirements
- Leverage on the extensive industry network in Tokyo and its surrounding area

#### Business Expansion

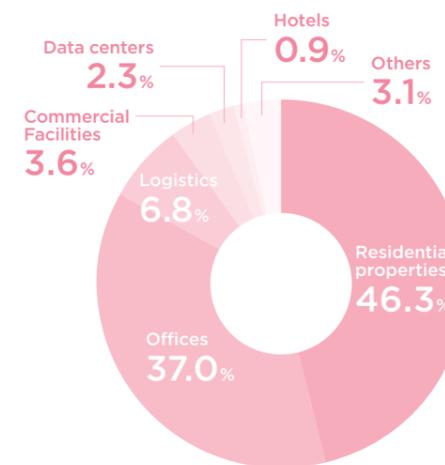
- Assets under management increased with confidence of investors in Japan and overseas
- Tosei Reit Investment Corporation listed shares on the Tokyo Stock Exchange
- Promoted real estate crowdfunding and other real estate DX initiatives



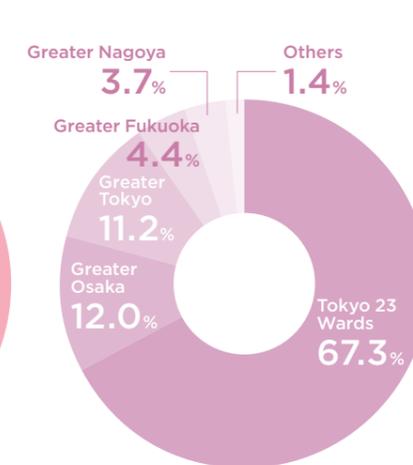
### Assets under Management



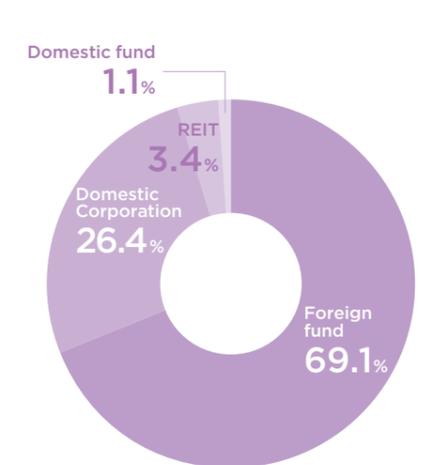
#### Assets under management by asset type



#### Assets under management by region



#### Assets under management by Customer type



\*As of November 30, 2023  
\*Breakdown of assets under management by Tosei Asset Advisors

### Tosei Reit Investment Corporation's assets are managed by Tosei Asset Advisors, Inc.



Office



Commercial facility



Apartment



# PROPERTY MANAGEMENT Business

Operated by Tosei Community Co., Ltd., the Property Management Business offers comprehensive property management services including building management, security services, renovation and tenant leasing operations. Tosei engages in property management of both assets owned by Tosei Group and those owned by outside owners, providing services that contribute to maximizing cashflows and increasing asset value.

## Property Management Business

### Diverse management assets

Tosei Community Co., Ltd. engages in comprehensive property management under its corporate slogan of being a company that make people and buildings healthier. The number of buildings now under management has grown to around 860, expanding from condominiums / apartment buildings to offices, commercial facilities, hotels, logistics facilities and school facilities.



\*As of November 30, 2023



Office    Condominium    Commercial facility    Hotel    Logistics facility

## Total Property Management Services



### Property Management

Maximizing the value of buildings by utilizing expertise developed through a wide range of business operations

Tosei Community solves issues and problems faced by customers and maximizes the value of buildings under its management by performing tenant management / leasing that makes full and effective use of expertise and specialist knowledge developed through a wide range of operations.



### Building Management

Protecting building asset value through five management services

Tosei Community maintains the value of building assets by providing refined and finely tuned management services ranging from building maintenance, equipment / facilities management and water supply and drainage hygiene management to cleaning management and security management, and implementing appropriate maintenance plans to combat age-related deterioration of buildings.



### Condominiums Management

Continuing to be a reliable presence throughout the lives of residents and their condominiums

The value demanded of condominiums varies according to the needs of residents. We always provide a variety of services suited to the characteristics of our residents to ensure optimal condominium management.



### Renovation

Provision of consistent services to increase the commercial value of offices and apartments

We not only respond to customer requests, but also propose plans that go beyond to increase the commercial value of offices and apartments. We also bring added value by providing consistent services, from post-construction operation to maintenance.



### Consulting

Staying close to our customers, Professional knowledge to solve the problems

We will not only sincerely address each and every one of clients' requests, but will also look at potential issues and work on them as experts in property management. We will propose optimal solutions using all our knowledge and expertise to maintain and enhance the value of assets.



# 6

## HOTEL Business

Tosei will move forward proactively with the development of TOSEI HOTEL COCONE, its own hotel brand in the Greater Tokyo Area, and with the conversion of used office buildings into hotels. For hotel development and revitalization, we offer optimal hotel plans to match local area characteristics and demand in coordination with the Revitalization and the Development Businesses. Management and operation of hotels are carried out by Tosei Hotel Management Co., Ltd. and Tosei Hotel Service Co., Ltd.

### Hotel Business

#### Good location

Presence in highly convenient areas, primarily in the Greater Tokyo Area

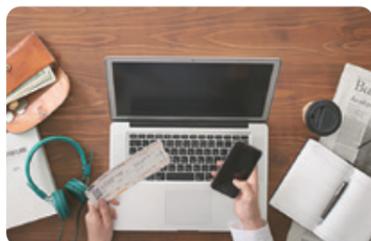
- Within a 5-minute walk from the nearest train station or tourist spots
- Convenient location for business



#### Diverse needs

Cater to a diverse range of needs, from business to tourism and training

- Diverse business use including business trips and training
- Cater to tourism needs from both Japanese and international travelers
- Diverse accommodation plans tailored to suit purpose of use



#### Hospitality

High-quality service focused on comfort for guests and other customers

- Diverse guest room types that allow guests to feel and appreciate Japan's four seasons
- Full range of facilities including conference rooms, terraces and large public bathing facilities
- Breakfast and drink service



TOSEI HOTEL COCONE was created as an urban hotel catering to a variety of needs, from business to sightseeing, from single guests to families and groups of female travelers, based around the concept of “an inn where the sound of the heart echoes.” The brand name COCONE—derived from the Japanese phrase “Kokoro no Oto” (meaning “Tone or Sound of the Heart”)—is instilled with the desire to provide a place that enables guests to relax their hearts to “play” at their very best tone, like the strings of a musical instrument. We create hotel spaces with stylish designs that also enable guests to appreciate a traditional Japanese aesthetic.



TOSEI HOTEL COCONE Ueno



TOSEI HOTEL COCONE Kanda



TOSEI HOTEL COCONE Kamakura



TOSEI HOTEL COCONE Asakusa



TOSEI HOTEL COCONE Asakusakuramae



TOSEI HOTEL COCONE Tsukiji Ginza Premier



TOSEI HOTEL COCONE Ueno Okachimachi



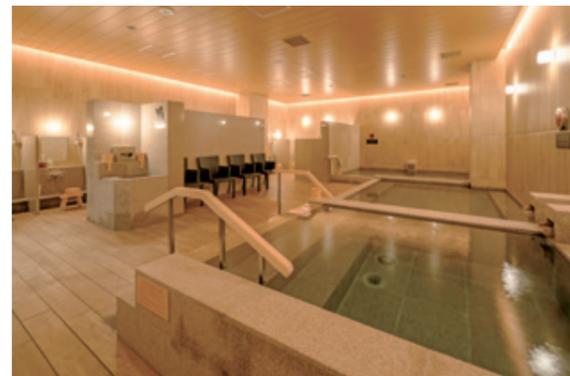
### Tosei Hotel & Seminar Makuhari

Tosei Hotel & Seminar Makuhari is a hotel / accommodation facility that is also suitable for purposes such as corporate overnight training, group training camps, families, and group travel. It features conference rooms and open lounges that can be utilized for a wide range of purposes, and restaurants which can also be used as banquet halls.



**TOSEI HOTEL COCONE  
Tsukiji Ginza Premier**

This hotel is located a five-minutes walk from Tsukiji Shijyo Station on Toei Subway Oedo Line, and is within walking distance of the Tsukiji over-the-center market and Ginza. Bearing the “Premier” title for the first time in the series, the hotel offers spacious guest rooms including “suites”. Furthermore, the hotel is equipped with diverse facilities such as the large communal bath with sauna and banquet room.



**TOSEI HOTEL COCONE  
Ueno Okachimachi**

TOSEI HOTEL COCONE Ueno Okachimachi is located within convenient access of five stations and six train routes, including JR Okachimachi Station, all within a 5-minute walking distance. The Japanese-style spaces were designed with fine attention to detail, offering guests exceptional comfort and extraordinary relaxation.



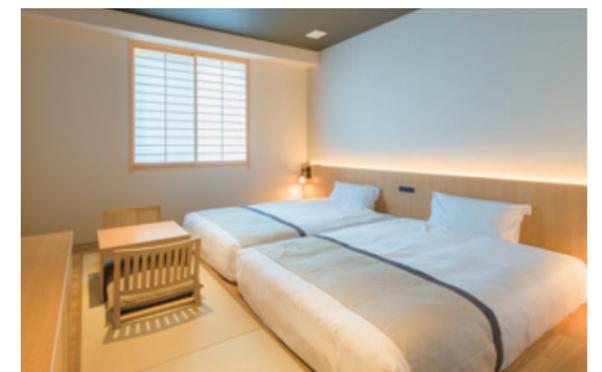
**TOSEI HOTEL COCONE  
Asakusa Kuramae**

TOSEI HOTEL COCONE Asakusa Kuramae is situated in an ideal location for both sightseeing and business, a 1-minute walk from Kuramae Station on the Toei Oedo Line. The front reception floor that welcomes guests into the hotel is equipped with a tearoom where guests can enjoy the traditional Japanese atmosphere, while the guest rooms offer relaxing spaces with calm Japanese-modern interior decor.



**TOSEI HOTEL COCONE Kamakura**

A 4-minute walk from the west exit of Kamakura Station on the JR Yokosuka Line, the hotel offers easy access to tourist spots such as Tsuruoka Hachiman Shrine and Komachi Street. The hotel is also equipped with large bathrooms for the first time in the COCONE series, and will provide guests with a moment to relax after a tiring trip.



## Creating a Sustainable Society

The Tosei Group has a mission of creating new value and inspiration in all aspects of real estate as a global-minded group of seasoned professionals. It regards its commitment to the Environment, Social and Governance as a priority management challenge. It will seriously address the social issues associated with real estate to contribute to society and achieve its own continuous growth.

### Materiality (Material Issues) for the Tosei Group

#### Environment

Coexistence with the environment

- Action on climate change
- Energy conservation and use of renewable energy
- Disaster prevention and mitigation
- Efficient use of resources
- Revitalization of the utilization of existing real estate



#### Social

Action to address social issues

- Respecting for human rights
- Safety and security of mind of customers
- Utilization of diverse human resources
- Promotion of diverse working style
- Promotion of contributions to society



#### Governance

Solid corporate governance

- Compliance
- Strengthening risk management
- Timely and appropriate information disclosure
- Internal reporting system



### Case Studies



We promote the introduction of equipment and specifications with high energy-saving and heat insulation performance in the Development and the Revitalization Business.



We are engaged in social contribution activities such as volunteer activities to clean up a seaside area and support for children's homes.



We are working to improve the landscape and biodiversity of our condominiums and detached houses by enhancing the planting plan.



We are working to provide community spaces in our condominiums and rental apartments to create a comfortable environment for residents and visitors.



Disaster prevention equipment has been installed in common areas of developed or revitalized office buildings and residences to enhance resilience in the event of a disaster.



To promote sound business activities and achieve sustainable growth, we are working to enhance governance.



We are actively obtaining third-party evaluations, including environmental performance certifications.

➔ Please visit our corporate site for the latest ESG information.



<b>Corporate Data</b>	Address	: Tamachi Tosei Bldg., 4-5-4 Shibaura, Minato-ku, Tokyo
	Stock Listings	: Tokyo Stock Exchange Prime Market (Ticker code:8923) : Singapore Exchange, Main Board (Ticker code:S2D)
	Capital	: 6,624,890 thousand yen
	Revenue	: 79,446 million yen
	Operating Profit	: 16,254 million yen
	Employees	: 727 (Consolidated) 268 (Non-Consolidated) <small>(Figures are as of November 30, 2023)</small>

#### Main Group Companies

**Tosei Asset Advisors, Inc.**  
Fields of business: Investment management business

**Tosei Hotel Service Co., Ltd.**  
Fields of business: Hotel and restaurant business management and operation

**Tosei Community Co., Ltd.**  
Fields of business: Property management business

**Princess Square Co., Ltd.**  
Fields of business: Real estate rental, management, trading, and brokerage businesses

**Tosei Logistics Management Co., Ltd.**  
Fields of business: Logistics consulting business

**Tosei Singapore Pte. Ltd.**  
Fields of business: Consultancy services relating to real estate

**Tosei Hotel Management Co., Ltd.**  
Fields of business: Hotel business planning, operation, and management

**TOSEI-R, Inc.**  
Fields of business: Real Estate Transaction, Rental Business, Property Management Business

#### History

- 1950 ● Established as Yukari Kogyo Co., Ltd.
- 1994 ● Seiichiro Yamaguchi appointed as President and CEO
- 1996 ● Company name changed to Tosei Fudosan Co., Ltd.
- 2004 ● Listed on JASDAQ Securities Exchange
- 2005 ● Established the subsidiary Tosei Revival Investment Co., Ltd. (Current name:Tosei Logistics Management Co.,Ltd.) to conduct corporate and business turnarounds  
Made Tosei Community Co., Ltd. a consolidated subsidiary  
Established the subsidiary Tosei REIT Advisors, Inc. (Current name: Tosei Asset Advisors, Inc.)  
Company name changed to Tosei Corporation
- 2006 ● Listed on Second Section of Tokyo Stock Exchange
- 2011 ● Listed on First Section of Tokyo Stock Exchange
- 2012 ● Established the subsidiary Tosei Singapore Pte. Ltd.
- 2013 ● Listed on Main Board of Singapore Exchange
- 2014 ● Tosei Reit Investment Corporation, which contracts out the management of its assets to Tosei Asset Advisors, Inc., a consolidated subsidiary of Tosei Corporation, listed shares on Tokyo Stock Exchange
- 2016 ● Established the subsidiary Tosei Hotel Management Co., Ltd.
- 2018 ● Established the subsidiary Tosei Hotel Service Co., Ltd.
- 2021 ● Princess Group has become Group companies through a merger and acquisition
- 2022 ● Due to the revision of the market classification of the Tokyo Stock Exchange, the Company moved from the First Section to the Prime Market
- 2023 ● Established TOSEI-R, Inc.

➔ Please visit our corporate site for the latest corporate profile data.

