

October 17, 2025
Tosei Corporation

**The Tosei Group Has Commenced the Operation of Electricity Generation and Supply Using Rooftop Solar Panels with the Rental Apartment Included in the “Green × Value Up Residential Fund”
— Contributing to Greenhouse Gas Emission Reductions through Local Production and Consumption of Electricity**

Tosei Asset Advisors, Inc. (Head office: Minato-ku, Tokyo; President and CEO: Yoshiyuki Tsukada, “TAA” hereafter), a wholly-owned subsidiary of Tosei Corporation (Head office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities code: 8923), is pleased to announce that it has commenced operation of a new power supply scheme at T’s garden Inagi, a property included in the “Green × Value Up Residential Fund” for which TAA handles asset management operations. This initiative was implemented in collaboration with E-Net Systems Co., Ltd. (Head office: Shinjuku-ku, Tokyo; Representative Director: Hiroshi Oikawa, “ENS” hereafter).

■ Japan’s First Initiative for Used Residence!* T’s Garden Inagi Adopts a Self-sufficient Power Supply Scheme

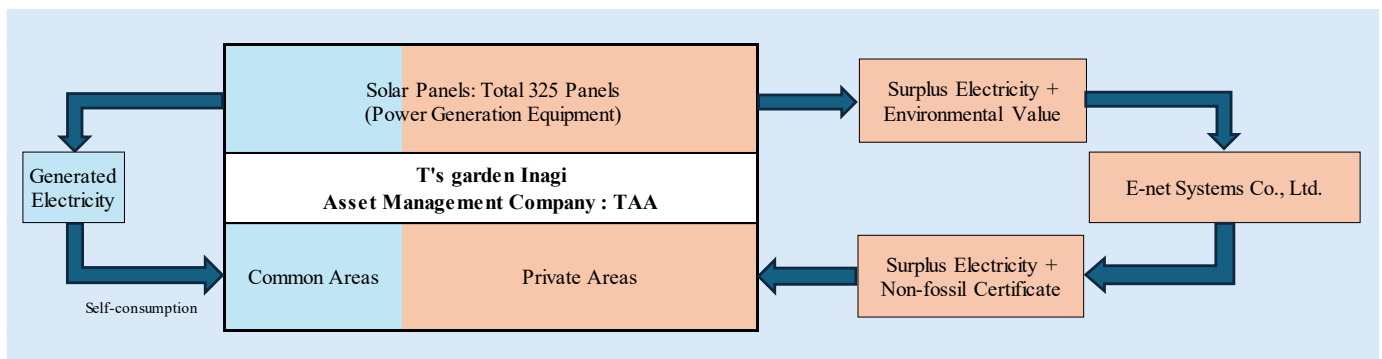
The property newly introduced with this power supply scheme is T’s garden Inagi, acquired as the first property of the “Green × Value Up Residential Fund” initiative. Located a 3-minute walk from Inagi Station on the Keio Sagami Line, this rental apartment comprises 106 units in two types: studio units for singles and 3-bedroom units for families.

Under the plan to significantly reduce greenhouse gas emissions for the entire building by carrying out energy-saving renovations not only in common areas but also in private units, we have installed rooftop solar panels and motion sensors and replaced with existing equipment with energy-efficient air conditioning and LED lighting since August 2023. Furthermore, in July of this year, TAA entered into a renewable energy aggregation service agreement with ENS for electricity supply and the related operational services, adopting a new self-sufficient power supply scheme.

Under this scheme, electricity generated by the solar panels installed on the property is not only supplied directly to common areas, but the environmental value of its surplus is also utilized to obtain a non-fossil certificate via ENS. The certificate enables the net-zero emissions electricity to be supplied to private areas that may not be supplied directly. The estimated annual supply of generated electricity corresponds to approximately 53% of the property’s estimated annual electricity consumption at the property after the energy-saving renovation**, contributing to a reduction of approximately 70 tons of CO2 equivalent in greenhouse gas emissions.

* According to ENS research

** Excluding the retail area



Self-sufficient power supply scheme (Conceptual diagram)



Exterior view of subject property



Solar panels installed on the rooftop (325 panels total)

■ Addressing Climate Change Issues through the Group’s Diverse Solutions

The Tosei Group has identified environmentally friendly manufacturing and service provision as one of its materiality. We strive to realize a sustainable society and enhance corporate value by implementing multifaceted environmental impact reduction measures. These include the long-term utilization of existing stock (Revitalization Business), the development of decarbonized and low-carbon properties (Development Business), and the operation of the “Green × Value Up Residential Fund” (Fund and Consulting Business).

■ Property Overview

Property Name	T’s garden Inagi
Address	3111-1 Higashi-naganuma, Inagi-shi, Tokyo
Access	Keio Sagami Line Inagi Station 3-minute walk, JR Nambu Line Inagi-Naganuma Station 18-minute walk
Structure / Scale	Reinforced concrete construction / Flat roof, 6 stories above ground with 1 basement level
Newly Build	September 1994
Floor Area	6,690.80 m ²
Rental Units	106 units

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