

April 26, 2023

To the media and press

Tokyu Land Corporation

Development of the “TENOHA Noshiro” and “TENOHA Oga” new participatory community coexistence projects in the cities of Noshiro and Oga in Akita Prefecture, where offshore wind power is being increasingly introduced Efforts to solicit member corporations and offices to build facilities together have commenced

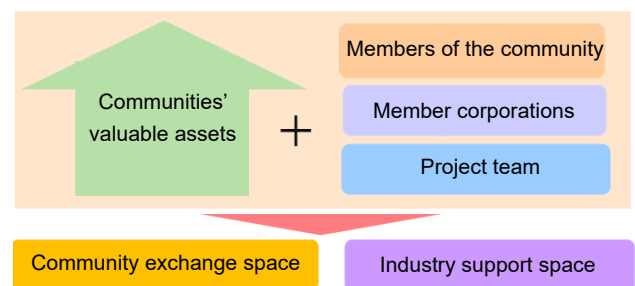
Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President and CEO: Hiroaki Hoshino; “Tokyu Land” below) announces that on April 24, it opened “TENOHA Noshiro” and “TENOHA Oga” (“Projects” below), which it had been planning as new participatory community coexistence projects in the cities of Noshiro and Oga in Akita Prefecture.

■ Overview of Projects

Through the Projects, Tokyu Land has been tackling the creation of facilities alongside various corporations and members of the community in Akita Prefecture, a leading region of offshore wind power in Japan. As an initiative for leveraging the “introduction of renewable energy” in “regional urban development,” Tokyu Land started up a project team with Hokuto Bank, Ltd., Kohei

Kudo & Associates and See Visions Inc., through which it pursued plans for “facility operation projects that make use of communities’ valuable assets” in Noshiro City and Oga City, Akita Prefecture.

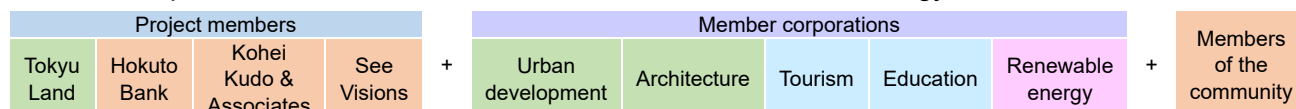
In Noshiro City, Tokyu Land leased part of the former Tokiwa Elementary and Junior High School that closed down in 2020. In Oga City, it leased an office from Akita Kairiku Co., Ltd. that is located in front of Oga Station. After renovating both, Tokyu Land will create a “community exchange space” and a “industry support space.”



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| TENOHA Noshiro | TENOHA Oga |
|---|--|
| (formerly Tokiwa Elementary and Junior High School) | (formerly Akita Kairiku Co., Ltd. office) |
| Owned by Noshiro City | Owned by Akita Kairiku Co., Ltd. |
| Common living room/shared office/6 rental offices | Common living room/common terrace/7 rental offices |
|   |   |
|  |  |
| From left: Senior General Manager Nishida of Tokyu Land, Noshiro City Mayor Saito and Hokuto Bank Managing Director Sato | From left: Hokuto Bank Managing Director Sato, Akita Kairiku President Nishimiya and Senior General Manager Nishida of Tokyu Land |

Additionally, under the Projects, Tokyu Land is soliciting member corporations and members of the community to work together with it on the planning and operation of facilities based on themes such as urban development, architecture, tourism, education, and renewable energy.



■ Building Together Project

In connection with the Projects, in December 2022, Tokyu Land began work on the “Building Together Project,” through which it will plan and develop facilities alongside members of the community and partner corporations. Going forward, it will pursue initiatives with the aim of soliciting participation from members of the community in facility-building through the likes of workshops and events and having them grow attached to and use those facilities over the long term.

| As of April 26, 2023 | | TENOHA Noshiro | TENOHA Oga |
|--|--------------------------|--|---|
| Main activities to be implemented (incl. scheduled activities) | | Furniture-building/local culinary experiences/etc. | Forestation and tree-planting/sightseeing galleries/art production/etc. |
| Participants | Members of the community | Tokiwa Community Development Council/TOKIWAKAI/Hotarubido/Junior Chamber International Noshiro/KILTA Noshiro | Akita Prefecture Hana Ippai Undo no Kai/Good Morning Run/Kobo Amanoha/local painters/Satoyama Design/etc. |
| | Partner corporations | Mitsubishi Corporation Offshore Wind | Cosmo Eco Power |

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Example of activities Making “Furniture” Together at TENOHA Noshiro (March 4/April 15, 2023)

A “Furniture-Building Workshop” was held at TENOHA Noshiro in March 2023. Approximately 50 people mostly consisting of parents accompanied by their children from Akita Prefecture gathered to pool together their ideas for methods of utilizing the facility, furniture to be placed there, and so forth. In April, a furniture production and placement event was conducted based on those ideas. Feedback from participating elementary school students indicated that while they would be sad to see the school go, it was fun for them to think about how it would be used, and that they wanted to come play once it opened. This was indicative of how members of the community enjoyed “facility-building” and “urban development” at the workshop.



| Participants | Brainstorming for facility utilization | Members of the community who prepared lunch | Scene of production | Produced furniture and commemorative photo |
|---|---|---|--|---|
|  |  |  |  |  |

Example of activities Planting “Flowers” Together at TENOHA Oga (April 22, 2023)

A “Gardening Workshop” was held prior to the opening of TENOHA Oga. Approximately 30 individuals consisting largely of parents accompanied by children from Akita Prefecture and citizens of Oga City came together to plant pansies and other colorful flowers. A coffee shop, painters, musical performers, magicians and other local parties were also on hand at the workshop, making the facility a lively scene.

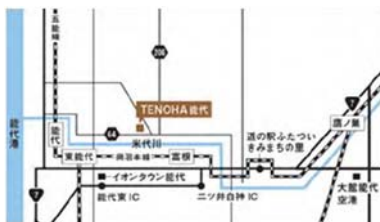
| Flower-planting experience | Musical performance | Scene of living room | Group photograph |
|---|---|---|--|
|  |  |  |  |



Overview of Facilities



| | | | |
|-----------------------|--|--|--|
| TENOHA Noshiro | | Located amid a rich natural environment with greenery and a river expanding outwards Schoolhouse made with ample wood that symbolizes the wood capital of Noshiro and gives off a sense of warmth | |
| Location | 90 Aza-Domawari, Tokiwa, Noshiro-shi, Akita | Community exchange space | |
| Previously | Tokiwa Elementary and Junior High School | [Former students' entrance] | [Common living room] |
| Owned By | Noshiro City |  |  |
| Utilized As | 1. Community exchange space 2. Shared office 3. Rental offices | | |





[Map]





| | |
|---|--|
| Shared office (34 seats) | |
| [Former teachers' room] | |
|  |  |

| | |
|--|---|
| Rental offices (11 m ² -67 m ²) | |
| [Former nurse's office] | |
|  |  |

| | | | |
|-------------------|---|---|---|
| TENOHA Oga | | Located adjacent to plaza in front of Oga Station Utilization of marine transportation affiliate that exudes a sense of history of Funakawa Port | |
| Location | 47 Shinmachi-cho, Funakawa, Funakawa-minato, Oga-shi, Akita | Community exchange space | |
| Previously | Office | [Former exterior] | [Common terrace/common living room] |
| Owned By | Akita Kairiku Co., Ltd. |  |  |
| Utilized As | 1. Community exchange space 2. Rental offices | | |



[Map]



| | |
|--|---|
| [Common areas] | |
|  |  |

[Station-front plaza] [Michi-no-Eki (roadside station)]



| | |
|--|---|
| Rental offices (17 m ² -78 m ²) | |
|  |  |

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■ Tokyu Land's "ReENE" renewable energy business

Tokyu Land is developing its renewable energy business under the business brand "ReENE." Born in 2018, this term indicates a combination of two of the company's ambitions: "Re-Creating the Value" and "Edit Next Energy."

Up to this point, Tokyu Land has engaged in a wide range of development operations starting with urban redevelopment and in large-scale urban development in the likes of housing land and resorts in its capacity as a comprehensive real estate developer. The company's experience cultivated in the course of tackling various challenges pertaining to communities, society and the environment and searching out solutions is also being leveraged in its renewable energy efforts.

Tokyu Land established a full-time department and commenced full-fledged initiatives to this end in 2016. Espousing the resolution of the three challenges of "the realization of a decarbonized society," "coexistence and mutual development with communities" and "the improvement of Japan's energy self-sufficiency," the company has so far been involved in 89 projects across Japan (which break down into 72 photovoltaic power generation projects, 12 wind power generation projects and 5 biomass power generation projects), including those under development, with a total rated capacity of 1,577 MW (as of March 31, 2023).

Going forward, Tokyu Land will continue endeavoring to provide renewable energy-based solutions to communities alongside the growth in such energy.



ReENE Zenibako Wind Power Station
(Otaru City, Hokkaido)



ReENE Naga Photovoltaic Power Station
(Town of Chonan, Chiba)

ReENE

ReENE website (Japanese language only)
<https://tokyu-reene.com/>

■ What is "TENOH A?"



"TENOH A" is an original term comprised of a combination of the words for "palm" (TENOHIRA) and "leaf" (HA) in Japanese. It is meant to indicate a large tree that symbolizes the facility, a great number of leaves that symbolizes the new lifestyle offered there, and a place where hands that create things spread out like overlapping leaves and where people, things and services proceed to grow as they head into a new era. With TENOH A,

Tokyu Land aims to realize a place that grows into an even larger tree through the company increasing that number of leaves hand in hand with members of the community.

Tokyu Land is promoting community coexistence initiatives in its nationwide business sites with the intention of linking those efforts to the resolution of challenges in and the rejuvenation of those various communities. "TENOH A" is the name that the company has adopted for the facilities that will serve as the

WE ARE GREEN

東急不動産は、東急不動産ホールディングスの一員です。

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bases and stages for those activities. With each TENOHA facility, Tokyu Land aims to bring forth places where “people, products and things grow” through the utilization of existing facilities, which constitute community assets and resources, and through environmentally-considerate architecture. The company will offer the facilities as community exchange spaces, co-working spaces, café spaces and other forums open to the community as it proceeds to tackle facility creation to tie into the revitalization of each of those communities.

■ Initiatives for environmental management and DX that Tokyu Fudosan Holdings is striving for under its GROUP VISION 2030 long-term vision

Tokyu Fudosan Holdings announced “GROUP VISION 2023,” its long-term vision, in 2021. With “WE ARE GREEN,” an expression of its aim to realize its ideal shape by the year 2023 through diverse green power, as its slogan, the company continues to tackle environmental management and DX as its basic policies.

As Tokyu Fudosan Holdings’ core enterprise, Tokyu Land is actively pursuing a myriad of initiatives with the aim of becoming an environmentally advanced company. At the end of 2022, it completed the changeover of its offices and facilities held* to 100% renewable energy.

*Certain joint business projects excluded

SDGs Contributed To



Tokyu Fudosan Holdings’ “GROUP VISION 2030”

<https://www.tokyu-fudosan-hd.co.jp/english/group-vision-2030/>

Tokyu Fudosan Holdings’ “Medium-Term Management Plan 2025”

<https://www.tokyu-fudosan-hd.co.jp/english/ir/mgtpolicy/mid-term-plan/>