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CORPORATION**



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REAL ESTATE

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To the media and press

Tokyu Land Corporation  
Nippon Steel Kowa Real Estate Co., Ltd.  
National Students Information Center Co., Ltd.

A student residence where tenants will elevate their environmental awareness  
and learn about the environment

## “Campus Village Chitose-Karasuyama” completed

Zero-waste sustainable furniture made with recycled raw materials placed in property

Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President and CEO: Masashi Okada; “Tokyu Land” below), Nippon Steel Kowa Real Estate Co., Ltd. (Head Office: Minato-ku, Tokyo; President and Chief Executive Officer: Yasuhiko Imaizumi; “Nippon Steel Kowa” below), and National Students Information Center Co., Ltd. (Headquarters: Kyoto-shi, Kyoto; Representative Director and President: Katsuhiko Yoshiura; “National Students Information Center” below) announce the completion of “Campus Village Chitose-Karasuyama” (“Property” below), part of the “CAMPUS VILLAGE” student residence series developed by Tokyu Land and operated by the National Students Information Center.

This Property employs sustainable products made with recycled raw materials provided by Actus Co., Ltd. (“Actus” below) for the furniture that it has in place. After the furniture has been used, it will be circulated using a repair, reuse and recycling system, thereby working towards a circular economy. Additionally, to make it easier to picture what kind of materials the furniture originates from, the Property will provide explanations of the working process starting with raw materials in the form of captions as well as take other measures to enhance student’s environmental awareness.

### ■ Development of first property in the “CAMPUS VILLAGE” series along the Keio Line

A student residence situated four minutes on foot from Chitose-Karasuyama Station on the Keio Line and containing a total of 182 units, the Property was developed as the first in the “CAMPUS VILLAGE” series along the Keio Line, which is frequently used by students due to the presence of Meiji University, Nihon University, and other such institutions along that line



Exterior appearance



Common area on first floor (Cafeteria)

■ **An environmentally-considerate student residence with furniture made of recycled raw materials placed and a system introduced to keep that furniture from going to waste after use**

The preamble to the new Course of Study by the Ministry of Education, Culture, Sports, Science and Technology for elementary and secondary schools that has been enacted since fiscal 2020 clearly states “nurture builders of a sustainable society,” and emphasizes proactively educating students in SDGs. In that context, Tokyu Land believes that providing students, who will uphold Japan’s future, with opportunities to further elevate their environmental awareness by residing and living in a campus residence is vital. In addition to delivering furniture made with recycled raw materials to the Property, the company also introduced a system there to ensure that the furniture does not go to waste after it has been used.

By providing situations in which students can actually use the furniture and study furniture development that emphasizes consideration of the environment as well as concrete examples of repair, reuse and recycling that follows that development, Tokyu Land has brought forth an initiative through which students can develop a more familiar sense of SDGs.



Common area on first floor (Cafeteria)



Common area on first floor (Cafeteria)



Exclusive area (Actus original storage bed)

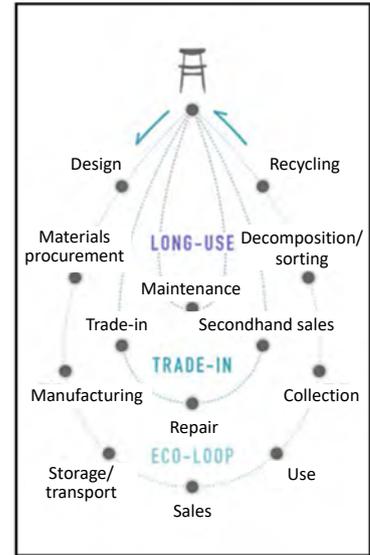


Exclusive area (Actus original desk)

■ **About recycling system for delivered furniture**

Following its use, furniture delivered to the Property will be repaired, reused and recycled in accordance with the “Three Circulation Systems for Eliminating Wasted Furniture,” a circular economy for furniture established by Actus. These three circulation systems constitute an eco-loop of: (1) Furniture repair services for long-term use, (2) Systems for buying back, repairing and reselling furniture in order to eliminate needless waste, and (3) The recycling of collected furniture into materials and the regeneration of their wooden parts into furniture.

Furniture primarily made with four materials was selected for placement at the Property. The first of these materials, called “lifmo,” is a recycled material made by heating and pressure-molding 100% fibrous scrap. This was used to accentuate design elements in certain sofas and shelves in the Property’s common areas. The second is natural linoleum. This non-petroleum product made from natural raw materials returns to the earth when it is discarded. As such, its impact on the environment can be kept to a minimum. Natural linoleum was predominantly used in tables in the common areas. The third of the materials is domestically-produced particle boards made with timber from forest-thinning and construction scrap. These were employed in the production of furniture in both the Property’s common and exclusive areas. The fourth is upcycled beanbags, which were made from discarded ship sails.



<p><b>01</b></p>  <p><b>Lifmo</b> A recycled material made by heating and pressure-molding 100% fibrous scrap. Used to accentuate design elements in certain sofas and shelves.</p>	<p><b>02</b></p>  <p><b>Natural linoleum</b> A non-petroleum product made from natural raw materials that is used in the tops of tables in the common areas of the Property. As it returns to the earth when it is discarded, its impact on the environment can be kept to a minimum.</p>
<p><b>03</b></p>  <p><b>Particle boards</b> The main material used in the production and selection of furniture in the Property's common areas and residential units. Furniture made using particle boards can be finely crushed and recycled into particle boards and reborn as different furniture.</p>	<p><b>04</b></p>  <p><b>Products</b> Chairs made with upcycled plastic waste and scrap and products mainly made with materials that can be re-recycled were primarily selected.</p>

■ **Creating opportunities for student tenants to “learn about the environment”**

With this Property, opportunities to facilitate student understanding of these initiatives were established, and gimmicks to help foster their awareness of SDGs were designed. More specifically, the “Three Circulation Systems for Eliminating Wasted Furniture” established by Actus were visualized to display the nature of the initiatives involved.

Additionally, to make it easier to picture what kinds of materials each piece of furniture used by students originates from, explanations of the working process starting with raw materials are provided in the form of captions. These are accompanied by a gradually-increasing number of displays of materials in their pre-working state.

At “CAMPUS VILLAGE OSAKA KINDAIMAE,” another member of the “CAMPUS VILLAGE” series of student residences that was completed in 2022, space was created in the common area on the first floor to allow student tenants to gain a familiar sense of and learn about a recycling-oriented “circular economy” in their day-to-day life. At those properties, gimmicks that give students opportunities to study environmental initiatives are being aggressively provided.



Materials panel



- 1 Lifmo
- 2 Furniture linoleum
- 3 Particle boards
- 4 Used sails

Materials caption plot

### ■ Property overview

Address: 4-381-1 Minami-Karasuyama, Setagaya-ku, Tokyo (1 lot) (lot no.)

Access: 4 min. on foot from Chitose-Karasuyama Station on the Keio Line

Site Area: 1,964.39 m<sup>2</sup>

Total Floor Area: 4,155.42 m<sup>2</sup>

Structure and Scale: Reinforced concrete structure/5 floors above ground

Layout: One room (15.16 m<sup>2</sup>-16.50 m<sup>2</sup>)

Number of Units: 182 rooms

Completion/Commencement of Tenancy: Completed in March 2033/Tenancy to commence in March 2023 (tent.)

Project Planning: Tokyu Land Corporation/Nippon Steel Kowa Real Estate Co., Ltd.

Design: Freecs Co., Ltd.

Construction: Keio Construction Co., Ltd.

Management and Operation: National Students Information Center Co., Ltd.