

March 14, 2023

To the media and press

Tokyu Land Corporation  
Tokyu E-Life Design

**“Grand Creer Tsunashima” scheduled to open at the end of November 2023**  
Will be directly connected to the underground floor of “Shin-tsunashima Station”  
on the Tokyu Shin-Yokohama Line scheduled to open on Saturday, March 18

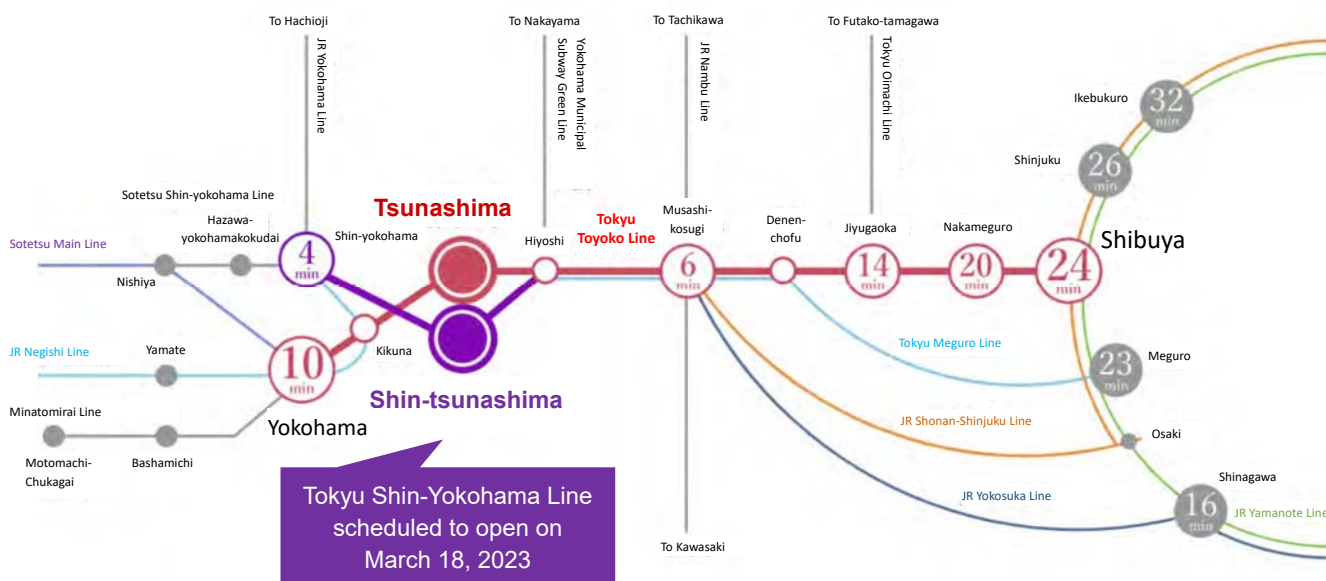
Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President and CEO: Masashi Okada) and Tokyu E-Life Design (Headquarters: Shibuya-ku, Tokyo; President and CEO: Yasuto Hayashi) announce that at the end of November 2023, the companies are planning to open “Grand Creer Tsunashima” (the “Property”) at 1-1167-1 Tsunashima Higashi, Kohoku-ku, Yokohama-shi, Kanagawa. The Property will be directly connected to the underground floor of “Shin-tsunashima Station” on the Tokyu Shin-Yokohama Line, which is scheduled to open on Saturday, March 18, 2023.

A residence for active seniors who are highly health-aware, the Property is largely distinguished by it being the “first residence for seniors\*1 directly linked to a station in greater Tokyo\*2” and being “adjacent to a commercial facility.” Operating services that contribute to the longer healthy lives of residents, including a medical support network in cooperation with St. Marianna University School of Medicine and a health maintenance program supervised by Juntendo University, will be implemented at the Property, which will provide residents with a new lifestyle that enables them to grow older with good health and peace of mind as a residence for seniors that simultaneously offers convenience of both access and living.



**<Characteristics of Grand Creer Tsunashima>**

1. Residence for active seniors, the first to be directly linked to a station in greater Tokyo\*2, that will debut in the Tsunashima area currently under redevelopment
2. Provision of operating services that help residents live longer healthy lives with the use of DX
3. Implementation of online medical examinations as well as complete medical checkups in cooperation with St. Marianna University School of Medicine
4. Implementation of “Rocomo Vaccination Campaign” health preservation program supervised by Juntendo University



**■ Residence for active seniors, the first to be directly linked to a station in greater Tokyo\*2, that will debut in the Tsunashima area currently under redevelopment**

On Saturday, March 18, the first new Tokyu Line in 39 years and the first new station on a Tokyu Line in 23 years will open. Alongside this opening of the Tokyu Shin-Yokohama Line, the new “Shin-tsunashima Station” and “Shin-Yokohama Station” will be linked together to realize improved Shinkansen bullet train access. In the Tsunashima Station East Exit area where the Property will be located, in addition to improved access through the opening of the Tokyu Shin-Yokohama Line, the width of Tsunashima Kaido and other roads as well as sidewalks, bus and taxi stops, public bicycle parking areas, plazas that nurture interaction and other elements of the town’s infrastructure are scheduled to be improved under the “Land Readjustment Project around Shin-tsunashima Station”

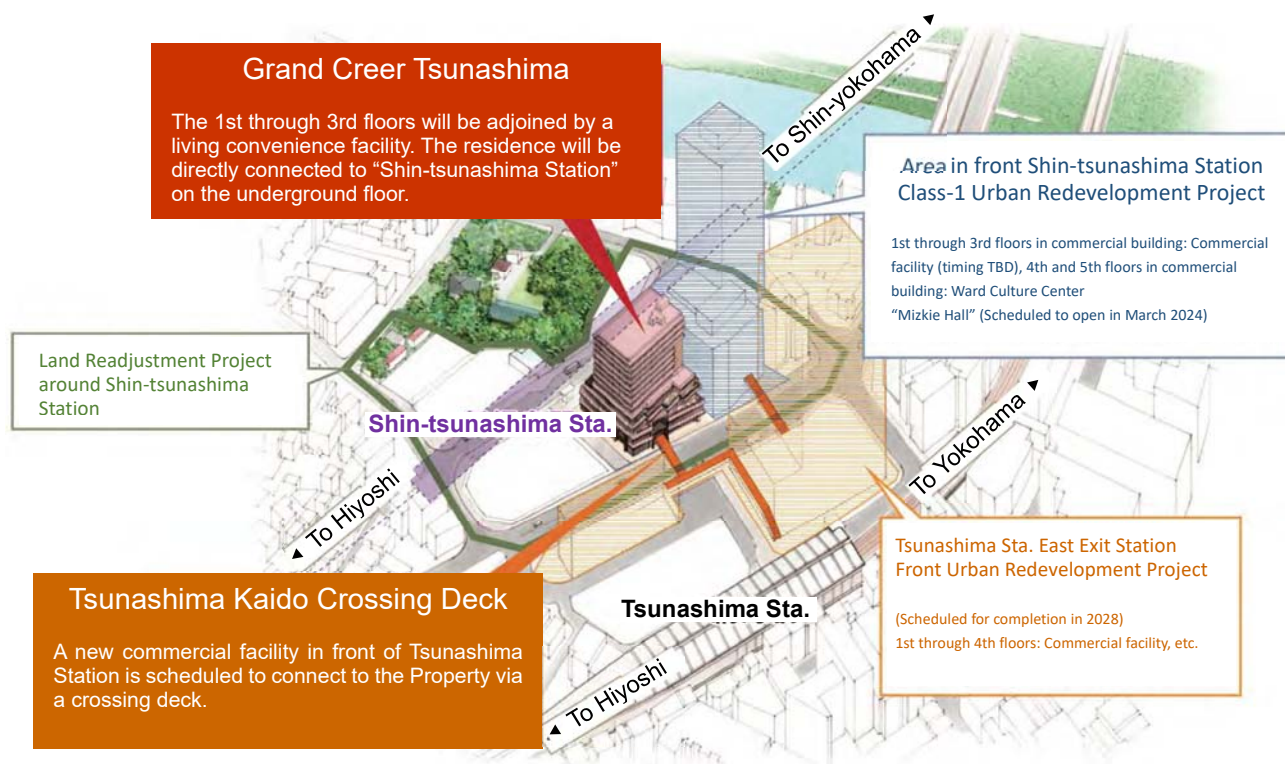
Additionally, as operating services utilizing the DX promoted by the Group, new initiatives that contribute to the improvement of tenant lifestyle convenience will be implemented.

This heightened level of convenience and buzz has resulted in Tokyu Land receiving a massive number of inquiries in excess of 1,500 regarding the Property.

\*1: Residence-type paid nursing home (tent.)

\*2: According to research by TAMURA Planning & Operating

\*3: Tsunashima Kaido Crossing Deck (on 2nd floor) scheduled to be completed in 2028



■ “Immutability:” Tsunashima’s unchanging value and new initiatives

The concept espoused for the Property is “immutability,” meaning the act of never losing sight of the essence that remains constant and proceeding to incorporate new change. As the center of town landscape waiting to be reborn, the Property will propose a new lifestyle while treasuring unchanging value such as the connections and ties with people that have been nurtured up to this point over Tsunashima’s history.

As part of operating services for the likes of meals and medical care to be provided within the residence, in cooperation with Tokyu Fudosan Holdings Group member TFHD digital Inc.\*, the Property plans to provide services that help its tenants lengthen their healthy life expectancy by ascertaining tenant usage status over a system and providing feedback over nutritional status and health consultations as necessary. Additionally, through the implementation of a facility access system using face authentication, the Property will conduct moderate monitoring that simultaneously supplies freedom and peace of mind without inconveniencing tenants. With the implementation of DX, the Property will offer a more convenient senior life while still retaining the safety and security provided through the Grand Creer series over nearly twenty years now.

\*TFHD digital Inc: Established in April 2022 to accelerate value creation through the DX of the Tokyu Fudosan Holdings Group.



## News Release



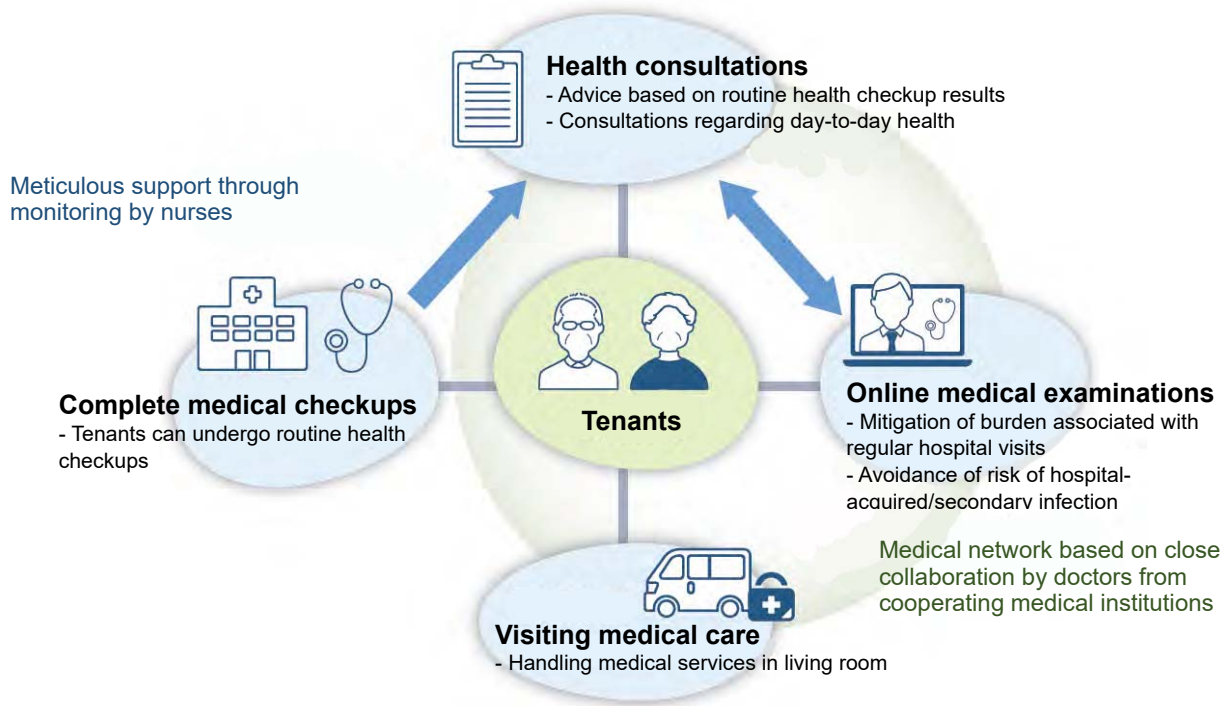
Image representation of lounge following completion



Image representation of dining room following completion

### ■ Provision of medical support network that contributes to the lengthening of the healthy life expectancy of residents

The Property will offer a medical support network through which doctors from cooperating medical institutions and residence staff work closely together to help residents lengthen their healthy life expectancy.



### ◇ Medical cooperation with St. Marianna University Toyoko Hospital

Through a partnership with the St. Marianna University Toyoko Hospital, an affiliated hospital of St. Marianna University School of Medicine\*, and cooperating medical institutions, the Property will implement medical collaboration to address a wide range of needs. Tenants will be able to undergo complete medical checkups and routine health checkups intended to prevent lifestyle-related diseases and detect other illnesses, etc. at an early stage.

\*St. Marianna University School of Medicine

Founded in 1947. Established predecessor Toyo Medical College in 1971. Operates educational institutions including an undergraduate and graduate medical school as well as five medical institutions in the cities of Kawasaki and Yokohama that include St. Marianna University Hospital.

### ◇ Implementation of online medical examinations

The Property will establish a framework through which tenants may consult over their health face to face with a doctor or undergo an online medical examination within the residence under the supervision of the Ouchi no Shinryoujo Clinic.

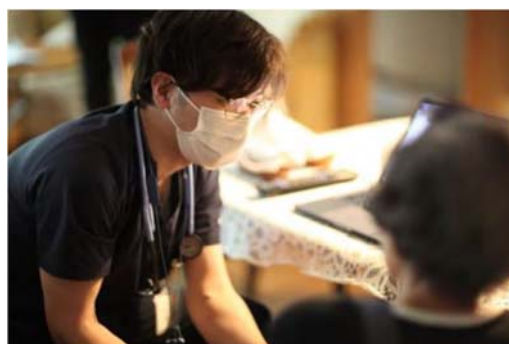
In recent times, the spreading of COVID-19 has triggered an increase in the diversity of medical needs. By implementing online medical examinations, the Property will supply a network through which residents can undergo medical services with peace of mind without worrying about the burden that accompanies regular hospital visits by the elderly and secondary infection caused by contact with others. When residents undergo a medical examination online, nurses stationed full-time at Grand Creer will also be present to assist with the examination, and face-to-face medical consultations will also be offered. For mental and physical sickness and anxiety about health, the Property will arrange for opportunities for residents to regularly seek the advice of a doctor, and will put a support network in place for residents to live an independent lifestyle for longer as it monitors that lifestyles and any chronic diseases residents may have. By ensuring tenant accessibility to medical care and providing comprehensive medical services from the time tenants enter to the time they move to a nursing home residence, the Property will supply a medical network that supports tenant health in line with their diverse needs.

\* Ouchi no Shinryoujo Clinic

Ouchi no Shinryoujo Meguro Clinic opened in April 2020 and began offering visiting medical care predominantly in Tokyo's Meguro City and Setagaya City. Became a medical corporation in October 2022. Its clinics assist with functional enhancement-type home care and enhance home palliative care.



St. Marianna University Toyoko Hospital



Ouchi no Shinryoujo Clinic

## News Release

### ■ Health preservation program supervised by Juntendo University

Under the supervision of the Graduate School of Health and Sports Science of Juntendo University, tenants will be assisted with developing a mobile body for however long they desire to the degree that suits them. Tenants can strive towards preserving and improving their health by participating in weekly exercise classes as well as regularly-held physical fitness measurement sessions. The application of scientifically-grounded exercise methods contributes to the prevention and improvement of lifestyle-related diseases and dementia and to the lengthening of healthy life expectancy. Instructors and staff help establish an environment where tenants can perpetuate a positive cycle of exercise, diet and social participation, offering programs that tenants can tackle together with their peers rather than alone and keep on enjoying.

<<Information on Rocomo Vaccination Campaign (Japanese language only)>>

<https://www.grancreer.com/senior/system/>



Exercise classes



Physical fitness measurement sessions



Results briefings

\*The content of services is subject to change in the future.

\*Juntendo University

Originally founded in 1863 as a medical school. Established university in 1946. A comprehensive health university and graduate school comprised of seven undergraduate programs including the Faculty of Medicine, three graduate programs and six affiliated hospitals (One new undergraduate program scheduled to open in the 2023 academic year).

### ■ Overview of Facility

Name: Grand Creer Tsunashima

Location: 1-1167-1 Tsunashima Higashi, Kohoku-ku, Yokohama-shi, Kanagawa

Access: 2 min. on foot to Tsunashima Sta. (distance of approx. 130 m from station)

1 min. on foot from "Shin-tsunashima Sta." on Tokyo Shin-Yokohama Line (distance of approx. 50 m from station)

Total number of rooms: 104

Structure: Reinforced concrete construction

12 floors above ground/1 floor below ground (4th through 12th floor above ground)

Form of rights for land and building: Land rights not owned by business operator/Building leased

Form of rights for tenancy: Right to use system

Room classification: All rooms are private rooms

## News Release

Type: Residence-type paid nursing home (tent.)

Exclusive area: 33.94 m<sup>2</sup> - 83.60 m<sup>2</sup>

(1 bedroom/1 bedroom, living room, dining room and kitchen/2 bedrooms, living room, dining room and kitchen configurations)

Payment method for usage fees: Selection methods (in advance or monthly)

Requirement upon start of tenancy: Independent upon start of tenancy

Scheduled tenancy start date: End of November 2023 (tent.)

Nursing care insurance: External at-home services available

Other: Affiliate nursing homes available

Business operator: Tokyu Land Corporation

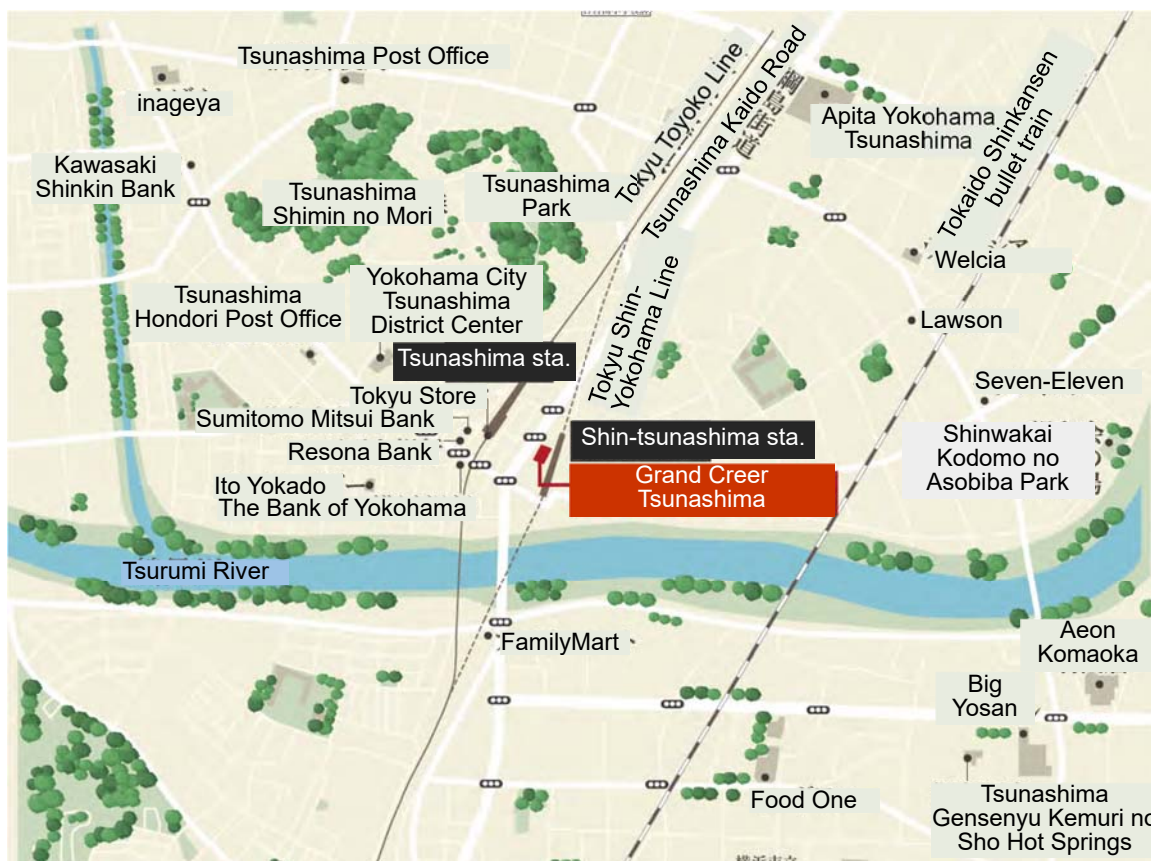
Agent, manager/operator and advertiser: Tokyu E-Life Design

\*All of the information stated above is tentative.

<<Grand Creer Tsunashima Homepage (Japanese language only)>>

<https://www.grancreer.com/tsunashima/>

<<Location Map>>





## News Release

### ■ Tokyu E-Life Design

Tokyu E-Life Design was established in March 2023 to propose “a safe, secure and comfortable lifestyle where people’s sense of self is respected” to elderly individuals. Over time, under its espoused business statement of “Life on your terms, now and ever more,” the company has supplied daily living to underpin lifelong security through the provision of optimal services tailored to the needs and conditions of tenants, a reflection of the respect accorded how each of them live and go about their lives.

Tokyu E-Life Design marked its 20th anniversary of its establishment on March 3, 2023. Going forward, based on its view that its business philosophy of “working to create the new happiness of the Japan of the future” will be an inseparable part of the happiness of Japan and its elderly population from here on out, the company will continue to repeatedly challenge itself to create new forms of happiness that link to the lifelong security and joy of its customers.

<<Tokyu E-Life Design (Japanese language only)>> <https://www.e-life-design.co.jp/>



#### Statement

Life on your terms, now and ever more

Continuing to walk hand in hand with residents so that they may enjoy their life to come.

### ■ “Grand Creer” Series

The “Grand Creer” series is the site of a life stage for seniors that espouse “Life on your terms, now and ever more” as its business statement. Also developed in this series are senior residences for healthy tenants to pursue a fulfilling daily existence, nursing care residences for seniors who require such care, and residences with adjoining senior and nursing care residences in the same site. This series of residences makes it possible for tenants who have entered their later years to realize a high-quality senior life that is safe, secure and comfortable. This new type of residence is what Tokyu Land proposes with Grand Creer.



私らしくを、いつまでも。  
**グランクレール**  
 東急不動産HDグループのシニア向け住宅

Life on your terms, now and ever more  
 Grand Creer  
 Residences for seniors by the Tokyu Fudosan Holdings Group



Grand Creer Setagaya Nakamachi



Grand Creer Shibaura

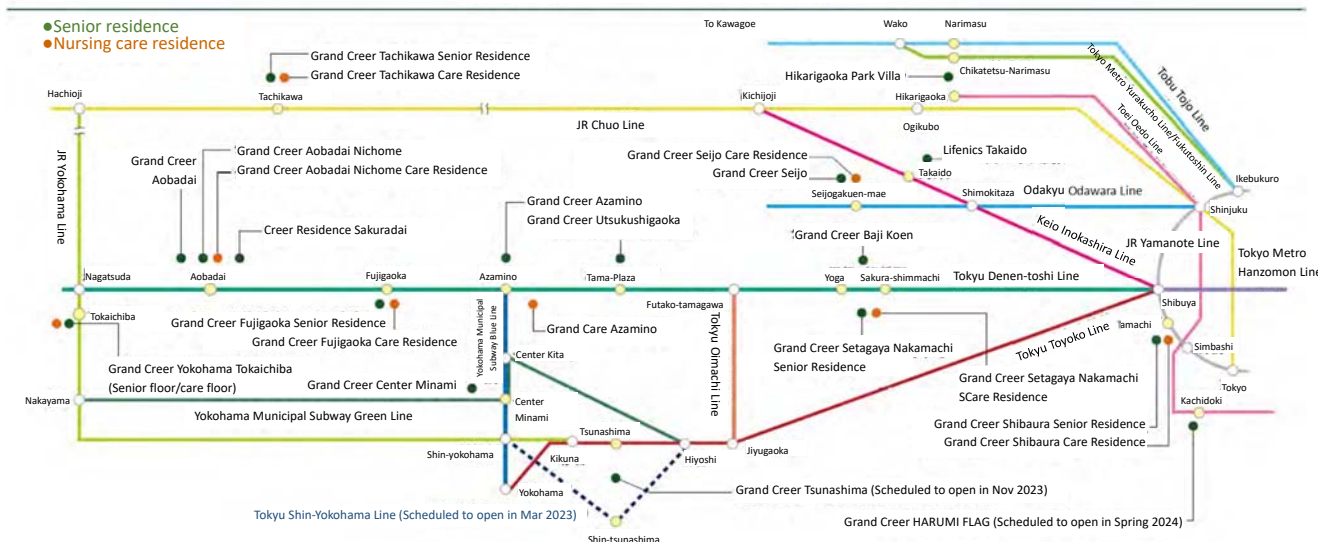
■ List of Development Areas and Residences

“Grand Creer,” whose intended meaning is “great peace of mind,” is a series of residences for seniors. Following the opening of the first property in this series with “Grand Creer Azamino” in 2004, it has since developed into a series spanning 21 residences and 1,932 rooms across Tokyo and Kanagawa.

\*As of March 14, 2023.

<<Grand Creer Official Homepage (Japanese language only)>> <https://www.grancreer.com/>

Grand Creer Area Map



### ■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 its long-term vision in 2021. With “WE ARE GREEN” as its slogan, the company aims to become a corporate group that realizes a future where everyone can be themselves and shine vigorously and continues to create value.

Additionally, having formulated its medium-term management plan 2025 in May 2022 based on that long-term vision, the company will continue working towards unique value-creation through environmental management and DX.

#### <<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/>