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TOKYU FUDOSAN HOLDINGS GROUP

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## Contributions to Local Communities



The Tokyu Fudosan Holdings Group conducts social contribution activities that will lead to the resolution of issues in local communities with the aim of developing a sustainable society and creating abundant communities.

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# Supply Chain (Society)

## Policy

The Tokyu Fudosan Holdings Group recognizes the cooperation of stakeholders is necessary and important to ensuring proper social responses in our business activities across the entire supply chain. In particular, the real estate business of the Group largely affects communities and parties over long-term time horizons from development to operation, so it is essential that we work closely with a variety of stakeholders. Additionally, the development and operation of homes, office buildings, commercial facilities and resorts that are mindful of local community development will create business opportunities and enhance the competitiveness of the Group.

It is based on this awareness that we will continue to work with stakeholders such as local governments, local communities, design firms, construction companies, and end customers to help revitalize and develop society across the entire supply chain of our businesses.

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## Management Structure

The Group strives to create value for local communities and end users by actively working to reduce the environmental burdens through urban revitalization or improved access to transit or to construct buildings that have barrier-free designs for individual projects in response to the initiatives it is carrying out for social issues in the supply chain.

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## Practice and Implementation

### Redevelopment project in Shibuya

The Group is actively involved in urban redevelopment projects in an effort to create more appeal and attractive urban communities.

One of Japan's largest terminal stations, Shibuya fulfills a role not only as a hub of transportation, but also a hub of community information and culture. Currently, a public-private partnership is taking place to make fundamental changes to Shibuya's urban functions and Tokyu Land Corporation is a participant in this redevelopment project. In 2027 when all redevelopment is completed and the area serves as a hub for creative contents industries and urban tourism, Shibuya will be transformed into a community that attracts even more people from Japan and abroad.



Conceptual image upon completion of the redevelopment project around Shibuya Station

### Real estate development with excellent access to transit

Tokyu Land Corporation is developing a number of office building properties mainly located around major hub stations with excellent access to transit. About 90% of the office buildings it develops are within a five-minute walk of the station and such excellent locations near stations with quick access to transit have received high marks from tenants because of the convenience and shortened commute times they offer. These buildings also help to mitigate CO<sub>2</sub> emissions because their location encourages the use of public transit, which has less of an impact on the environment.

### **Adoption of universal design and barrier-free design**

Tokyu Land Corporation's office buildings adopt barrier-free and universal design concepts to ensure that everyone using the building, from office workers to visitors, can do so safely. The company has created the Office Building Universal Design Guidelines to ensure a standardized approach. All of its newly constructed office buildings must comply with these guidelines, while existing buildings must comply within the extent possible, such as when carrying out remodeling work.

### **Partnerships with university hospitals**

In July 2015, Tokyu Sports Oasis, Inc. began accepting heart disease patients from Nippon Medical School Musashi Kosugi Hospital for heart rehabilitation. The company's heart rehabilitation program is carried out using preselected exercises based on a medical exam and ensures participant safety by having a physician on call to respond immediately in case of an emergency. In the future, Tokyu Sports Oasis, Inc. will work with Nippon Medical School Musashi Kosugi Hospital to create an urban area heart rehabilitation program jointly run by both.



Rehabilitation (sample image)

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# Human Rights and Community

## Policy

The Tokyu Fudosan Holdings Group recognizes that respecting the human rights of employees and all stakeholders involved in its businesses is an essential requirement of a company with global operations and an expectation placed in all companies. It is based on this belief that we support the Universal Declaration of Human Rights and other international human rights doctrines and conduct business activities that fully respect human rights.

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# Contribution to Local Communities and Society

## Policy

The Tokyu Fudosan Holdings Group recognizes the sustainability of communities and society is an important issue for the sustainable development of companies.

It is based on this awareness that the Group carries out various self-led activities through its businesses for communities and society, such as enhancing the value of an area or generating economic benefits. We will continue to work with stakeholders such as design firms, construction companies, and end customers to help revitalize local communities through our businesses.

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## Practice and Implementation

### Creation of local employment opportunities

Ewel, Inc. opened a second operation center that handles administrative processing in Yonago City, Tottori Prefecture to follow the other center in Matsue City, Shimane Prefecture. The Yonago Operation Center, which opened in February 2015, plans on hiring around 300 people from the local community over the next five years, which will contribute to the creation of local employment opportunities.



Yonago Operation Center (Yonago City, Tottori Prefecture)



Work space

### Contributing to communities in the tourist haven of Palau

For nearly three decades Tokyu Land Corporation through its management of the Palau Pacific Resort has continually worked on environmental conservation, the passing down of cultural traditions, the creation of employment opportunities and development of infrastructure in Palau. More than 80% of the Palau Pacific Resort's staff is hired from Palau and Tokyu Land Corporation gives back to the local community through the creation of employment opportunities and developing human resources qualified for working in the hospitality industry.



Palau Pacific Resort

### Continuing to support the recovery from the Great East Japan Earthquake

The Group has continued to provide assistance toward the recovery effort of the Great East Japan Earthquake since 2011 by utilizing its network of resources. Our ongoing efforts include employee volunteer activities in Rikuzentakata City and the Midori no Tohoku Genki Camp Program, which seeks to provide mental care to children affected by the disaster mainly living in Fukushima Prefecture.

[Click here for more details.](#)



For smiling faces all over Japan

### Contribution to the community through partnerships with NPOs

Tokyu Land Corporation and Tokyu Land SC Management Corporation are implementing the Smile Project at Q's Malls with the vision to revitalize the area jointly with local communities and transform it into a comfortable urban space where people can feel happy, which is embodied in the brand slogan "the town is generous and people are joyful".

Since the city of Amagasaki is considered a town of candy because the plant and head office of a major candy maker is located there, at Amagasaki Q's Mall (Hyogo Prefecture), we organized an event featuring candy sales and designing candy homes with the help of social welfare corporations and NPOs involved with candy making and local candy stores from the community. In addition, we conduct various activities in partnership with the local community in areas surrounding Q's Malls.



Event in progress

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