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# TOKYU FUDOSAN HOLDINGS

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2018 Integrated Report

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Work

Home

Play

We go beyond the bounds of physical structures to propose and create lifestyles.

The Tokyu Fudosan Holdings Group has always eagerly taken on new challenges, starting with the development of the community of Den-en Chofu. It's in our DNA. We will continue to leverage that "Challenging DNA" to deliver new value to communities and society through the proposal of new home, work and play styles.

**Tokyu Group Slogan**

# Toward a Beautiful Age — The Tokyu Group

**Tokyu Group Philosophy**

We hold this philosophy in common as we work together to create and support the Tokyu Group.

**Mission Statement** We will create a beautiful living environment, where each person can pursue individual happiness in a harmonious society.

**Management Policy** Work independently and in collaboration to raise Group synergy and establish a trusted and beloved brand.

- Meet current market expectations and develop new ones.
- Manage in harmony with the natural environment.
- Pursue innovative management from a global perspective.
- Value individuality and make the most of each person.

Through these means, we will fulfill our corporate social responsibilities.

**Guidelines for Action** Fulfill your responsibilities. Collaborate to enhance each other's abilities. Reinvent yourself with a global awareness.

**Tokyu Fudosan Holdings Group Ideal**

## A corporate group that continues to create value

We go beyond the bounds of physical structures to propose and create new lifestyles

**Founding Spirit**

## Challenging DNA

The Tokyu Fudosan Holdings Group originated 100 years ago in 1918 with the development of Den-en Chofu based on the garden city concept, with the aim of developing the ideal community at a time when there was a housing shortage. With this DNA of taking on challenges, or "Challenging DNA," that we have inherited, we are sincerely working toward solutions to social problems with an enterprising spirit, and will go beyond the bounds of physical structures to propose and create new lifestyles.



Eiichi Shibusawa, who established the Den-en Toshi Company, the origin of the Group, in 1918.

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**Editorial Policy**

The Tokyu Fudosan Holdings Group seeks to contribute to a sustainable society by solving social issues through its businesses. The Group issues integrated reports to provide stakeholders with a better overall understanding of how it creates value in all of its business activities. This report discloses the Group's medium- and long-term management policies and business strategies as well as financial and non-financial data prepared in accordance with the international integrated reporting framework of the International Integrated Reporting Council (IIRC) and the *Guidance for Integrated Corporate Disclosure and Company-Investor Dialogue for Collaborative Value Creation* formulated by the Ministry of Economy, Trade and Industry (METI).

For more detailed financial and CSR information, please refer to the Company's website.

**Investor Relations Information** <https://www.tokyu-fudosan-hd.co.jp/english/ir/>

**CSR Information** <https://tokyu-fudosan-hd-csr.disclosure.site/en>

**Note on Forward-Looking Statements**

The forecasts and other forward-looking statements in this report are based on currently available information and certain assumptions determined as rational. Consequently, the statements herein do not constitute assurance regarding actual results by the Company. Actual performance may significantly differ from these forecasts due to various factors in the future.