



TOKYU FUDOSAN HOLDINGS

2020 Integrated Report



WORK



HOME



LIFESTYLE CREATION

Combining new home, work and play styles



PLAY



An inheritance of Challenge-oriented DNA, a spirit of trying to solve social issues through business activities



I wanted to create something resembling a Garden City in Japan and to make up even a little for the shortcomings of city life.

Seien Kaikoroku [Memoirs of Eiichi Shibusawa]

The origin of wealth is *jingi-dotoku* (humanity and morality); unjustified wealth cannot be eternal.

Rongo to Soroban [The Analects of Confucius and the Abacus]

Eiichi Shibusawa

Established the Den-en Toshi Company, the origin of the Group (1918)

Recently, I often hear the expression, "return of profits from companies to society." I absolutely hate these words. In the first place, companies that are not needed by society will never develop. Companies should pursue their original goals. This is an act that we should call "returning profits to society."

Toshi to Ningen-no Atarashii Chowa wo Motomete [In pursuit of new harmony between cities and people], a corporate bulletin published to commemorate the 20th anniversary of TOKYU LAND CORPORATION






Noboru Goto

First president of TOKYU LAND CORPORATION (1953 to 1978)



Provided by: TOKYU CORPORATION

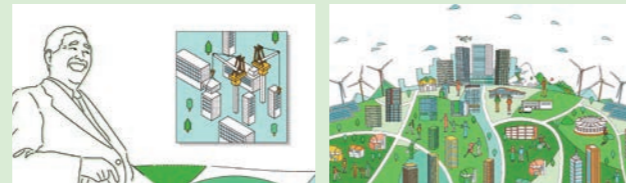
Communication with Stakeholders

Direct communication	Reports	WEB
<ul style="list-style-type: none"> ● General meeting of shareholders ● Release of financial results ● Financial results briefings ● Dialogue with analysts and institutional investors ● Corporate briefings for individual investors ● Facility tours  <p>Tour of Creer Residence Yokohama Tokaichiba</p>	<ul style="list-style-type: none"> ● Integrated Report ● Annual Securities Report ● Corporate Governance Report 	<ul style="list-style-type: none"> ● Investor Relations https://www.tokyu-fudosan-hd.co.jp/english/ir/ ● Sustainability Website https://tokyu-fudosan-hd-csr.disclosure.site/en ● Group Initiatives https://www.tokyu-fudosan-hd.co.jp/english/efforts/   





Video explaining the story of our value creation

An animated video introducing the value creation of the Tokyu Fudosan Holdings Group, which creates and proposes new lifestyles, taking advantage of the Challenge-oriented DNA that is its founding spirit.

<https://www.tokyu-fudosan-hd.co.jp/english/about/media/movie14.html>



Support of International Initiatives

<p>The UN Global Compact</p> 	<p>Task Force on Climate-related Financial Disclosures</p> 	<p>Renewable Energy 100%</p>  <p>(TOKYU LAND CORPORATION)</p>	<p>Principles for Responsible Investment</p> <p>Signatory of:</p>  <p>(Tokyu Land Capital Management Inc.)</p>
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Major External Evaluations

<p>Dow Jones Sustainability Indices (World / Asia Pacific)</p> 	<p>FTSE4Good Index Series</p> 	<p>FTSE Blossom Japan Index</p> 	<p>MSCI Japan ESG Select Leaders Index</p> 
<p>MSCI Japan Empowering Women Index (WIN)</p> 	<p>Global Real Estate Sustainability Benchmark</p> 	<p>The Health & Productivity Stock Selection</p> 	<p>WELL Building Standard (Precertified)</p>  <p>(SHIBUYA SOLASTA 5-11F)</p>

CONTENTS

Section 1

The Value Creation Story

The Tokyu Fudosan Holdings Group has continued to create unique value while always facing social issues head-on. This section introduces specific examples and other content to explain our past, present, and future.

Who We Want To Be	04
Our Process for Value Creation	06
Value We Provide (Outputs and Outcomes)	08
At a Glance	10
Our Three Core Strengths	11
Social Issues and the History of Lifestyle Creation	12
Unique Value Creation	14
Message from the President	16
Adapting to the New Normal as Society Changes with the COVID-19 Pandemic	22
Special Feature: Taking Up the Challenge of Lifestyle Creation 3.0	24
Urban Development for Long-Term Sustainability The Greater Shibuya Area Concept	25
Large-Scale Complexes — TOKYO PORTCITY TAKESHIBA	28
Logistics Facility — LOGI'Q Miyoshi	29
Tokyu Resort Town Tateshina MORIGURASHI	30

Section 2

Value Creation Strategy

This section describes our forecasts and the progress that has been made in our Medium-Term Management Plan 2017-2020, which we formulated to become the group we want to be, and also initiatives that address social issues through our business activities.

Value Creation Strategy	31
SDGs and Materialities	32
Medium-Term Management Plan Based on Materialities	34
Business Overview	
Urban Development Segment	36
Residential Segment	38
Property Management Segment	39
Real Estate Segment	40
Wellness Segment	41
Tokyu Hands Segment	42
Innovation Business Segment	43

Section 3

Foundations Supporting Our Sustainable Growth

This section introduces our financial and non-financial initiatives that are the foundation of our efforts to achieve sustainable growth, together with specific policies and initiatives.

Foundations Supporting Our Sustainable Growth	44
Financial Initiatives	
Financial Capital Strategy	46
Financial Analysis	48
Non-Financial Initiatives	
Human Capital Strategy	50
Social Needs	51
Environment	52
Corporate Governance	54
Creating the Future Together with Outside Directors	59
Management Structure	62

Section 4

Data Section

An outline of the Group, which continues to grow, including information and data of many types, including financial and non-financial data and descriptions of business areas.

Financial and Non-financial Data	64
Consolidated Financial Statement	66
Independent Auditor's Report	103
Business Areas	108
Socially and Environmentally Friendly Assets	109
Corporate Overview and Stock Information	110
On Publishing the 2020 Integrated Report	112

Editorial Policy

This report is aimed at providing all of our stakeholders, including shareholders and investors, with easy-to-understand information about how the Tokyu Fudosan Holdings Group addresses social issues through its businesses to achieve sustainable growth and improve its corporate value. In addition to the value creation story and strategy, the report provides an integrated explanation of our non-financial initiatives, including those regarding corporate governance, human capital strategy, and financial information. The International Integrated Reporting Framework advocated by the International Integrated Reporting Council (IIRC), and the Guidance for Integrated Corporate Disclosure and Company-Investor Dialogues for Collaborative Value Creation published by Japan's Ministry of Economy, Trade and Industry, and other resources were consulted in the creation of this report.



Regarding Reporting Target

Covered in This Report : Our company and Tokyu Fudosan Holdings Group
 Dates Covered : April 1, 2019 to March 31, 2020
 (including some information from April 2020 and later)
 Released : October 2020

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.