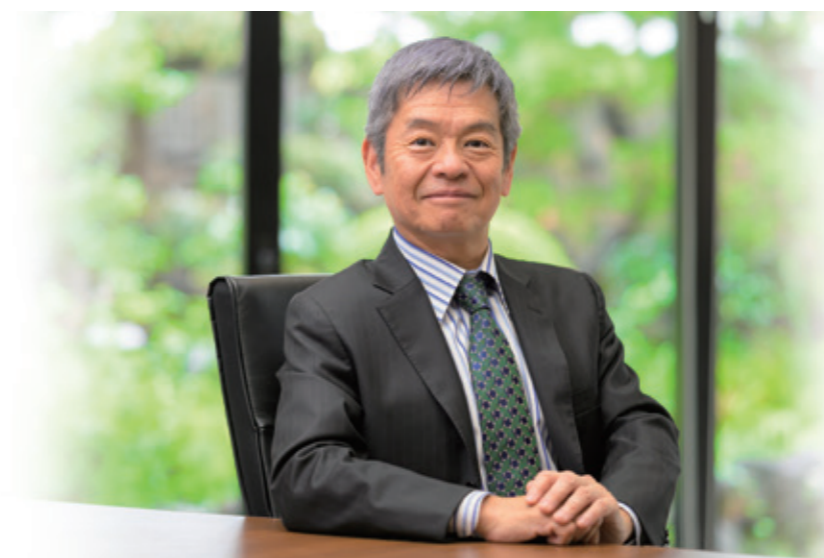




To create inspirational experiences  
for people who live and work in the city.  
To draw out the maximum appeal of properties.  
To create developments that match the  
characteristics of the area.  
And to build the city for the future.  
Not simply demolishing and rebuilding,  
but building the city with all our heart.  
These are the kinds of sentiments instilled in  
our corporate message, "Heart Into the City."  
Tosei's promise is to create new value  
and inspiration in all aspects of real estate  
and increase the appeal of cities.



**The Tosei Group will pursue  
limitless growth and potential  
beyond its primary field,  
while maintaining real estate  
as its core business.**

Under the corporate philosophy "To create new value and inspiration in all aspects of real estate," the Tosei Group aims to contribute to society, achieve sustainable growth and increase corporate value by developing real estate and restoring its value, with a view of 10 to 20 years in the future.

As the social environment is changing at a dizzying pace, and people's lifestyles and values are becoming more diverse, the role and value of real estate are also being called upon to evolve. We have formulated the Tosei Group Long-Term Vision 2032 to ensure that we continue to grow in the future and enhance its corporate value by contributing to the realization of a sustainable society in this business environment.

While developing our three core competencies, including real estate solutions, portfolio management, and global reach capabilities, which are the source of our competitive advantage, we will strive to achieve further business growth and realize our long-term vision to "contribute to the realization of a sustainable society as a unique real estate portfolio manager with diverse solution capabilities."

*Seiichiro Yamaguchi*  
President and CEO

Contents

02	Message from the President and CEO	25	Fund and Consulting Business
03	Business Overview	27	Property Management Business
05	Revitalization Business	29	Hotel Business
13	Development Business	33	TOSEI Group's Sustainability
23	Rental Business	34	Corporate Profile

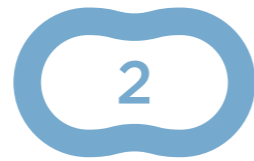
# A Comprehensive Real Estate Company Operating Six Businesses

① ②

Trading Business which buys and sells real estate for sale, including buildings, condominiums, and detached houses.



Revitalization Business



Development Business



Rental Business

The Tosei Group carries out highly stable portfolio management.



Fund and Consulting Business



Property Management Business



Hotel Business

③ ~ ⑥

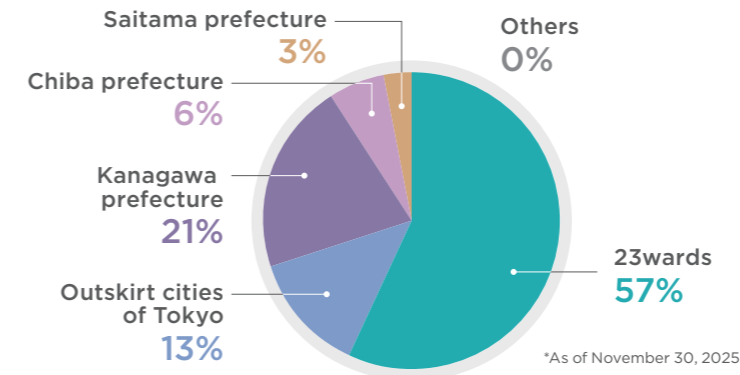
Stable Business which generates stable fee income.

The Tosei Group carries out highly stable portfolio management by operating six main businesses, the Revitalization Business, the Development Business, the Rental Business, the Fund and Consulting Business, the Property Management Business, and the Hotel Business.

While the Revitalization Business and the Development Business can expect high earnings from real estate transactions, the Fund and Consulting Business, which has been growing remarkably in recent years, as well as the Rental Business, the Property Management Business and the Hotel Business, can generate stable earnings. The Group is building a business foundation that can respond flexibly to changes in market conditions by leveraging synergies among its six businesses and complementing each other.

## Business Area: Greater Tokyo

### Inventory Breakdown



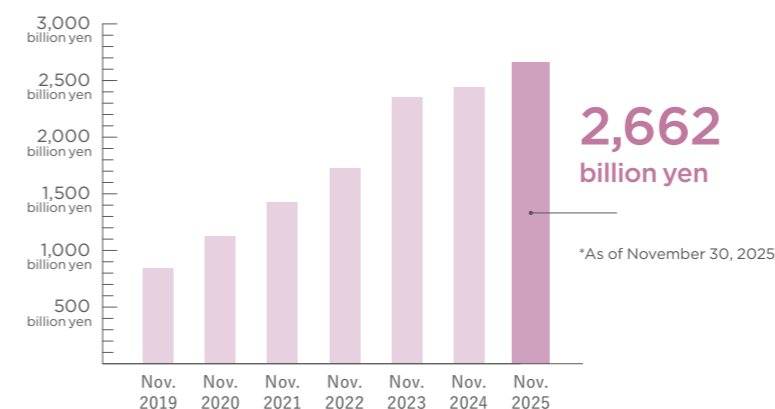
The Tosei Group mainly focuses on Tokyo. Since its founding, we have consistently invested in properties in the Greater Tokyo area. Through these investments, we have built an impressive track record in terms of both the size and use of the properties, and have developed strong expertise in evaluating real estate in Tokyo.

## Diverse Product Lineup



The Tosei Group provides a wide range of properties of various uses (offices, residences, commercial facilities, hotels, and logistics facilities) and scales in both new construction development and revitalization of existing properties. In the Development Business, we develop products that match the characteristics of the area and the trends of the times. In the Revitalization Business, we seek to revitalize real estate value by improving environmental performance, design, convenience, and security.

## AUM Balance is One of the Highest in Japan\*



As an independent asset management company, we have been increasingly entrusted with assets by many foreign investors and domestic institutional investors, and our AUM balance has been growing.

\*As assets under management in the discretionary investment management business under the Financial Instruments and Exchange Act.



# Revitalization Business

In Revitalization Business, we acquire real estate whose asset values have deteriorated and sell them to investors, funds, and individuals as “revitalized real estate” with improved design, convenience, security, and environmentally friendly specifications, among “value-add plans” that incorporate the characteristics of the area and tenant needs. We also acquire real estate through M&A.

## Revitalization Business

### Assessment Proficiency

Expertise for selecting properties in the Greater Tokyo Area, accumulated since our founding

- Comprehensive judgements based on attributes such as location, scale, age, facilities and structural design
- Extensive property database
- Focus on small and medium-sized properties



### Value-add Capability

Create new value in existing properties

- Precise renovation plans that increase the competitiveness of properties
- Flexible product planning with consideration for improving design aspects, environment and comfort



### Marketing Ability

Information network supporting the entire process from acquisition to sale

- Working to build relationships with real estate agents and acquire good information in a timely manner



## Tosei's Revitalization Sustainable Value Up

Tosei's value-add program is based on the concept of “Sustainable Value Up” to make the most of the characteristics of a wide variety of existing properties and further enhance their attractiveness, we consider a revitalization menu with “Eco-friendly,” “Well-being” and “Resilience”. We revitalize the value of existing properties by adopting modern functionality and facility specifications that enhance environment and social performance.

### Three-point Value Up Code

#### Eco-friendly

Value-add for a sustainable society, including energy conservation, introduction of renewable energy, and resource conservation

#### Well-being

Value-add that contributes to improved scenery, appearance, comfort, and convenience

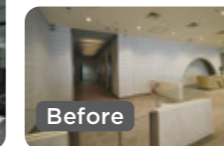
#### Resilience

Value-add to improve security and disaster prevention performance, community revitalization and preservation

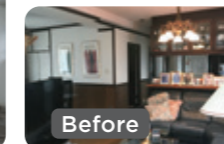
### Examples of Value-add

#### Existing office

Renovation of common space  
Entrance and elevator hall



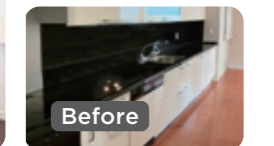
Conversion to SOHO  
Renovation of the former building owner's residential floor to SOHO office



#### Existing condo units

(Princess Square Co., Ltd.'s Achievements)

Renovation of kitchen  
Replacement of kitchen facility and wallpaper



Renovation of washstand and bathroom  
Replacement of washstand, bathtub, and lighting equipment



#### Recover functionality, increase asset value and improve tenant satisfaction through renovation

Exterior and interior design renovation (entrances, elevator halls, water section, etc.)  
internal and facilities renovation (introduction of disaster prevention, energy saving and security facilities)

#### Increase profitability of rental properties

Conversion to small-scale use (Renovation of the former building owner's residence to SOHO, etc.)  
Tenant leasing  
Increase of profitability by improving occupancy rate

#### Respond to buyer needs

Renovation to investment grade properties (restoration of legal compliance) (removal of illegal buildings, securing escape routes, corrective work for outside the use and oversized buildings, asbestos removal, etc.)



### Tamachi Tosei Building

Office

An Office building with a site area of approximately 2,400㎡. We added value to the once office and residence building to use as our head office. We have created a more comfortable working environment through value-add, including the renovation of the office with existing facilities and the conversion of the residential space into the “Value-Up Labo”.

### Value Up Point



#### Entrance

The entrance which serves as the face of the office was made brighter by installing plants and paintings, while making the most of the open space. A new business meeting space and waiting area were also created.



#### Value-Up Labo

The space previously used by the former owner as a printing room has been renovated into a laboratory-style area featuring displays of samples such as materials and fittings, as well as a mock-up hotel guest room. It is divided into three areas under the themes of “value-add/development,” “residence,” and “hotel,” each of which is utilized in product planning.





### T-Rhythmic Soka

Rental apartment

After acquiring the building which had been used as a company housing with all rooms vacant, we renovated it to a rental apartment for music lovers by adopting soundproofing facility.

In addition, the once cafeteria was renovated to a party room, where the residents can socialize with each other, while protecting their privacy.



### Soundproof work

The materials of the floor, walls and ceilings were replaced, and double-glazed windows and window frames were installed to increase soundproofing effectiveness.



### T's garden Nishiterao

Rental apartment

This rental apartment consists of 87 units in five buildings, located a 15-minute walk from Namamugi Station on the Keikyu Main Line. We acquired the property, which had been used as company housing but had become vacant, and revitalized it into rental apartments targeting families with children, while maintaining the spacious layout of approximately 90 square meters and three bedrooms in each unit. In the value-add project, we set the themes of "green preservation," "disaster prevention and crime prevention," and "energy and resource conservation" and aim to contribute to the "SDGs (Sustainable Development Goals)" by adopting facilities and specifications in line with each theme.



Recycled wood louver



Bench with an oven function



Emergency Power Box



Pet friendly room with catwalk



## Grosvenor Square

Commercial complex

The building is located in Honmoku area, Naka-ku, Yokohama City, which is popular for its neat streetscape and convenient bus service. The prestigious exterior of the building, reminiscent of a luxury hotel in England, sets it apart from the commercial facilities and condominiums in the surrounding area. The building has a mix of stores, offices, SOHO space, and apartment buildings, creating a vibrant commercial space.



## Underground plaza

We created a multi-purpose space with cafe that can be used for various events by installing wood decks on the decrepit floor of the common plaza.



## Mizonokuchi Tosei Building II

Office

This office building is located a 10-minute walk from Mizonokuchi Station on the Tokyu Den-en-toshi Line and Oimachi Line. The building, which had previously been used as a training facility equipped with conference rooms of various sizes, an auditorium, and a cafeteria, was acquired as a vacant property. While making the most of the building's existing characteristics, we refreshed the design of the entrance and lounge and revitalized it into a property suited for office use.

## Value Up Point



## Hot desk workspace

The former cafeteria space was converted into a free-address workspace, creating a work environment that supports flexible working styles.



# 2

## Development Business

In Development Business, we verify the characteristics of the land it acquires, and develop and sell properties from a diverse product lineup that includes offices, commercial facilities, condominiums, detached houses, hotels, logistics facilities, and apartments to maximize the value of the land. With an in-house first-class architect office, we are committed to “craftsmanship” and “quality” and promote the development of environmentally and socially conscious real estate.

### Development Business

#### Creation of New Value

A diverse development menu tailored to area characteristics and needs.

- Product planning that leads to maximizing the value of the site
- Original development plan for each building
- Conceptual design for the city’s history and future



#### Diversified Market Strategy

A market strategy that responds to all sales and rental need

- Respond to various buyers needs by per unit sale or a whole building sale to companies or funds.
- Pursuit of design and planning in line with the changing times



### Product Lineup



Office



Toranomon Tosei Building

Tosei’s office buildings are planned and developed based on concepts that maximize the advantages of a good location and suit the characteristics of the area. In addition to creating well-designed exteriors and highly functional workspace, we promote the development of environmentally symbiotic office buildings.



Commercial facility



T'S BRIGHTIA Jiyugaoka II

Tosei’s commercial facility brand “T’S BRIGHTIA” is based on the concept of “creating a space where the hearts of visitors shine brightly while respecting the individuality of the area, “and provides highly original commercial space in prime locations near stations in the 23 wards of Tokyo, attracting quality tenants.



Condominium · Apartment



THE PALMS Yutenji Masterplace

Tosei’s condominium “THE PALMS” offers a wide variety of plans for families and DINKS, designed and planned with the residents’ lifestyles first in mind, in accordance with the characteristics and needs of the Tokyo and other areas. We also develop apartments in convenient locations near train stations.



Detached house



THE PALMS COURT Den-en-chofu

Tosei’s detached houses “THE PALMS COURT” and “Comodo CASA” offer a wide variety of product planning from small to large-scale urban development in accordance with area characteristics and needs. Each residence is meticulously planned in pursuit of comfort, the environment, and social consideration.



Hotel



Tosei Hotel COCONE Tsukiji Ginza Premier

Tosei’s hotel brand “COCONE” offers accommodations and services that meet diverse needs from business to sightseeing, located mainly in convenient city center.



Logistics



T's Logi Hashimoto

Tosei’s logistics facilities “T’s Logi” are located in highly convenient locations that serve as bases for wide-area deliveries in the Tokyo metropolitan area. They meet the needs of tenants with its flexible product planning capabilities.



### Heiwajima Tosei Building

Office

Heiwajima Tosei Building is an environmentally symbiotic large-scale office building with consideration for energy saving, located a nine-minute walk from Heiwajima Station on the Keikyu Line. Taking advantage of its close proximity to a natural park, we created a workspace that encourages contact with nature. The building obtained an “A” rank in the CASBEE Certification for Buildings\* in recognition of comprehensive environmentally conscious efforts, including rooftop greenery and the introduction of highly energy-efficient equipment.

\*CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for comprehensively evaluating and rating the environmental performance of buildings. Screenings are conducted by a third-party organization to certify buildings that meet the required standards.



### Kamata Tosei Building

Office

Located a three-minute walk from Kamata Station on the JR Keihin-Tohoku Line, and Tokyu Ikegami and Tamagawa Lines, Kamata Tosei Building is a large scale environmentally friendly office building that pays consideration to energy saving. Located in a busy area that also offers abundant greenery, this property obtained an “A” rank in the CASBEE Certification for Buildings\* in recognition of its harmony with the surrounding environment and cityscape, its adoption of equipment with highly energy-efficient specifications, and its spacious workspace.

\*CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method for comprehensively evaluating and rating the environmental performance of buildings. Screenings are conducted by a third-party organization to certify buildings that meet the required standards.

### Toranomon Tosei Building

Office

The office building is conveniently located a two-minute walk from Kamiyacho Station on the Hibiya Line. The facade is equipped with glass curtain walls and a system that adjusts the brightness of the rooms by allowing in sufficient natural light. The building also received an “A” rank in the Certification for CASBEE for Real Estate\* for its adoption use of environmentally and socially conscious specifications, including a garden on the rooftop to improve greenery coverage and tenant communication.

\*A system that comprehensively evaluates the environmental performance of buildings, covering real estate for which a period of one year or more has passed since completion.





**T'S BRIGHTIA**  
Jiyugaoka I

Commercial Facility

This commercial facility is a five-minute walk from the north exit of Jiyugaoka Station on the Tokyu Toyoko and Oimachi Lines. The exterior is designed in a brick style that blends in with the cityscape, while the use of wood grain on the floors and ceiling of the common areas creates a warm yet chic façade.



**T'S BRIGHTIA**  
Minami Aoyama

Commercial Facility

This commercial facility is located around a three-minute walk from Omotesando Station on the Tokyo Metro Ginza, Hanzomon, and Chiyoda Lines. Large glass windows were placed on the brightly colored façade to create an open space that draw in people passing through the area. The property received the Excellent Business Award at the 7th Excellent Business Awards sponsored by the Japan National Housing Industry Association.



**THE PALMS**  
Sagamihara Park Brightia

Condominium

A large-scale condominium complex (243 units) located a five-minute walk from Sagamihara Station on the JR Yokohama Line. A fresh food supermarket located on the premises enables residents to shop conveniently at any time. The theme of the exterior design is "Green chain: connecting people, city and homes with greenery." The entrance has an open-feeling atrium, which harmonizes beautifully with the greenery of the scenery visible from the large windows. The property received the Excellent Business Award at the 11th Excellent Business Awards sponsored by the Japan National Housing Industry Association.





**THE PALMS**  
Yutenji Masterplace

Condominium

This condominium is located in an area that neighbors Setagaya Park, which is filled with greenery and exudes a stylish atmosphere. The concept is “a beautiful garden residence” that offers relaxation. Residents can enjoy the seasonal changes of the wide variety of plants on the premises, while the beige and brown-based exterior creates an elegant appearance. It offers stylish, high-quality living for residents.



**T's Cuore MUSE**  
Higashi-Nagasaki

Wood-frame Apartment

Located a five-minute walk from Higashi-Nagasaki Station on the Seibu Ikebukuro Line. In response to the growing demand for spaces that handle sound, such as appreciating musical instrument performances and video streaming, soundproof rooms have been installed in some units. These properties carry the name “MUSE” as a series featuring soundproof specifications, and their rarity sets them apart from other properties.



**THE PALMS**  
Chiba Chuo

Rental apartment

A large-scale rental apartment with a total of 123 units. The building is designed to be like a hotel, with common corridors located inside the building. It provides high security and comfort with a luxurious marble entrance, 24-hour delivery boxes, auto locks, and security cameras.



**T's Cuore Umegaoka**

Wood-frame Apartment

Located a four-minute walk from Umegaoka Station on the Odakyu Line, the property enjoys excellent access to Shinjuku and Shimokitazawa while being situated in an area known for its calm residential environment. Its dignified exterior creates a refined presence that stands out in the surrounding streetscape. The use of interior corridors also provides a comfortable, high-quality living environment with enhanced security.





**THE PALMS COURT**  
Den-en-Chofu

Detached house

A 17-minute walk from Den-en-chofu Station on the Tokyu Toyoko and Meguro Lines, the detached houses are located in a quiet and tranquil Category 1 low-rise exclusive residential district. The exterior is characterized by a calm and dignified appearance created by light earth colors and a variety of materials. The houses are ZEH (Net Zero Energy House)/approved low-carbon housing with highly heat insulated structure, energy-saving water heating and heating systems, and solar power generation.



**T's Logi**  
Ome

Logistics

This logistics facility is located approximately 3.2 km from the Ome Interchange on the Metropolitan Inter-City Expressway. By installing energy-efficient LED lighting, the property has obtained a five-star rating, the highest rank under the Building-Housing Energy-efficiency Labeling System (BELS). In addition, the property received a "Green1" rating, the highest green loan rating from Japan Credit Rating Agency, Ltd. in recognition of its high environmental improvement effects.



**CÓmodo CASA**

**Comodo CASA**  
Machida  
Kanaigaoka

Detached house

A total of 13 detached houses located 10 minutes by bus from Tamagawa-Gakuenmae Station on the Odakyu Electric Railway Odawara Line, which offers smooth access to central Tokyo and Yokohama. All houses have a spacious LDK (Living room, Dining room, Kitchen) of 22 square meters or more, as well as roof balconies and wooden decks. Some houses are ZEH (Net Zero Energy House) equipped with eco-friendly facilities such as solar power generation and energy-saving water heater equipment, realizing comfortable living while taking the global environment into consideration.



**T's Logi**  
Sano

Logistics

This logistics facility is located approximately 1.6 km from the Sano SA Smart Interchange and 4.5 km from the Sano Fujioka Interchange on the Tohoku Expressway. By installing energy-efficient LED lighting, the property has obtained a 5-star rating, the highest rank under the Building-Housing Energy-efficiency Labeling System (BELS) and the first ZEB Ready certification in our Development Business, which certifies that the building achieves energy savings of 50% or more compared to the standard value.

3

## Rental Business

Rental Business provides a stable income through leasing of our properties such as office buildings, apartments, and commercial facilities. We maintain and improve the value of these properties through our comprehensive operations that make full use of our unique expertise.

### Rental Business

#### Leasing Capability

##### Improvement of profitability for sale

- Attract tenants according to the surrounding market and area characteristics
- Handle hard projects to bring properties with all vacant up to full occupancy



#### Tenant Management

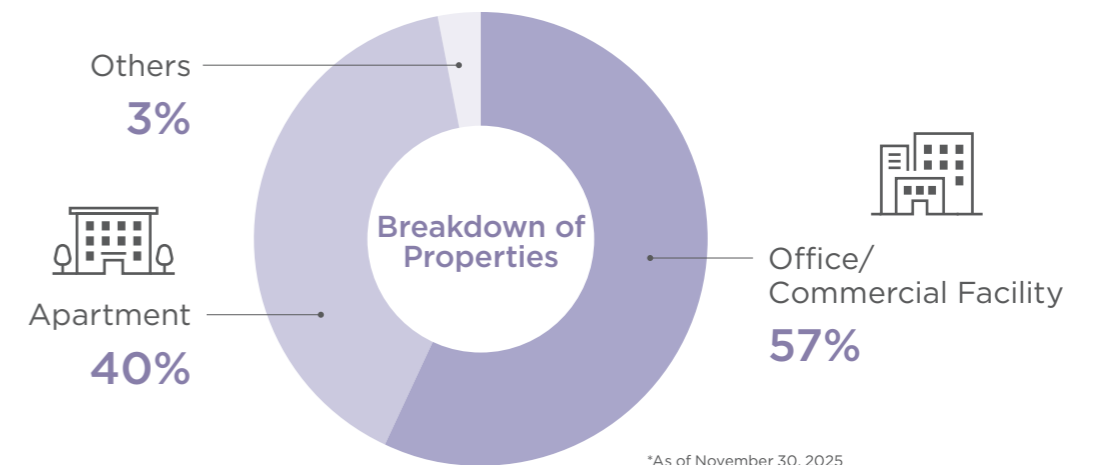
##### Ability to handle a wide range of property types backed by track record

- Extensive knowledge and expertise with all kinds of property types, from offices to apartments and logistics facilities
- Respond to tenant needs through attentive relationships



### Breakdown of Properties

Tosei owns a diverse range of real estate properties. For this reason, we have been able to accumulate leasing expertise suited to each property type, including offices, commercial facilities, apartments, and logistics facilities.



\*As of November 30, 2025

### From completely vacant rental apartment to full occupancy



Kids room



Party room



Study room

"T's garden Kitakashiwa" is a rental apartment with a total of 149 units in three buildings. After acquiring the former company housing with all the rooms vacant, a portion of the private area was upgraded to a common-use facility from the perspective of improving profitability and promoting leasing. In order to enhance the attractiveness of the large-scale community, "kid's room," "party room," and "study room" have been newly established, providing services that can be freely used by residents. These added values also contributed to leasing, and the property was sold as an income-generating apartment with almost full occupancy. Tosei's revitalization and leasing capabilities were successful in this project.

# 4

## Fund and Consulting Business

In Fund and Consulting Business, Tosei Asset Advisors, Inc. provides asset management services for real estate funds and is also entrusted with the asset management of Tosei Reit Investment Corporation. This business has been growing remarkably in recent years, buying and selling real estate and improving rental occupancy rates to meet investor needs. We also contribute to business synergies by quickly identifying changes in demand in the real estate investment market and utilizing our network in the fund business for trading in Revitalization and Development Business.

### Fund and Consulting Business

#### Extensive Knowledge and Executive Ability

- Knowledge and executive ability to maximize the value of entrusted real estate
- Expertise in executing fund arrangements as required by investors
- Strong industry network mainly in central Tokyo

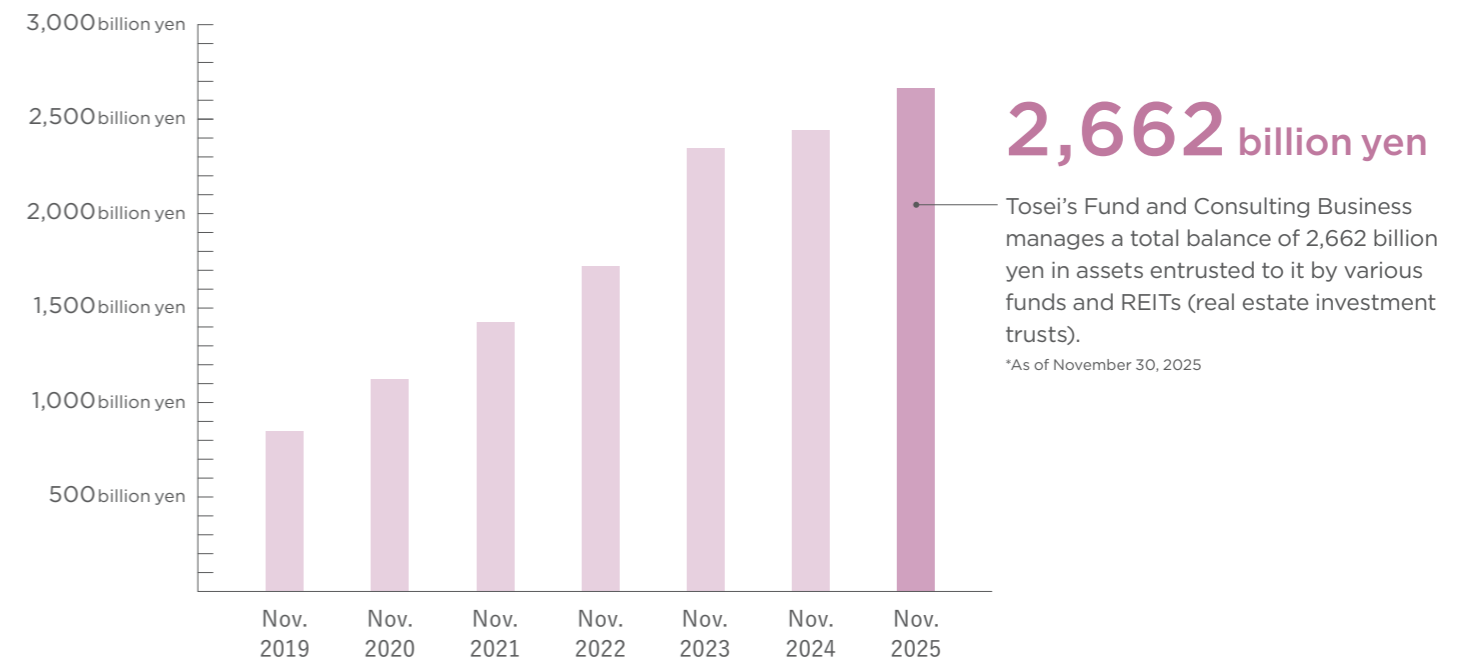


#### Expansion of Business

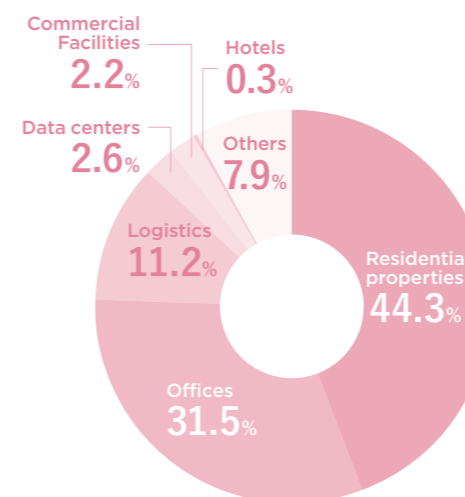
- Expand assets under management (AUM) with confidence from domestic and foreign investors
- Tosei Reit Investment Corporation listed on the Tokyo Stock Exchange
- Promote real estate DX such as real estate crowdfunding and security token backed by real estate



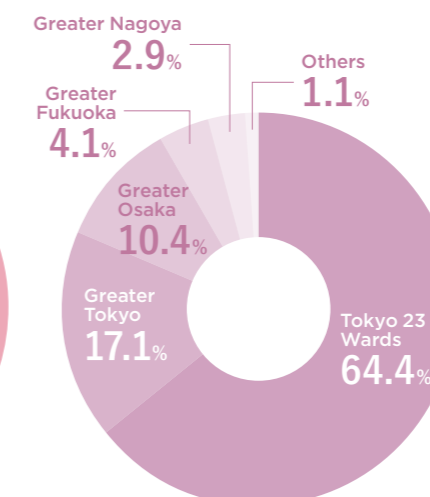
### Assets Under Management



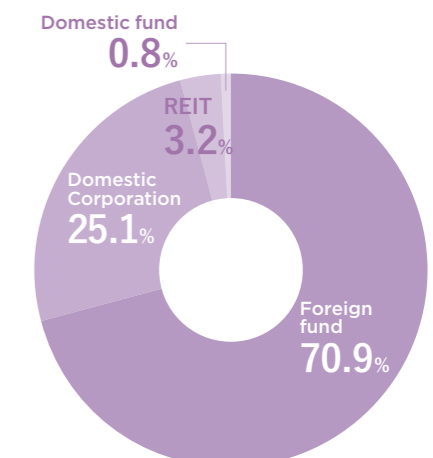
#### Assets under management by asset type



#### Assets under management by region

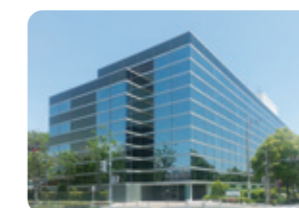


#### Assets under management by investor type



\*As of November 30, 2025  
\*Breakdown of assets under management by Tosei Asset Advisors

### Tosei Reit Investment Corporation's assets are managed by Tosei Asset Advisors, Inc.



Office



Commercial facility



Apartment



## Property Management Business

Tosei Community Co., Ltd. provides comprehensive property management services, including building management, security, renovation contracting, tenant management, and leasing. The company is entrusted with property management of assets owned by the Tosei Group as well as those owned by external owners, and provides services that contribute to maximizing cash flow and increasing asset value.

### Property Management Business

#### Diverse Management Assets

Tosei Community Co., Ltd. engages in comprehensive property management under its corporate slogan "Company that energizes people and buildings". The number of buildings under management has grown to around 970, including condominiums, apartments, offices, commercial facilities, hotels, logistics facilities, and school facilities.



\*As of November 30, 2025



Office    Condominium    Commercial facility    Hotel    Logistics facility

## Comprehensive Property Management



### Property Management

**Maximize the value of buildings by leveraging expertise cultivated through a wide range of operations**

We not only solve the issues and problems our customers face, but also maximize building value through tenant management/leasing that leverages our know-how and advances expertise cultivated through a wide range of operations.



### Building Management

**Protect building asset values through five management services**

We maintain the value of building assets by providing refined and detailed management services ranging from building maintenance, equipment/facilities management and water supply and drainage hygiene management to cleaning management and security management, and implementing appropriate maintenance plans to combat age-related deterioration of buildings.



### Condominium Management

**Continue to be a reliable presence throughout the lives of residents and their condominiums**

The value demanded of condominiums varies according to the needs of residents. We always provide a variety of services suited to the characteristics of our residents to ensure optimal condominium management.



### Renovation

**Provide consistent services to increase the commercial value of office and apartment**

We not only respond to customer requests, but also propose plans that go beyond to increase the commercial value of offices and apartments. We also bring added value by providing consistent services, from post-construction operation to maintenance.



### Consulting

**Solve the customers' problems with professional knowledge staying close to them**

We will not only sincerely address each and every one of clients' requests, but will also look at potential issues and work on them as experts in property management. We will propose optimal solutions using all our knowledge and expertise to maintain and enhance the value of assets.



# 6

## Hotel Business

We are actively developing our hotel brand “TOSEI HOTEL COCONE” mainly in the Tokyo metropolitan area and converting pre-owned office buildings into hotels. In hotel development and revitalization, we collaborate with Revitalization and Development Business to make optimal hotel plan tailored to the area and its needs. Hotel planning and management are conducted by Tosei Hotel Management Co., Ltd. and Tosei Hotel Service Co., Ltd.

### Hotel Business

#### Good Location

Conveniently located mainly in the Tokyo area

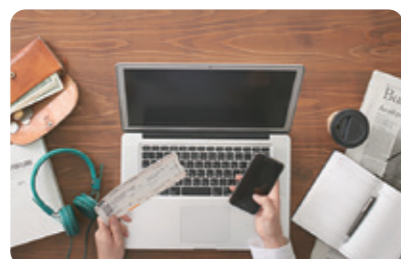
- Within a five-minute walk from the nearest train station or tourist spots
- Convenient location for business



#### Diverse Needs

Response to diverse needs including business, sightseeing, and training

- Diverse business use including business trips and training
- Respond to domestic and international tourism needs travelers
- A variety of stay plans to meet guests' needs



#### Hospitality

High quality service for guests' comfort

- A variety of room types in which guests can feel the four seasons in Japan
- Rich facilities including conference rooms, terrace, and large bathrooms
- Breakfast and drink service



TOSEI HOTEL COCONE is an urban hotel designed to meet a wide range of needs, from business to leisure travel. The brand name “COCONE,” derived from the phrase “kokoro no ne” (the sound of the heart), reflects the wish that the hotel will be a place where guests' peace of mind resonates as the most beautiful “tone.”



**Tosei Hotel COCONE Kanda**

3-chome, Uchikanda, Chiyoda-ku, Tokyo



**Tosei Hotel COCONE Ueno**

2-chome, Higashiueno, Taito-ku, Tokyo



**Tosei Hotel COCONE Asakusa Kuramae**

2-chome, Komagata, Taito-ku, Tokyo



**Tosei Hotel COCONE Ueno Okachimachi**

3-chome, Ueno, Taito-ku, Tokyo



**Tosei Hotel COCONE Asakusa**

3-chome, Asakusa, Taito-ku, Tokyo



**Tosei Hotel COCONE Kamakura**

7 Onarimachi, Kamakura-shi, Kanagawa



**Tosei Hotel COCONE Tsukiji Ginza Premier**

6-chome, Tsukiji, Chuo-ku, Tokyo



**Tosei Hotel COCONE Kamata**

4-chome, Kamata, Ota-ku, Tokyo



**Tosei Hotel COCONE Chiba Chuo**

2-chome, Shinjuku, Chuo-ku, Chiba-shi, Chiba



**Tosei Hotel & Seminar Makuhari**

2-chome, Akanehama, Narashino-shi, Chiba





**Tosei Hotel COCONE  
Tsukiji Ginza Premier**

This hotel is located a five-minute walk from Tsukiji Shijyo Station on the Toei Oedo Line, and is within walking distance of the Tsukiji Outer Market and Ginza. Bearing the “Premier” title for the first time in the series, the hotel offers spacious guest rooms including “suites”. Furthermore, the hotel is equipped with diverse facilities such as the large communal bath with sauna and banquet room.



**Tosei Hotel COCONE  
Ueno Okachimachi**

Tosei Hotel COCONE Ueno Okachimachi is located within convenient access of five stations and six train routes, including Okachimachi Station on the JR Yamanote and Keihin-Tohoku Lines, all within a five-minute walking distance. The Japanese-style spaces were designed with fine attention to detail, offering guests exceptional comfort and extraordinary relaxation.



**Tosei Hotel COCONE  
Asakusa Kuramae**

Tosei Hotel COCONE Asakusa Kuramae is situated in an ideal location for both sightseeing and business, a one-minute walk from Kuramae Station on the Toei Oedo Line. The front reception floor is equipped with a tearoom and a large public bath exclusively for guests, where guests can enjoy the traditional Japanese atmosphere, while the guest rooms offer relaxing spaces with Japanese-modern interior décor.



**Tosei Hotel COCONE  
Kamakura**

A four-minute walk from the west exit of Kamakura Station on the JR Yokosuka Line, the hotel offers easy access to tourist spots such as Tsurugaoka Hachimangu and Komachi Street. The hotel is also equipped with large bathrooms for the first time in the COCONE series, and will provide guests with a moment to relax after a tiring trip.



## For a Sustainable Society

Our mission is to create new value and inspiration in all aspects of real estate as a global-minded group of seasoned professionals. We regard the commitment to the Environment, Social and Governance as a priority management challenge. We will seriously address the real estate to contribute to society and achieve sustainable growth.

### Materiality (Material Issues) for the Tosei Group

#### Environment

Coexistence with the environment

- Action on climate change
- Energy conservation and use of renewable energy
- Disaster prevention and mitigation
- Efficient use of resources
- Revitalization of existing real estate



#### Social

Action to address social issues

- Respect human rights
- Safety and reassurance of customers
- Utilization of diverse human resources
- Promotion of diverse working style
- Social contribution



#### Governance

Solid corporate governance

- Compliance
- Strengthening risk management
- Timely and appropriate information disclosure
- Internal reporting system



### Examples of Initiatives



We promote the introduction of equipment and specifications with high energy-saving and heat insulation performance in development and revitalization of real estate.



We are engaged in social contribution activities such as volunteer activities to clean up a seaside area and support for children's homes.



In its real estate revitalization and fund businesses, the Company promotes CO<sub>2</sub> reduction by introducing solar power generation systems and implementing energy-saving renovations.



We are working to provide community spaces in our condominiums and rental apartments to create a comfortable environment for residents and visitors.



Disaster prevention equipment has been installed in common areas of developed or revitalized office buildings and residences to enhance resilience in the event of a disaster.



To promote sound business activities and achieve sustainable growth, we are working to enhance governance.



We are actively obtaining third-party evaluations, including environmental performance certifications.



⇒ Please visit our corporate site for the latest sustainability information.

<b>Corporate Data</b>	Address	: Tamachi Tosei Bldg., 4-5-4 Shibaura, Minato-ku, Tokyo
	Stock Listings	: Tokyo Stock Exchange, Prime Market (Ticker code: 8923)
		: Singapore Exchange, Main Board (Ticker code: S2D)
	Capital	: 6,624,890 thousand yen
	Revenue	: 94,688 million yen
	Operating Profit	: 22,336 million yen
Employees	: 875 (Consolidated) 302 (Non-Consolidated)	(Figures are as of November 30, 2025)

#### Main Group Companies

**Tosei Asset Advisors, Inc.**  
Fields of business: Investment management business

**Tosei Hotel Service Co., Ltd.**  
Fields of business: Hotel and restaurant business management and operation

**Tosei Community Co., Ltd.**  
Fields of business: Property management business

**Tosei Princess Square Co., Ltd.**  
Fields of business: Real estate rental, management, trading, and brokerage businesses

**Tosei Logistics Management Co., Ltd.**  
Fields of business: Logistics consulting business

**Tosei Singapore Pte. Ltd.**  
Fields of business: Consultancy services relating to real estate

**Tosei Hotel Management Co., Ltd.**  
Fields of business: Hotel business planning, operation, and management

#### History

- 1950 ● Established as Yukari Kogyo Co., Ltd.
- 1994 ● Seiichiro Yamaguchi appointed as President and CEO
- 1996 ● Company name changed to Tosei Fudosan Co., Ltd.
- 2004 ● Listed on JASDAQ Securities Exchange
- 2005 ● Established the subsidiary Tosei Revival Investment Co., Ltd. (Current name: Tosei Logistics Management Co., Ltd.) to conduct corporate and business turnarounds  
Made Tosei Community Co., Ltd. a consolidated subsidiary  
Established the subsidiary Tosei REIT Advisors, Inc. (Current name: Tosei Asset Advisors, Inc.)
- 2006 ● Company name changed to Tosei Corporation  
Listed on Second Section of Tokyo Stock Exchange
- 2011 ● Listed on First Section of Tokyo Stock Exchange
- 2012 ● Established the subsidiary Tosei Singapore Pte. Ltd.
- 2013 ● Listed on Main Board of Singapore Exchange
- 2014 ● Tosei Reit Investment Corporation, which contracts out the management of its assets to Tosei Asset Advisors, Inc., a consolidated subsidiary of Tosei Corporation, listed shares on Tokyo Stock Exchange
- 2016 ● Established the subsidiary Tosei Hotel Management Co., Ltd.
- 2018 ● Established the subsidiary Tosei Hotel Service Co., Ltd.
- 2021 ● Princess Group (Current name: Tosei Princess Square Co., Ltd.) has become Group companies through a merger and acquisition
- 2022 ● Due to the revision of the market classification of the Tokyo Stock Exchange, the Company moved from the First Section to the Prime Market
- 2024 ● Concluded a capital and business alliance agreement with Nagoya Railroad Co., Ltd.



⇒ Please visit our corporate site for the latest corporate profile data.