

Solving Social Issues through Redevelopment

Sustainable urban development to improve disaster preparedness and revitalize the community

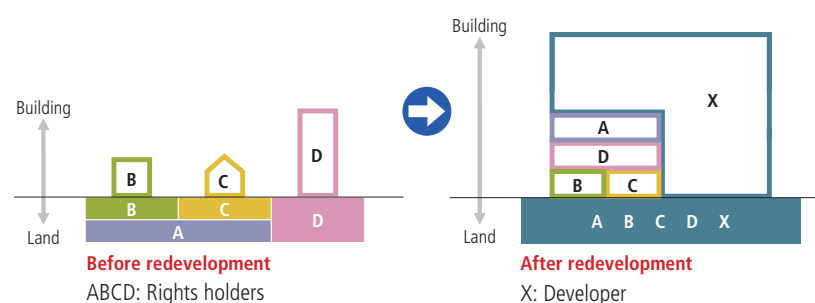


Unlike other major developers in Japan, we started with a mere three buildings in 1949 following the breakup of the conglomerates and it was only from the 1970s that we made our full entry into the business of developing office buildings in central Tokyo. Therefore, instead of reconstructing buildings we owned or purchasing sites through competitive bidding, we focused on a redevelopment method by integrating multiple small parcels of land into a larger scale through persistent efforts, to maximize the site value. In this way, we continued developing superior assets, expanding our business platform and increasing our corporate value.

We have been working on redevelopment pursuant to the Urban Renewal Act that requires the formation of a consensus among multiple landowners and consultations with the authorities, in the areas of central Tokyo that had high potential but had issues such as low utilization and high disaster risks. In the redevelopment, we have improved the city infrastructure including disaster-prevention functions through joint projects aiming at intensive land use encompassing the area, as well as eliminating densely built-up areas with wooden houses and widening narrow streets. In addition, we have promoted the creation of new value by sustainable urban development, contributing to the revitalization of the community.

Redevelopment under the Urban Renewal Act

The Urban Renewal Act of Japan was enacted in 1969 to ensure the effective utilization of land through the improvement of the densely populated urban areas in an integrated and comprehensive manner. Through the communal use of small parcels of land and the development of public facilities such as parks and roads, it enables buildings to be rebuilt into high-rise structures, significantly increasing the floor area. The landowners acquire floor space in the redeveloped building commensurate with the value of the land or building prior to redevelopment and the developer (the Company) covers the project funds including the construction costs and acquires the remaining floor space.



Redevelopment under the Urban Renewal Act - Major projects completed and planned

(As of August 2024)

Project area	Main building	Location	Gross floor area m ² (approx.)	Main purposes	Completion
Shukugawa Station Front No.1	Shukugawa Green Town	Nishinomiya, Hyogo	33,400	Residence-Retail-Office	Nov 1977
Nishi-kanda 3-chome North-east	Chiyoda First Building East	Chiyoda Ward, Tokyo	38,800	Office-Residence-Retail	Oct 1998
Koraku 2-chome East	Sumitomo Fudosan Iidabashi First Building	Bunkyo Ward, Tokyo	62,900	Office-Residence-Retail	Mar 2000
Roppongi 1-chome West	Izumi Garden Tower	Minato Ward, Tokyo	208,400	Office-Residence-Retail	Oct 2002
Nishi-shinjuku 6-chome South	Sumitomo Fudosan Shinjuku Oak Tower	Shinjuku Ward, Tokyo	163,100	Office-Residence-Retail	Jan 2003
Nishi-kanda 3-chome North-west	Chiyoda First Building West	Chiyoda Ward, Tokyo	63,400	Office-Residence-Retail	Jan 2004
Mita Koyamacho East	City Tower Azabujuban	Minato Ward, Tokyo	64,600	Residence	May 2009
Osaki Station West Gate Central	Osaki West City Towers	Shinagawa Ward, Tokyo	129,100	Residence-Office-Retail	Aug 2009
Nishi-shinjuku 6-chome West No.6	Central Park Tower La Tour Shinjuku	Shinjuku Ward, Tokyo	153,500	Residence-Office-Retail-Multipurpose hall	Feb 2010
Koraku 2-chome West	Sumitomo Fudosan Iidabashi First Tower	Bunkyo Ward, Tokyo	78,400	Office-Residence-Retail-Multipurpose hall	Apr 2010
Hachioji Station South Gate	Southern Sky Tower Hachioji	Hachioji, Tokyo	99,800	Residence-Office-Retail	Nov 2010
Nishi-shinjuku 8-chome Naruko	Sumitomo Fudosan Shinjuku Grand Tower	Shinjuku Ward, Tokyo	179,800	Office-Residence-Retail-Multipurpose hall	Dec 2011
Asahi-dori 4-chome	City Tower Kobe Sannomiya	Kobe, Hyogo	92,900	Residence-Hotel-Retail	Mar 2013
Hiroshima Station South Gate B Block	City Tower Hiroshima	Hiroshima, Hiroshima	125,500	Residence-Retail-Office	Aug 2016
Roppongi 3-chome East	Sumitomo Fudosan Roppongi Grand Tower	Minato Ward, Tokyo	210,500	Office-Residence-Retail-Multipurpose hall	Oct 2016
Kokubunji Station North Gate	City Tower Kokubunji The Twin	Kokubunji, Tokyo	93,200	Residence-Retail-Office	Mar 2018
Nishi-shinagawa 1-chome	Osaki Garden City	Shinagawa Ward, Tokyo	222,000	Office-Residence-Retail	Aug 2018
Oi 1-chome South No.1	City Tower Oimachi	Shinagawa Ward, Tokyo	60,600	Residence-Retail	Jul 2019
Kanda-neribeicho	Sumitomo Fudosan Akihabara Ekimae Building	Chiyoda Ward, Tokyo	30,800	Office-Residence-Retail	Aug 2019
Tokorozawa Station West Gate North	City Tower Tokorozawa Classy	Tokorozawa, Saitama	38,500	Residence-Retail	May 2021
Musashi-koyama Ekimae-dori	City Tower Musashi-koyama	Shinagawa Ward, Tokyo	53,500	Residence-Retail	Jun 2021
Mita 3- and 4-chome	Sumitomo Fudosan Tokyo Mita Garden Tower	Minato Ward, Tokyo	229,000	Office-Residence-Retail	Feb 2023
Nishi-shinjuku 5-chome North	Sumitomo Fudosan Shinjuku First Tower	Shinjuku Ward, Tokyo	135,000	Office-Residence-Retail	Mar 2023
Nakano 2-chome	Sumitomo Fudosan Nakano Ekimae Building	Nakano Ward, Tokyo	99,700	Office-Residence-Retail	Feb 2024
Higasi-Ikebukuro 1-chome	(Tentative name) Ikebukuro Higashiguchi Project	Toshima Ward, Tokyo	155,900*	Office-Residence-Multipurpose hall	During or after 10th Plan (under development)
Yaesu 2-chome South	(Tentative name) Yaesu 2-chome South Project	Chuo Ward, Tokyo	135,200*	Office-Retail-Multipurpose hall-Hotel	During or after 10th Plan (under development)
Iidabashi Station South	(Tentative name) Iidabashi Ekimae Project	Chiyoda Ward, Tokyo	46,200*	Office-Residence-Retail	During or after 10th Plan (under development)
Roppongi 5-chome West	(Tentative name) Roppongi 5-chome West Project	Minato Ward, Tokyo	1,080,000*	Office-Retail-Residence-Hotel	During or after 10th Plan (under development)

* Total gross floor area including areas owned by third parties outside our group

In areas such as those densely built-up with wooden houses and underutilized despite their urban location, we promote urban redevelopment that aims for high utilization of land, improvement of disaster preparedness by making buildings fireproof and earthquake resistant, and community revitalization.

Below are typical cases of our urban redevelopment. In this project, we promoted successive redevelopment in two neighboring blocks where wooden houses were densely built-up in central Tokyo.

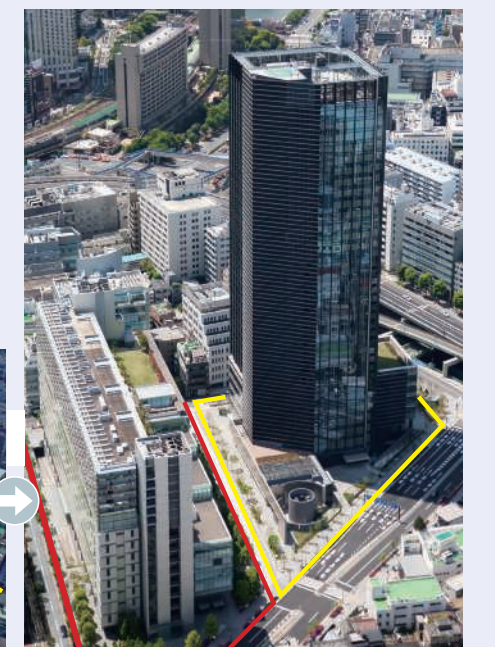
	Koraku 2-chome East (Sumitomo Fudosan Iidabashi First Building)	Koraku 2-chome West (Sumitomo Fudosan Iidabashi First Tower)
Completion	March 2000	April 2010
Gross floor area (approx.)	62,900 m ²	78,400 m ²
Purposes	Office, residence, retail	Office, residence, retail, multipurpose hall



Koraku 2-chome East (Before)



Koraku 2-chome West (Before)



Two sites after development