

# Responding to Social Change

## Responding to an Aging Society

### Policy and Concept

The birthrate is declining and the ratio of elderly people has been growing in recent years in Japan. It is expected that more than 30% of the total population will be over 65 years of age in 2025. Amid this situation, enhancing ideal final housing or nursing care and medical services are important social issues. Tokyo Tatemono Group places the Senior Business as the third pillar of business next to the Office Buildings Business and Residence Business.

With Tokyo Tatemono Senior Life Support at the core, we aim to offer a rich life through the integration of housing and services by providing housing services and nursing care for the elderly.

We also take care in building favorable relationships with residents living in the neighborhood from the planning stage and we strive to build an environment that people are able to live for a lifetime as a member of the local community.

### Index and Performance

Index	Up to 2014	2015	2016	2017	Total
Number of residences operated for elderly occupants (residence for elderly people with service and nursing care facilities)	647 units	199 units	158 units	482 units	1,486 units

### Building Environments for Living a Unique Life Through Housing and Services

To expand the Residence Business for the elderly, the Tokyo Tatemono Group established Tokyo Tatemono Senior Life Support that develops and runs residences for elderly people with nursing care services in July 2014. The company runs 15 residences for elderly people with services\* as of the end of 2017.

In the Grapes series of residences for elderly people with services that is growing under Tokyo Tatemono Senior Life Support, we are pursuing an environment where elderly people can live unique lives by providing housing performance and services to realize a lifestyle centered upon people.

the one room units common to elderly residences, various room types up to a 2LDK are available depending on the property to provide a unique life suitable for each resident. Furthermore, the living environment has been built for the ease of use by elderly people, such as the height settings for switches and other equipment and the adoption of easy-to-clean materials and dimensions.

\*Residences for elderly people with services are rental homes where people who require nursing care can live freely while using the nursing care services rather than paying an expensive admission fee. These residences are regulated by the Act on Securement of Stable Supply of Elderly Persons' Housing. 225,000 units are available as of December 31, 2017, and the supply continues to grow.

#### ● High-quality Living Unique to a Developer

The Grapes series also realizes the high-quality cultivated in the Brillia brand new condominium residence business in addition to offering a barrier-free environment. In addition to



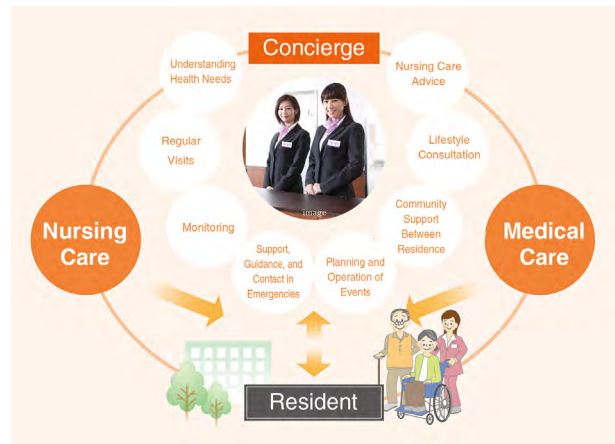
Suitable for Life in a Wheelchair

Index	Message from the President	Feature	Environmental Initiatives	Safety & Security Initiatives
Responding to Social Change	Community Involvement	Utilization of Human Resource Assets	Improving Management System	

● **Soft Services Based on Concierge Services**

A concierge is always present throughout the day to work with in-home long-term care support services and medical institutions as well as provide optimal support tailored to each resident. Even if the level of nursing care required grows, we are able to provide services at the same level as a private retirement home.

In addition to the accessibility of living thanks to no expensive admission fee, residents can live comfortably in this residence as their final home thanks to a lifetime building lease that does not require the lease contract to be renewed.



**Strengthening Nursing Care Functions**

Care Like Co., Ltd., which conducts businesses to deploy human resources to nursing and elderly care, became part of the Tokyo Tatemono Group in April 2017. With the advancement of an aging society in recent years, a lack of human resources related to nursing care is becoming a social issue. We are able to ensure stability of the necessary human resources after expanding the Senior

Business of the Tokyo Tatemono Group through Life Care while providing even more hospitable and comprehensive services. Life Care is also working to cultivate human resources in nursing care and widely deploys the human resources in nursing care to society with the aim of contributing to solutions to the challenge of an aging society.

**Expansion of the Nursing Care Facility Business**

Seiaien Co., Ltd., which is a company operating nursing care facilities, joined the Tokyo Tatemono Group in September 2014 because there are some elderly people

who prefer nursing care facilities based on things such as their state of health. The nursing care facility business has grown to four facilities as of the end of 2017.

**TOPICS**

**New Business of the Grape Series**

In 2017, we were entrusted with the operations of one new building that opened in addition to the completion and opening of four new buildings in the Grapes series residences for elderly people with services. Furthermore, we established one new nursing care facility. To be accepted as a member of the community in each region our buildings stand, we operate under a concept to align ourselves with the distinct characteristics and environment of each region.

● **Aiming for Multi-generational Interaction at Grapes Yoga**

Grapes Yoga is residences for elderly people with services that combine childcare and a small-scale multi-functional nursing care facility at a former employee dormitory of the Tokyo Traffic Bureau as the first welfare infrastructure development project to utilize a government property in Tokyo. We not only provide comfortable and pleasant living for residents but also offer nursing care functions in each region. By doing so, we are supporting elderly people to always live comfortably in the communities they are used to living. Moreover, by combining certified childcare facilities, we are assuming one responsibility to resolve the problem of children on waiting lists for nursery schools while also contributing to the interaction across generations and the revitalization of the region.



Grapes Yoga

● **Community and Multi-generational Interaction and Environmental-friendliness at Grapes Shonan Tsujido**

Grapes Shonan Tsujido was set as part of the re-development business in front of Tsujido Station and a condominium, multi-generational community facility, community square, and commercial facility were planned for the gigantic site. The entire re-development project has acquired the SEGES (Social and Environmental Green Evaluation System) certification and contributes to urban development friendly to the regional environment.

● **Private Nursing Care Homes with Nursing Care Services at Grapes With Yotsuya**

Grapes With Yotsuya is a residential space that provides easy living through comfortable facilities and support services where residents can enjoy living that takes advantage of a city location. In the future, we will expand nursing care facilities that leverage our know-how up until now as Grapes With.



Grapes Shonan Tsujido



Grapes With Yotsuya

**Facility List**

Residences for elderly people with service		Nursing care facilities
Owned properties	Management properties	
<ul style="list-style-type: none"> <li>· Grapes Asakusa</li> <li>· Grapes Fujimino</li> <li>· Grapes Omori-nishi</li> <li>· Grapes Felicity Totsuka</li> <li>· Grapes Kawasaki Shinmachi</li> <li>· Grape Season Totsuka</li> <li>· Grapes Tsujido Nishi-Kaigan</li> <li>· Grapes Tateishi</li> <li>· Grapes Yoga</li> <li>· Grapes Shonan Tsujido</li> <li>· Grapes Setagaya Chitosedai</li> </ul>	<ul style="list-style-type: none"> <li>· Kosha Heim Chitose Karasuyama</li> <li>· Grapes Garden Nishi-arai Daishi</li> <li>· Grapes J Higashi Ikebukuro</li> <li>· Kosha Heim Hirao</li> </ul>	<ul style="list-style-type: none"> <li>· Adonis Plaza Omiya</li> <li>· Sans Souci Kita-Urawa</li> <li>· Sans Souci Owada</li> <li>· Grapes With Yotsuya</li> </ul>

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## Support for the Empowerment of Women

### Policy and Concept

As the empowerment of women progresses and the ideal lifestyle and happiness of women diversifies, support for the changes to the diverse ways of life in both residences and offices is necessary.

The Tokyo Tatemono Group incorporates the point-of-view of women in the development of housing and believes in

supporting the empowerment of women by supporting their lifestyle through housing development.

In addition, we understand their challenges through questionnaires for female employees and incorporate solutions in facility plans for buildings with the aim of a comfortable work-friendly office for women.

### Index and Performance

Index	Up to 2014	2015	2016	2017	Total
Number of properties participating in Bloomoi	5 properties	2 properties	4 properties	2 properties	13 properties

### Project Bloomoi: Thinking About Housing that Brings More Happiness to Working Women

Tokyo Tatemono has carefully researched the insights of working women and has been advancing the Brillia Bloomoi Project since 2012 to consider and promote the realization of housing that responds to the diversified needs. We hope to broadly support not only working women but include women who are engaging in household affairs, childcare, nursing care, community contribution, and learning at schools in this project.

The members of this project mostly made up of female employees of our company value sympathy, dialogue, and co-creation and believe in lifestyles in which working women can live unique lives with more happiness. Bloomoi, a word coined by combining bloom and moi (me), incorporates the meaning of seeing the many smiles and talent of working women fully bloom with grace.

In this project, we not only conduct product development in the floor plans of the condominiums and the housing facilities but also expand it from the soft perspective,

including management and aftercare services, to continually bring out products that take advantage of the Bloomoi idea.

#### ● Searching for Co-creation Needs

Working women in fact have a wide range of life styles. Bloomoi builds new business schemes of building through the co-creation process. We examine the insights of working women through efforts such as events, dialogue, and Facebook and bring those insights into product planning. The floor plans and facilities designed based on the survey results and feedback we receive will brush up planning after an exchange of ideas with working women.

#### Official website:

[www.brillia.com/bloomoi/](http://www.brillia.com/bloomoi/) (Available in Japanese Only)

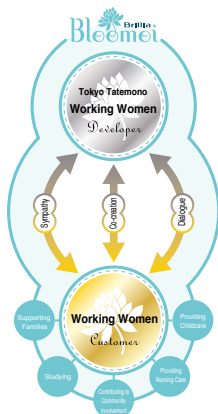
#### Official Facebook page:

[www.facebook.com/BrilliaBloomoi/](https://www.facebook.com/BrilliaBloomoi/) (Available in Japanese Only)

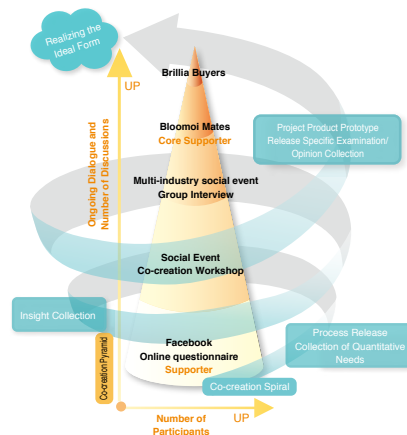
#### Official Instagram page:

[www.instagram.com/brillia\\_bloomoi/](https://www.instagram.com/brillia_bloomoi/) (Available in Japanese Only)

### Bloomoi Co-creation Concept



### Bloomoi Co-creation Process



● **Adoption of Multiple Bloomoi Project Products at Brillia Oyama Park Front**

Brillia Oyama Park Front, which is a condominium in the works set to be completed in October 2018, is located in a convenient location within a 2 km distance from the city center of Ikebukuro on the Fukutoshin line that is progressing with the re-development project, and predicts many of the residents will be working women. This property has adopted facilities developed in the Bloomoi project in each location so that working women will live with more happiness.

In addition to Bloomoi Pocket and Bloomoi Library, we have equipped the interior of the model room with an L-shaped sofa and wall storage. Moreover, select kitchens and washstands chosen to match lifestyles with a track-record of use in many other Brillia buildings have also been adopted.



Bloomoi Library

A workspace to conduct small tasks when there is extra time such as breaks during cooking has been installed next to the kitchen. This can become a sleek space by closing the door when visitors show up suddenly.

(Left: When open/Right: When closed)

TOPICS

**Proposal of Office Environments Friendly to Women**

The Empire Building completed in September 2017 was a reconstruction business conducted jointly with Empire Motor following the deterioration of the head Empire Motor head office building. We poured our strength into a work-friendly office for women that of course provided the latest functionality and high earthquake resistance. We conducted a survey with the female employees who work at Tokyo Tatemono and reflected the feedback we received in the plans for the facility.



Installation of Bench with Fitting Board in Dressing Rooms



Installation of a Compartment in the Powder Corner of the Restroom with a Refreshing White Tone

## Responding to the Increase of Children on Waiting Lists

→ Please also see the Feature: Start of Childcare Business at Ohayo Child Care (P4)

### Policy and Concept

In recent years, an issue of children on waiting lists for nursery schools is worsening due to the lack of childcare facilities caused by a concentrated population and an increasing number of double-income households in urban areas. Many problems manifest as social issues due to the

lack of nursery schools, such as a delay of women returning to work because childcare is not available for their children. Tokyo Tatemono Group is working to expand the childcare business and to establish a childcare environment for households raising children and for the children of our future.

### Index and Performance

Index	2017	2018	Total
Number of People Accommodated by Childcare Facilities (Capacity Base/Capacity with New Facilities)	50 people	259 people	309 people
Number of New Childcare Facilities Opening	3 facilities	5 facilities	8 facilities

### Expansion of Ohayo Child Care Kameido

In April 2017, Tokyo Tatemono Kids opened Ohayo Child Care Kameido in Koto, Tokyo, Ohayo Child Care Yokohama Negishi and Ohayo Child Care Mitsuzawa Shimocho in Yokohama City, Kanagawa as the first Tokyo Tatemono Group nursery schools. Five additional nursery schools newly opened in April 2018.

Based on the childcare philosophy to nurture abilities to live fully, we prepare an environment where children think for themselves and independently work at things.



Kindergarten Building Children Spend Time Comfortably with Facilities and Specifications that Set Safety as the Top Priority

### Ohayo Child Care run by Tokyo Tatemono Kids

Tokyo Metropolitan Area	Yokohama City
<ul style="list-style-type: none"> <li>· Ohayo Child Care Kameido Tokyo-certified Nursery School</li> <li>· Ohayo Child Care Minami-Sunamachi Tokyo-authorized Nursery School</li> <li>· Ohayo Child Care Omorimachi Tokyo-authorized Nursery School</li> <li>· Ohayo Child Care Shiinamachi Tokyo-authorized Nursery School</li> <li>· Ohayo Child Care Nishi-Sugamo Tokyo-authorized Nursery School</li> </ul>	<ul style="list-style-type: none"> <li>· Ohayo Child Care Yokohama Negishi Yokohama City Small-scale Nursery School</li> <li>· Ohayo Child Care Mitsuzawa Shimocho Corporate-lead Nursery School</li> <li>· Ohayo Child Care Hanasakicho Yokohama City-authorized Nursery School</li> </ul>

## Revitalization of Aging Condominiums

### Policy and Concept

Condominiums built all over Japan that supported the rapid growth after World War II have aged and are in need of reconstruction. In addition to aging of the building, residents of condominiums which were full of childrearing families are also aging and declining in number. Solitary death has been raised as a social issue and revitalization of a community that brings the residents together is necessary.

Tokyo Tatemono Group places long-term reconstruction and focus on the re-development business as an important strategy of the Residence Business in the mid-term management plan. We will contribute to revitalizing the local community by renewing the existing stock of condominiums and buildings as well as creating new values that match the coming generation at the same time.

### Index and Performance

Index	Up to 2014	2015	2016	2017	Total	Projects in development
Before rebuilding Total number of units	664 units	130 units	80 units	0 units	874 units	4,057 units
After rebuilding Total number of units	1,298 units	232 units	114 units	0 units	1,644 units	7,480 units (tentative)

### Brillia Koganei Sakuracho Condominium Revitalization



This is the full view of Koganei Sakuracho. The building layout has been changed with the aim of bringing the feel of light, greenery and the breeze to the L-shape of the south and east wings.

#### Points of the Brillia Koganei Sakuracho Condominium Revitalization

- (1) Comprehensive comparison to examine large-scale repairs versus reconstruction
- (2) Dramatic improvement in residential performance through reconstruction
- (3) Planting and provision of parks to achieve both a richly green environment and crime prevention

Brillia Koganei Sakuracho completed in May 2016 was born rebuilding a Koganei apartment building located in the richly green area of Musashino.

The building had already passed more than the roughly 50-year mark upon the initial inspection for the revitalization of the condominium. The residents were getting older and the deterioration of the building was progressing. The decision to rebuild was made in 2013 by comprehensively comparing the functional improvements via large-scale repairs and

#### Property Data

Project overview	(Before rebuilding) Koganei apartment building	(After rebuilding) Brillia Koganei Sakuramachi.
Address	2-chome, Sakura-cho, Koganei, Tokyo	
Construction period	Completed 1964/1965	Completed 2016
Site area	5,356.35 m <sup>2</sup>	5,219.46 m <sup>2</sup>
Standard building-to-land ratio	No change	
Allowable volume rate	No change	
Floor space	4,914.57 m <sup>2</sup>	9,081.48 m <sup>2</sup>
Number of buildings	Total 3 buildings/4 floors	Total 1 building/8 floors
Number of units	80 units	114 units (61 subdivided units)
Unit floor space	54.24 to 54.44 m <sup>2</sup>	46.75 to 84.96 m <sup>2</sup>
Floor plan	2DK/3DK	1DK to 4LDK

reconstruction because the building had issues from the aspects of functionality and crime prevention, such as the lack of elevators and auto-locks. Thereafter, we directly confronted challenges, such as the review of business plans through skyrocketing building costs, and held ongoing talks with all of the residents. Approval of the exchange of equivalent rights\* plan was granted in 2014 and the project was completed without any problems. Mobility became easy with the installation of elevators after largely improving the residential functionality through rebuilding. The condominium also offered easier living for children and the elderly, such as heightened crime prevention performance by changing the layout of the residential buildings.

\*Exchange of equivalent rights: Exchange of sectional rights and site usage rights to rights in the new condominium and issuance of monetary payments. A consensus between residents is necessary because the appraised value between the old building differs from the new. The exchange of rights plan needs approval by the mayor of the local government.

## Initiatives in Brillia Tama New Town Condominium Redevelopment



This is the full view of Brillia Tama New Town. The redevelopment preserves existing green spaces while realizing the largest reconstruction project in Japan.

### Points of the Brillia Tama New Town Condominium Redevelopment

- (1) Largest condominium reconstruction project in Japan (640 units to 1,249 units)
- (2) Revitalization of the community by changing the resident structure
- (3) Preservation of the living environment by preserving green spaces

Brillia Tama New Town, completed in October 2013, is a community that was brought new life after a history of approximately 40 years as Tama New Town Suwa 2-chome Housing through the reconstruction business. We have worked on the project for eight years in cooperation with right holders and related parties since 2007. As a result, we realized a total of 1,249 housing units in 7 buildings while preserving green spaces and securing public open spaces. As the deterioration of the aging condominium worsens, the reconstruction project for Brillia Tama New Town has evoked

### Property Data

Project overview	(Before rebuilding) 2-chome, Suwa condominium	(After rebuilding) Brillia Tama New Town
Address	2-2 and 4-2 (Street Number) Chome Suwa, Tama, Tokyo	
Construction period	Completed 1971	Completed 2013
Site area	64,399.93 m <sup>2</sup>	
Standard building-to-land ratio	10%	60%
Allowable volume rate	50%	200% (150% based on district plan)
Floor space	34,037.13 m <sup>2</sup>	124,904.05 m <sup>2</sup>
Number of buildings	Total 23 building/ 5 floors	Total 7 building/ 11 and 14 floors
Number of units	640 units	1,249 units (684 subdivided units), Associated facilities 3 subdivisions
Unit floor space	48.85 m <sup>2</sup>	43.17 to 101.44 m <sup>2</sup>
Floor plan of all units	3DK	2DK to 4LDK

interest in the social significance of revitalizing the historic Tama New Town and has garnered great attention. This has not only been inspected by customer but also management associations of properties thinking about rebuilding as well as local governments.

The ratio of age composition before the reconstruction was weighted towards elderly but age composition became slightly younger as about 70% of those that newly purchased housing units were between the age groups of 20s to 40s. Today, events are continually planned such as summer festivals to further nurture a community with the participation of a number of people regardless of whether a new or previous resident.

**Brillia Tama New Town introductory website:**  
[www.b-tamant.com](http://www.b-tamant.com) (Available in Japanese Only)

### TOPICS

#### Senri New Town Condominium Redevelopment

Senri New Town in Osaka, which is the largest new town in Japan, has passed a half a century since it opened in 1962. We are working to revitalize the community through reconstruction in each and every housing complex.

Tokyo Tatemono is participating in the Senri Tsukumodai A Subdivided Condominium Reconstruction Business in Senri New Town. Senri Tsukumodai A Subdivided Condominium Reconstruction Business is an association-type implementation of condominium redevelopment in accordance with the first Act on Facilitation of Reconstruction of Condominiums in Suita City. All of the residence from 2015 will work together with this project, and we expect every right holder will move in from December 2019.



Image After Reconstruction of the Senri Tsukumodai A Subdivided Condominium