





# Creating neighborhoods that inspire

Building on our long-standing credibility, expanding the fields and areas in which we do business, and creating neighborhood that move people.  
We are a comprehensive developer of the Toyota Group.

## Message from the President



## Prioritizing Trust and Engaging in Diverse Neighborhood Creation

Our company was founded in 1953 as a member of the Toyota Group. Since then, we have focused on the development and management of office buildings in the three areas of Nagoya, Tokyo, and Osaka. In recent years, we have undertaken arena development projects in the Odaiba Aomi area of Tokyo, as well as redevelopment projects in the vicinity of Fuji Speedway. In this way, we are proactively expanding both the breadth of our business, and the areas in which we operate; in fact, at present we are particularly focused on strengthening and expanding our business in the Tokyo area. In April 2022 we changed our company name from Towa Real Estate to Toyota Fudosan, reflecting both our position as a comprehensive developer of the Toyota Group, and our focus on the future. We also established a new Tokyo Head Office in January 2024, and shifted to a dual head office structure with head offices in Nagoya and Tokyo. Our history extends back more than 70 years and, over this time, we have earned the trust of society. Our goal is to further build on this trust, embrace new challenges, and engage in urban development that benefits society and as many people as possible. We very much hope for your continuing support and encouragement.

President

Tomohide Yamamura

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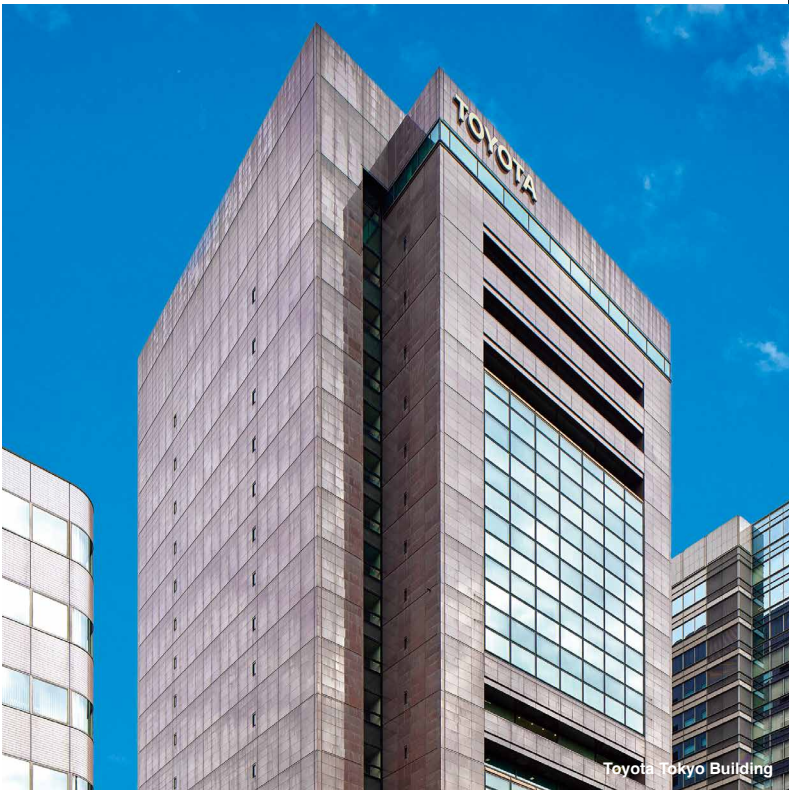
A Comprehensive Developer of the Toyota Group

Toyota Fudosan is the real estate developer of the Toyota Group. Our raison d'être is to benefit people and society through neighborhood creation. Since our founding in 1953, we have acquired and developed a number of properties—primarily in the vicinity of Nagoya Station—with the goal of making the area more convenient. Our developments have helped revitalize the city and create a more dynamic atmosphere. Of particular note is our development of Midland Square, which we were involved in from the conceptual stage. It has become a landmark of the Nagoya Station area, and has had a significant impact on the entire Chubu region.



Strengthening and Expanding Our Business in the Tokyo Area

We changed our company name from Towa Real Estate to Toyota Fudosan, as we look to the future and embrace new challenges; we also established a dual head office structure, with head offices in Nagoya and Tokyo. To ensure that these changes enable us to benefit society and as many people as possible, we are engaging in diverse forms of neighborhood creation, and aggressively expanding both the breadth of our business and the areas in which we operate. We are currently involved in urban development projects in central Tokyo, as part of our efforts to strengthen and expand our business in the Tokyo area.



Neighborhood Creation Unique to the Toyota Group

Toyota Fudosan is a comprehensive developer in the Toyota Group. We are therefore uniquely positioned to take advantage of the Group's strengths. This includes the development of a next-generation multi-purpose arena capable of seating 10,000 people in the Odaiba Aomi area of Tokyo, named TOYOTA ARENA TOKYO; it also involves the development of the area around Fuji Speedway, one of Japan's leading international motorsports circuits, as part of our Fuji Motorsports Forest project.



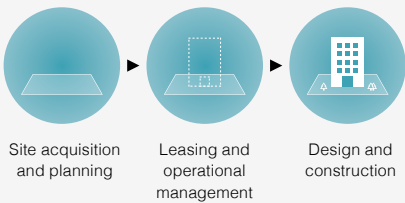
Increasing Regional Value

At Toyota Fudosan, we carry out various initiatives to ensure our neighborhood creation projects raise the added value of the locality. Together with local residents and businesses, we promote diverse initiatives that encourage the revitalization of the area. Examples include hosting events that utilize public open spaces to generate excitement in the local community, and establishing open spaces that serve as places of relaxation in urban regions.



Our Business Fields

At Toyota Fudosan, we listen to and respect the thoughts of all stakeholders, and take the lead in neighborhood creation. Our business encompasses every stage of neighborhood creation, from site-acquisition and planning, design and construction, to leasing and operational management.





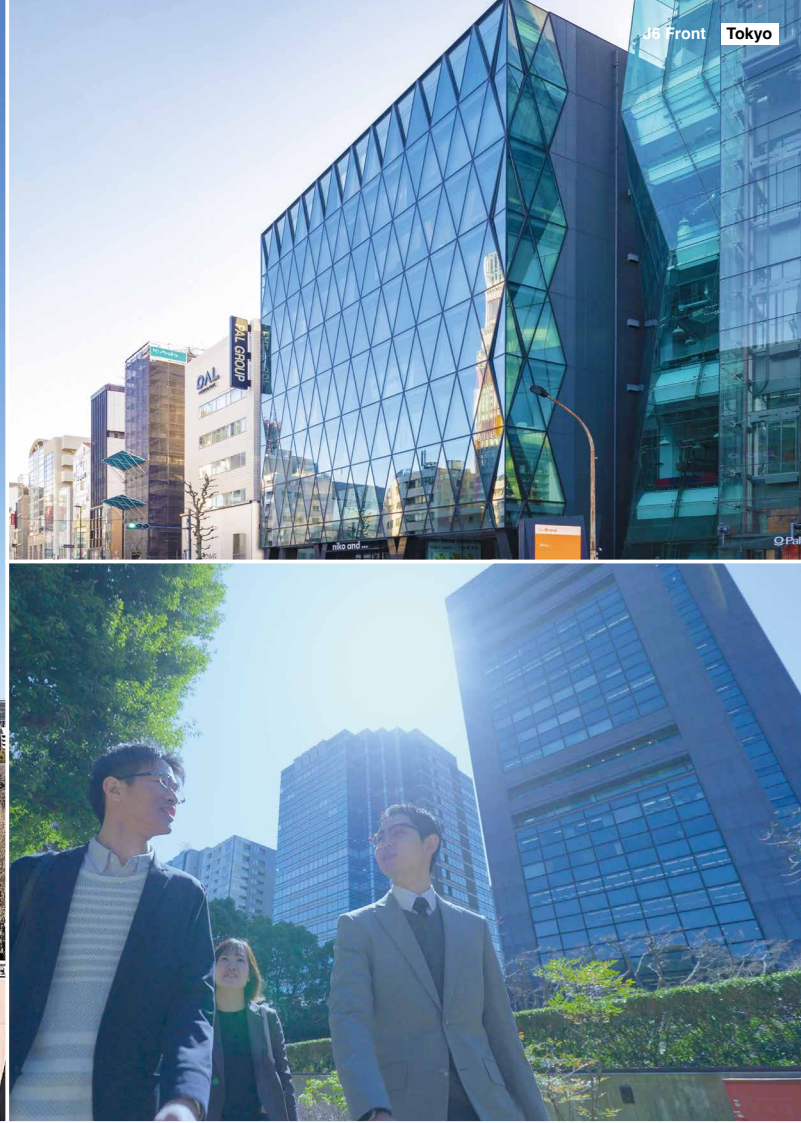
High-Quality Office Spaces in Superb Locations

Toyota Fudosan develops and leases high-quality office buildings in outstanding locations in the three areas of Nagoya, Tokyo, and Osaka.

Our office spaces place the highest priority on safety and security, incorporate advanced environmental technologies, and offer comfortable environments that meet the diverse needs of our customers.

In the Nagoya area, we have developed and operate a number of office buildings in prime locations, just five minutes' walk from Nagoya Station. These include Midland Square and Symphony Toyota Building.

We are also working to strategically grow and expand our building business in the capital, acquiring excellent properties such as Toyota Tokyo Building in various areas.





Retail Facilities that Revitalize the Region

At Toyota Fudosan, we grasp the diverse needs of our customers, and develop and operate retail facilities that contribute to the further development of the region.  
We are involved in every stage of the development process, from planning to operation; our goal is to create retail facilities that continue to provide novel and exciting experiences.

Midland Square Shops & Restaurants Tower

The Midland Square Shops & Restaurants Tower opened in 2007 as the first luxury mall in the Nagoya area.  
With its stores and restaurants that fuse refined, open spaces with exceptional service, and featuring one of Japan's leading cinema complexes that boasts cutting-edge facilities, it provides all visitors with high levels of satisfaction.



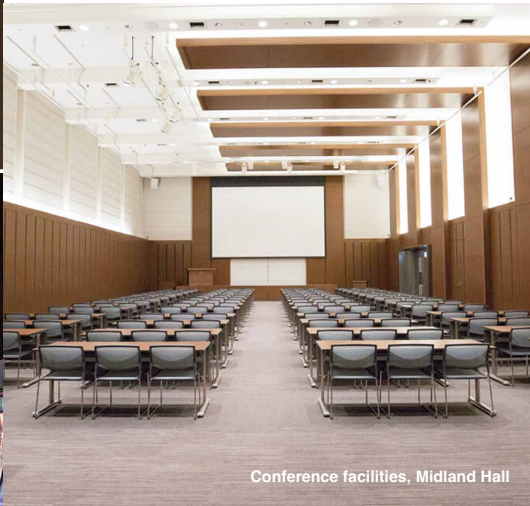
Sky Promenade

Situated on the top floor of Midland Square, Sky Promenade is the highest open-air observation deck in the Chubu region.  
It hosts various events throughout the year, such as BBQs and project mapping shows, and helps generate a sense of excitement in the Nagoya Station area.

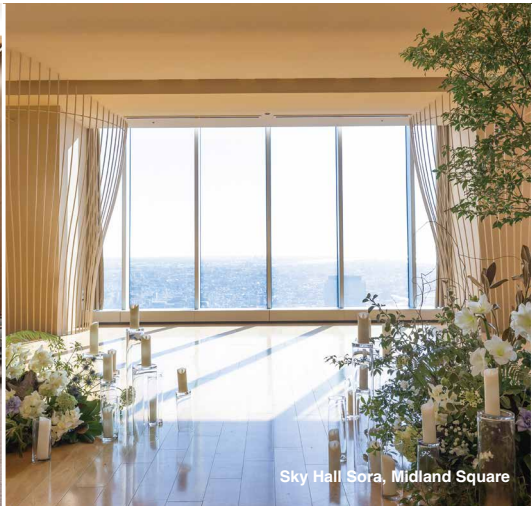


Event Spaces and Conference Facilities

Toyota Fudosan offers all manner of event spaces and conference facilities in the three areas of Nagoya, Tokyo, and Osaka. They can be put to wide-ranging uses, including meetings, events, symposiums, and exhibitions.



Conference facilities, Midland Hall



Sky Hall Sora, Midland Square



Event space, axle Ochanomizu



Multi-Purpose Arena that Generate Year-Round Excitement

Toyota Fudosan is both the constructor and owner of TOYOTA ARENA TOKYO, which has been designated a “Stadium or Arena that Encourages Interactions Among People of All Ages” by the Sports Agency and Ministry of Economy, Trade and Industry. Through the development of such arenas, we help generate excitement in the region, and encourage the growth of the sports industry.

TOYOTA ARENA TOKYO

Located in the Odaiba Aomi area of Tokyo, TOYOTA ARENA TOKYO is a next-generation multi-purpose arena capable of seating approximately 10,000 people. A wide range of spectator seats will be available, all with a view of one of the largest center-hung video boards in Japan. We also plan to create various facilities outside the arena to generate excitement in the Odaiba Aomi area all year round. (Scheduled to open in the fall of 2025)



Opening Up Diverse Possibilities

The site will open up and realize diverse new possibilities, primarily in the realms of sports, mobility, and sustainability.

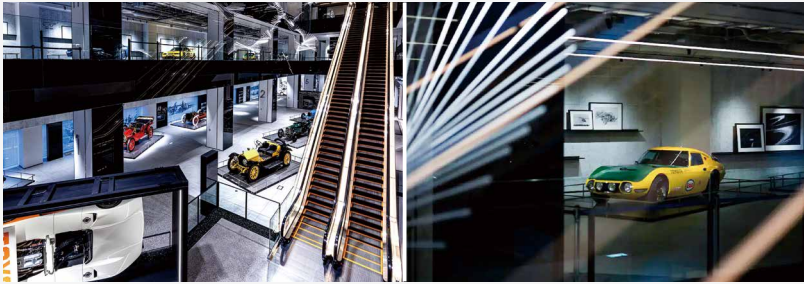
\*The images of TOYOTA ARENA TOKYO on this page are architectural renderings; the appearance of the actual venue may differ.

Accommodation Facilities that Inspire Special Memories

Toyota Fudosan develops and operates accommodation facilities that overflow with unique regional appeal, feature carefully thought-out concepts and designs, and inspire special memories.

Fuji Speedway Hotel

Opened in 2022, Fuji Speedway Hotel was the first hotel in Japan under The Unbound Collection by Hyatt brand. With a total of 120 guest rooms—including garage-equipped villas—it delivers unique luxury experiences via a variety of facilities, including a hot spring, indoor pool, spa, and selection of restaurants and bars.

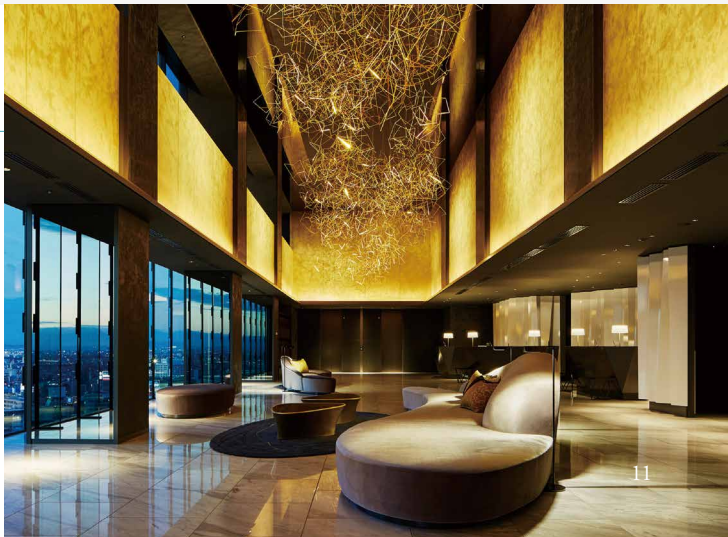


Integrated Hotel and Museum Complex

Approximately 40 racing cars that epitomize their eras are on display at the Fuji Motorsports Museum, which is located on the first and second floors of the hotel building.

Mitsui Garden Hotel Nagoya Premier (leased)

Symphony Toyota Building, which forms part of our suite of buildings in the vicinity of Nagoya Station, is home to the first Mitsui Garden Hotel in the Tokai region. Located just five minutes' walk from Nagoya Station, it is cherished by guests visiting Nagoya for various reasons, including both leisure and business.





Nurturing New Industries and Creating Innovation

Toyota Fudosan offers spaces where a wide variety of start-ups can meet and interact with major corporations looking for new technologies and ideas. We develop and operate incubation facilities in Nagoya and Tokyo, which are aimed at nurturing new industries and encouraging innovation.

Nagono Campus

Nagono Campus is an incubation facility that opened in 2019, in a renovated former Nagono elementary school. In addition to office spaces and rental spaces of various shapes and sizes, the Campus also offers a support service in partnership with the Nagoya Chamber of Commerce & Industry, and hosts events open to fellow tenants and local residents.



axle Ochanomizu

Located in a fully renovated property built more than 50 years ago, axle Ochanomizu is an incubation facility that opened in 2020, equipped with shared offices, project rooms, event spaces, and a lounge. The facility provides diverse services and holds events to promote interactions between tenants and to create innovation.



Toyota Fudosan: Five Material Issues



Supporting wheelchair basketball

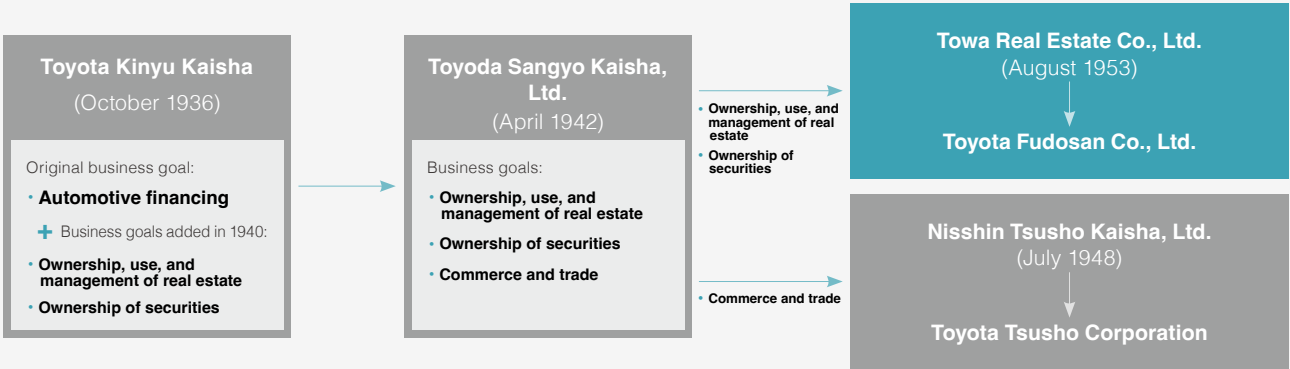


Company History

Establishment

Kiichiro Toyoda established Toyota Kinyu Kaisha in 1936. At the general meeting of shareholders in 1940, he updated the company's business goals to include the ownership, use, and management of real estate; and the ownership of securities and investments in other businesses. Afterward, Toyota Kinyu acted as a holding company, and in 1942 it changed its name to Toyoda Sangyo Kaisha, Ltd.

Following the war, Toyoda Sangyo was ordered to liquidate by the Holding Company Liquidation Commission. A decision was made to spin off the commerce and trading division and form a new company, resulting in the establishment of Nisshin Tsusho Kaisha, Ltd. (now Toyota Tsusho Corporation) in July 1948. In August 1953, Toyota Motor Co., Ltd. (now Toyota Motor Corporation), Toyoda Automatic Loom Works, Ltd. (now Toyota Industries Corporation), and Nisshin Tsusho Kaisha, Ltd. (now Toyota Tsusho Corporation) together invested 150 million yen to establish Towa Real Estate Co., Ltd.—the previous name for Toyota Fudosan. The company was formed to own, use, and manage real estate, and to own securities on behalf of the Toyota Group.



Growth, and the Future

The only real estate company in the Toyota Group, Toyota Fudosan constructed Toyota Building in front of Nagoya Station, Nagoya, in 1955; Osaka Toyota Building in Shinsaibashi, Osaka, in 1962; Dai-ni Toyota Building in front of Nagoya Station, Nagoya, in 1973; Century Mita Building in Minato-ku, Tokyo, in 1989; and Century Toyota Building in front of Nagoya Station, Nagoya, in 2002.

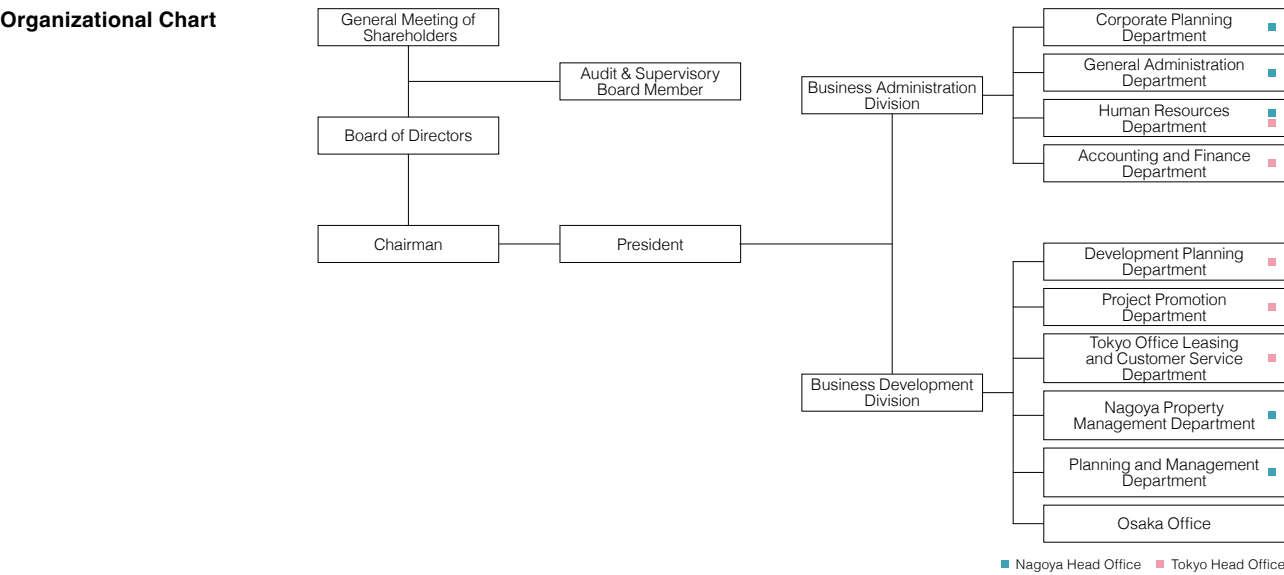
In this way, the company gradually expanded its areas of operation from Nagoya to Osaka, and then to Tokyo, and strengthened its building leasing business. In 2006, it completed construction of Midland Square which, at 247 meters in height, is the tallest building in the Chubu region.

Since 2019, Toyota Fudosan has expanded its spheres of operation to include the development of incubation facilities, hotels, and arenas. In 2022, the company changed its name from Towa Real Estate to Toyota Fudosan, and in 2024 it established the new Tokyo Head Office, and adopted a dual head office structure with head offices in Nagoya and Tokyo.

Company Overview

Company name:	Toyota Fudosan Co., Ltd.
Date of establishment:	August 17, 1953
Capital:	59.45 billion yen
Revenues:	17.35 billion yen (for the year ended March 2023)
Description of business:	Development, leasing, and operational management of real estate; securities and other investments
Executives	Chairman of the Board of Directors: Akio Toyoda President, and Member of the Board of Directors: Tomohide Yamamura Member of the Board of Directors: Jun Karube Member of the Board of Directors: Akira Onishi Member of the Board of Directors: Kenta Kon Audit & Supervisory Board Member: Keiichi Okuda

Division Officers	Chief Division Officer, Business Administration Division: Kaname Shimizu Chief Division Officer, Business Development Division: Akio Majima Deputy Chief Division Officer, Business Development Division: Haruyoshi Yamada
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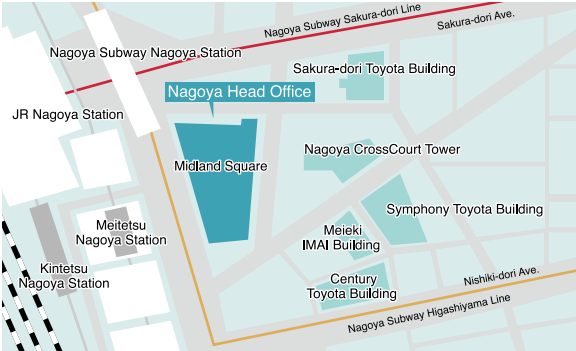


Employees:	118 (as of April 1, 2024)
Subsidiaries	YANAGIBASHI SHOKUHN BUILDING CO., LTD. TOWA Hospitality Co., Ltd. IMA CO., LTD.

Company Bases

Nagoya Head Office

16F, Midland Square, 4-7-1 Meieki, Nakamura-ku, Nagoya 450-6216  
Tel (main): 81(52)-584-7111  
Fax: 81(52)-584-7117



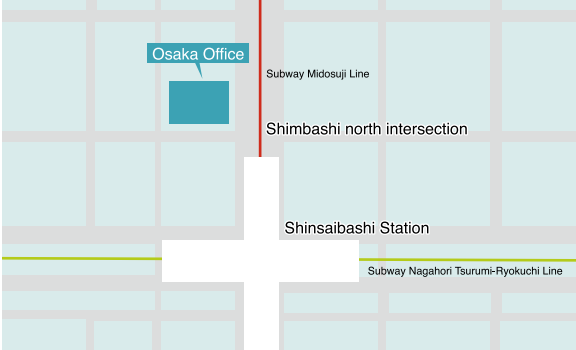
Tokyo Head Office

axle Ochanomizu, 3-28-5 Kanda Ogawa-machi, Chiyoda-ku, Tokyo 101-0052  
Tel (main): 81(3)-4511-3353  
Fax: 81(3)-6743-9664



Osaka Office

Osaka Toyota Building, 4-3-11 Minami-Senba, Chuo-ku, Osaka 542-0081  
Tel (main): 81(6)-6261-7331  
Fax: 81(6)-6261-7334



Toyota Fudosan is one of the 18 member companies of the Toyota Group\*.

\*Toyota Industries Corporation, Toyota Motor Corporation, Aichi Steel Corporation, JTEKT Corporation, Toyota Auto Body Co., Ltd. , Toyota Tsusho Corporation, AISIN Corporation, DENSO Corporation, Toyota Boshoku Corporation, Toyota Fudosan Co., Ltd. , Toyota Central R&D Labs., Inc. , Toyota Motor East Japan, Inc. , Toyoda Gosei Co., Ltd. , Hino Motors, Ltd.  
Daihatsu Motor Co., Ltd. , Toyota Housing Corporation  
Toyota Motor Kyushu, Inc., Woven by Toyota, Inc.\*





<https://www.toyotafudosan.com>



May 2024