

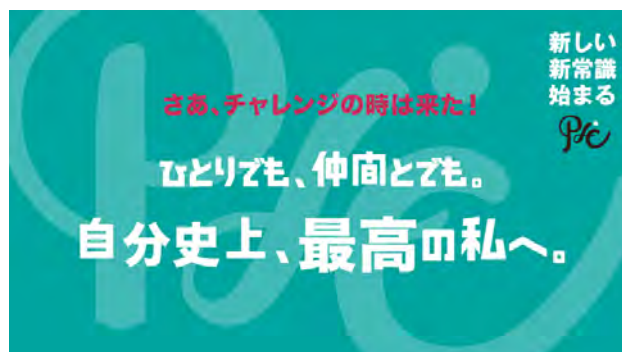
Provision of Condominiums that Embody the Ideals of Diverse Lifestyles

○ INNOVATION DEVELOPMENT Project

The Takara Leben Group is promoting the “INNOVATION DEVELOPMENT” project to realize the slogan “Innovation for a New Lifestyle” for its 50th anniversary in 2022, in the form of new businesses, products, and services.

In fiscal year 2019 and 2020, as part of this project, we held a “INNOVATION Idea Competition” to solicit projects that embody the “Innovation for a New Lifestyle,” while projects such as “condominium management using an app,” that have passed the final screening, are now moving toward commercialization.

In fiscal year 2021, the “INNOVATION Idea Competition” was developed into the “INNOVATION Pic (PERSONAL INNOVATION CHALLENGE)”, and now keeps expanding. In the “INNOVATION Pic,” the rules for entry were changed from a departmental basis to an individual basis, and the program has been designed to more contribute to “fostering entrepreneurship” and “creating a corporate structure that creates innovation.” Participants brush up their ideas by using an IT platform specialized for new business development, and then go through the first, second, and final rounds of screening. If profitability and marketability of an idea are recognized, and its commercialization is decided on, the original proposer is given options to commercialize the business idea: “go independent as a business company,” “be appointed as the head of a new department,” or “transfer the idea to the company.”



Urban-type compact Condominiums "NEBEL"

The Takara Leben Group offers services that meet diversifying lifestyle needs.

As a result of increases in working-couple and single-person households in recent years, residential demand is changing, and need is growing for properties that place greater emphasis on location in a city center or near a station and on convenience rather than size. In response to these changes in customer lifestyles, Takara Leben has begun offering the NEBEL series of compact urban condominiums for single-person and DINK households.

The NEBEL series is a brand of compact urban condominiums that maximize utilization of the building expertise that Takara Leben has acquired through the newly-built condominium business to address diversifying lifestyles. The series maintains the design characteristics, specifications, and quality of the equipment of conventional family condominiums in small units, and NEBEL series condominiums have been built in Tokyo, Saitama, Osaka, and other areas. Takara Leben remains committed to providing even greater support to enhance the lives of customers by providing properties that meet social needs including modern lifestyles.



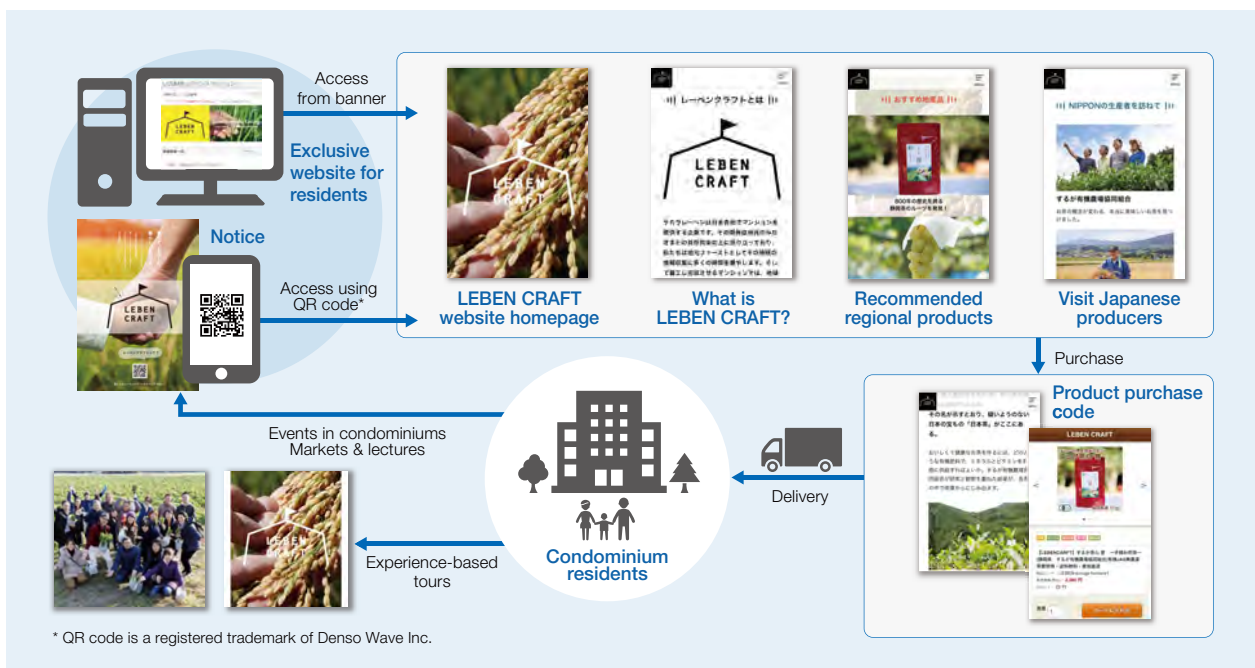
Regional Development by Linking Regional Communities with Urban Centers

“LEBEN CRAFT” Project

LEBEN CRAFT is a program that enables urban condominium residents to purchase specialty products from regions where the Takara Leben Group has developed condominiums using a website available only to these residents. Linking residents of city centers with regional communities contributes to regional revitalization. This initiative by the Takara Leben Group, which not only develops urban areas but also works on businesses to revitalize regional cities, is unique even among developers. The project has a framework beneficial for both regional producers and residents of our condominiums all over Japan and received a Good Design Award 2017 in recognition of its merit of improving the added value of condominiums.



Overall Structure of LEBEN CRAFT



○ Premium Markets

One program, conducted as part of the LEBEN CRAFT Project, is the Premium Market, which enables the residents of our condominiums to directly see and feel the quality of various outstanding products from outlying areas. These events contribute to regional development and reflect our desire to share rich experiences with as many people as we can through the treasures (both products and experiences) that we have discovered through our condominium development activities across the country. In fiscal year 2020, we held the Premium Market at LEVEN TAKAOKA MID RISE TOWER (Toyama Prefecture) over two days, promoting exchange between the producers of agricultural products and crafts and the residents of our condominiums.

 **GOOD DESIGN
AWARD 2017**



Development of the Overseas Business

○ THE MINATO RESIDENCE Project

Takara Leben is also working to contribute to regional revitalization and urban development through the provision of residences overseas. THE MINATO RESIDENCE is the first large-scale condominium development project (site area: 12,760 m², 26 stories above ground, 924 residential units) by an all-Japanese consortium in Hai Phong, Vietnam's third most populous city. Based on the concept of "Eternal Value," the south tower was completed in December 2021, and construction of the north tower is underway as a condominium complex with commercial facilities in Water Front City, a new urban area that will be the center of future development.

In December 2019, Leben Community established a local subsidiary, Leben Community Vietnam Co., Ltd., for the condominium management business of THE MINATO RESIDENCE.

The Group will continue to contribute to urban development in Vietnam by meeting the housing needs of Haiphong, which is expected to develop significantly as an international port city.



> THE MINATO RESIDENCE 

○ Renovation Business in Vietnam

In December 2021, Takara Leben and Leben Community partnered with Halato Joint Stock Company (Halato), a company with extensive experience in Ho Chi Minh City, Vietnam, to participate in renovation projects. Although Ho Chi Minh City has seen many large-scale mixed-use developments and the central area has been locally modernized, aging buildings are scattered throughout the city, including those one step away from the main streets and outside the central area, causing a mismatch in real estate uses and hindering the development of the area as a whole. By combining the real estate development technology that our Group has cultivated in Japan with Halato's expertise and experience, we will contribute to urban development in Ho Chi Minh City by renovating aging buildings into more valuable real estate.



○ “ATMOZ BANGNA” Condominium Project

From January 2022, Takara Leben is participating in the ATMOZ BANGNA condominium project in Bangkok, Thailand, in collaboration with the developer ASSETWISE PUBLIC COMPANY LIMITED (ASSETWISE). ASSETWISE has been involved in numerous development projects in the region, providing high-quality, sophisticated design products.

The project involves the development of a large-scale condominium complex with commercial facilities (site area: 16,748m², reinforced concrete structure, eight stories above ground, five buildings, 1,101 residential units, and two commercial facilities) in the Bang Na area, located approximately 15 km southeast of central Bangkok. The Bang Na area, where the Si Lam station on the Yellow Line is scheduled to open as part of Bangkok's new transportation infrastructure, is expected to develop as a subcenter with the active development of several commercial facilities, office buildings, large exhibition halls, and event halls. This is the second overseas condominium development project for sale by the Takara Leben Group, following THE MINATO RESIDENCE in Haiphong, Vietnam.



> [ATMOZ BANGNA](#)

For Senior Health

○ “My Reha” Day Care Service Specializing in Rehabilitation

My Reha, operated by Leben Community, is a daycare service specializing in rehabilitation, helping support seniors' independence through easy and fun physical training. This service has been offered in Saitama Prefecture and Chiba Prefecture since 2011, through facilities rooted in the community, to those certified as requiring support or nursing care. As Japan's society continues to age and the number of people worried about their health in their senior years grows, My Reha focuses on what happiness means for its users and what My Reha can do for them. It uses unique programs, including Redcord exercises*, to help extend users' healthy lifespans. In October 2019, the fifth My Reha location, My Reha Misato Rehabilitation Center, was opened in Saitama Prefecture's Misato City.

* Redcord exercises are training exercises developed in Norway, a rehabilitation pioneer, that uses a red cord suspended from the ceiling.



Responding to New Lifestyles

○ Non-Touch Keys and Non-Contact Elevators

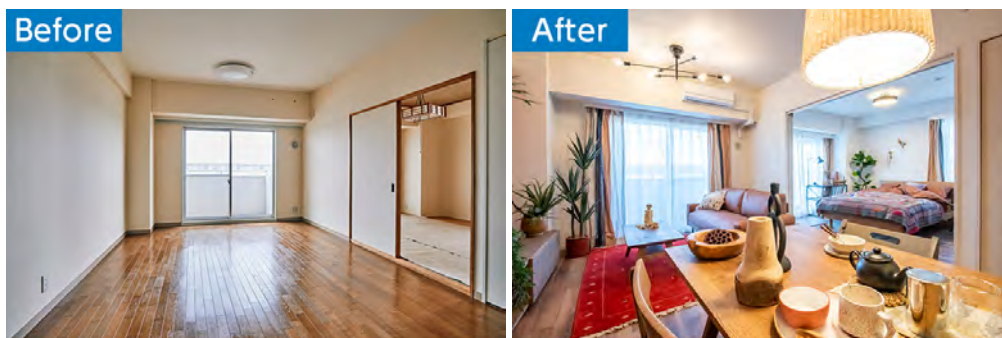
LEBEN YOKOHAMA YAMATE ONE WARD COURT (Kanagawa Prefecture), a property commemorating the 50th anniversary of the founding of the Takara Leben Group* that began sales in November 2021, provides security and safety for residents through facilities that take into consideration the lifestyle of the New Normal. When residents enter the building from the outside, they can unlock the auto-locking door without touching it by simply passing their Dimple key (with a built-in IC chip) to the entrance of their own residence over the sensor at the common entrance. The elevators are also equipped with a function that allows residents to operate the floor number buttons simply by holding their hands over them.

* Developed to commemorate the 50th anniversary of the company's founding (September 21, 2022), the property is positioned to “contribute to the infrastructure of the local community with a location that could become a new landmark, such as a historical or historic site or a rare location.”



○ Renovation in Accordance with the Times and the Region

Leben Zestock offers quality pre-owned condominiums that meet the needs of diversifying lifestyles. We buy used condominiums that are being leased, and after the tenants move out, we renovate them to specifications that match the times and the local area, transforming them into attractive condominiums. We have succeeded the “LEBEN” brand of newly built condominiums, which combine high design quality and comfort of living, and have achieved an unprecedented level of renewal condominiums.



Choice of Leaseback Plans

Leben Zestock offers a leaseback service that allows tenants to continue living in their current homes after selling. The company meets diversifying needs by offering various plans such as “Mimamori Leaseback,” which provides regular safety checks for those aged 65 or older, and “Ultra-Short Term Leaseback,” in which the rent is paid only for running costs such as property management fees and repair reserve funds.

The infographic is divided into two main sections. The left section, titled 'リーベンゼストックの「リースバック」は、ご売却後も、今の家にそのまま住み続けられるサービスです。' (Leben Zestock's 'Leaseback' is a service that allows you to continue living in your current home even after selling it.), lists four key benefits: 1. New residents: '1 新居購入前に' (Before moving to a new home), '現在の住まいの環境検査を新居購入に実用できる。' (Environmental inspection of current home can be used for new home purchase). 2. Relocation: '2 仮住まいを待たされている方に' (For those waiting for temporary housing), '新居に引っ越すまでの期間、現在の住まいで生活を続けられる。' (Can continue living in current home until moving to new home). 3. Life expenses: '3 生活費に' (Regarding living expenses), '家賃と固定費を削減し、生活費を軽減できる。' (Can reduce rent and fixed costs to lower living expenses). 4. Continuation: '4 相続に' (Regarding inheritance), '相続する人はいない家を今のうちに売却したいが、住きながらの売却がある。' (Can sell house before inheritance even while living there). The right section, titled 'リースバックに、3つの選べるプラン登場!' (Three selectable leaseback plans are now available!), lists three options: 'おまかせリースバック' (Leave-it-to-us Leaseback), 'みまもりリースバック' (Mimamori Leaseback), and '超短期リースバック' (Ultra-Short Term Leaseback). Each option includes a brief description and a 'ここがポイント!' (Key points!) section. The 'おまかせ' plan highlights '安心の保証' (Peace of mind guarantee) and 'おまかせで売却' (Leave-it-to-us sale). The 'みまもり' plan highlights '安心の保証' (Peace of mind guarantee) and '高齢者へのサポート' (Support for the elderly). The '超短期' plan highlights 'おまかせで売却' (Leave-it-to-us sale) and '短期間のリースバック' (Short-term leaseback).







LEBEN LABO ETHICAL ACTION



LEBEN LABO

LEBEN LABO ETHICAL ACTION

LEBEN LABO ETHICAL ACTION is an internal organization established to realize the various suggestions of our customers under the theme of "Doing more good for society." Based on the corporate vision of "THINK HAPPINESS AND MAKE THE HAPPINESS," the Group has received many Good Design Awards for its efforts to seriously consider the happiness of people and their lives. Two projects born of this organization were selected for 2021.

 GOOD DESIGN AWARD 2013	<ul style="list-style-type: none"> ● "Solar Power" Project ● <u>"LUIC" Project</u>
 GOOD DESIGN AWARD 2016	<ul style="list-style-type: none"> ● "JIJO KYOJO (Self-Help Mutual Assistance)" Project ● "KOJIN BOSAI KIT (Individual Disaster Preparedness Kit)" Project ● "MOTTO ATTARA IINA (We Wish to Have More)" Project
 GOOD DESIGN AWARD 2017	<ul style="list-style-type: none"> ● "MOTTO ATTARA IINA (We Wish to Have More)" Project ● "SOCOPOS" Project ● <u>"LEBEN CRAFT" Project</u>
 GOOD DESIGN AWARD 2018	<ul style="list-style-type: none"> ● "Working Point" Project ● "Good Working" Project ● "SOCOTAKU" Project
 GOOD DESIGN AWARD 2019	<ul style="list-style-type: none"> ● "SMART TORISETSU (SMART MANUAL)" Project ● "USE OF MODEL ROOMS AND SALES CENTERS AS DISASTER RESPONSE SITES" Project ● "SMART GARBAGE STORAGE" 6M Project ● "MODIFIABLE DESIGN CONDOMINIUM COMMON AREA" Project ● Art Biotope "Water Garden" Project ● <u>"BRILLIA SHONAN TSUJIDO KAIHIN KOEN" Project</u>
 GOOD DESIGN AWARD 2021	<ul style="list-style-type: none"> ● IoT home delivery box "THROUGH TAKU" project ● <u>"LEBEN KEMIGAWAHAMA GRANVARDI" Project</u>

○ “SMART TORISETSU (SMART MANUAL)” Project

When people buy built-for-sale condominiums, they receive various instruction manuals for the residential equipment which has been installed. In total, these constitute a tremendous amount of material, making them difficult to use—they can be difficult to find when needed, and it can be difficult to find contact information within them.

This service digitizes these instruction manuals so they can be viewed on smartphones and centrally managed. This idea helps reduce the number of inquiries to property management companies, saves resources by making the manuals paperless, and helps preserve the asset value on resale through appropriate document management. The service has been adopted at NEBEL MITAKA (Tokyo).

 **GOOD DESIGN
AWARD 2019**



○ “USE OF MODEL ROOMS AND SALES CENTERS AS DISASTER RESPONSE SITES” Project

The model rooms created when selling built-for-sale condominiums show customers what completed built-for-sale condominiums will be like and serve as sales negotiation sites. However, they are frequently built for individual condominiums and torn down after all units are sold. In this project, we outfitted model rooms with supplies and equipment needed in the event of a disaster—water (essential for life), charging facilities for mobile phones, etc., using in-house generators, and the like—and opened them to the general public as disaster response sites. Efforts began in fiscal year 2019, and installation was complete at all model rooms of condominiums sold by Takara Leben. We will actively use our expertise in efforts such as supplying condominium unit buyers with disaster kits and will expand these sites.

 **GOOD DESIGN
AWARD 2019**



○ “SMART GARBAGE STORAGE” 6M Project

This project reconceptualized garbage pickup areas in condominiums as common areas, like entrance halls, using environmental design to change their negative image and help reduce garbage disposal. Condominium garbage areas, parts of peoples’ living environments, are seen as smelly, scary, and dirty. We thought about what Takara Leben could do about this, and introduced beautiful “Garbage Stations” in our new condominiums. We have made further advances in this initiative, carrying out a “6M* Project” with the aims of promoting garbage volume reductions and spurring individual action to reduce garbage disposal to as close to zero as possible. This project has been instituted at NEBEL URAWA (Saitama Prefecture) and other condominiums.

* The 6Ms refers to mottainai (wasteful), motto kurikaeshi tsukau (use articles more times), mo ichido tsukau (use articles again), mo niowanai (no longer smelly), mo kowakunai (no longer scary), and mo kitanakunai (no longer dirty).



○ “10 for All” Safety Assurance Service and “KIT+” Personal Disaster Kits

As part of our efforts to ensure that residences are not supplied as mere “boxes” and to progress from “material wealth” to “qualitative wealth,” we have begun providing the “10 for All” safety assurance service and “KIT+” personal disaster kits. “10 for All” offers customers support so they can live with peace of mind through extended warranties for residential facilities and equipment, 24-hour emergency response and maintenance support for water leaks, key issues, and glass breakage, inspections of private areas and repair services, and other services for 10 years after property handover. “KIT+” are not kits of disaster response goods for entire households, but instead a concept focused on individual needs. They were the winner of a Good Design Award 2016. Each consists of a compact, A4-sized folder file-like package which individuals supplement with their specific needs in the event of an emergency, to be kept close at hand at all times.



1	Residential Facility and Equipment Extended Warranty (10 Years) Malfunctions and breakage of articles included within the warranty scope are repaired free of charge every time for the entire duration of the warranty
2	24-Hour Emergency Response + Maintenance Support In addition to on-site dispatch and initial response for water leaks, trouble with keys, and glass breakage emergencies, service personnel are also dispatched to handle problems with fixtures, entry doors, sashes, and the like
3	Private Area Inspection + Repair Services (5 Years / 10 Years) Dedicated staff visit customer residences and perform interviews and inspections, repairing any issues that can be immediately addressed (for 5 or 10 years after property handover)

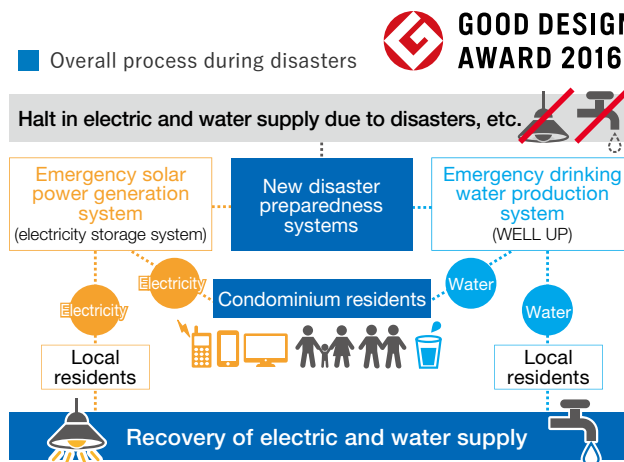
IoT Delivery Box "THROUGH TAKU" Project

With the expansion of online sales and the use of delivery services, issues related to home delivery, including “redelivery due to absence,” have arisen. THROUGH TAKU, a delivery box built into the entrance of each condominium unit, offers convenience which is not available in the conventional type of delivery boxes to both residents and delivery persons. Residents can use their smartphones to unlock the digital locks and receive the parcels when they are out of the house, eliminating the need for re-delivery by the courier company. Furthermore, it is possible to ensure the “non-face-to-face communication” required due to the COVID-19 pandemic. In addition, the inconvenience of having to carry heavy delivery items to one's residential unit, or non-availability when all boxes are occupied, as is the case with delivery boxes located in common areas, is eliminated.



“JIJO KYOJO (Self-Help Mutual Assistance)” Project

The JIJO KYOJO (Self-Help Mutual Assistance) Project is a disaster water and power supply support system using condominiums equipped with solar power generation systems. Anshin Mizu and Anshin Denki seek to increase electric power and the volume of water stored in water storage tanks with the objective of supplying electricity and water to condominium residents and other local residents. They also enhance disaster preparedness facilities such as bench grills, portable toilets, and security cameras and other security devices and conducting disaster drills to present the ideal of condominium facilities from the new perspective of being part of social infrastructure.



○ Art Biotope “Water Garden” Project

Designed by architect Junya Ishigami, the “Water Garden,” created in 2018, is an unprecedented art space with 318 trees and 160 biotopes (ponds) of various sizes, arranged according to precise calculations. It received the Good Design Award Best 100 for 2019, and the judges highly praised the unique beauty of the art biotope, which is not a natural biotope, with expressions such as “the very soul that has been passed down from generation to generation in Japanese gardens.”

The “Water Garden” has been introduced in numerous domestic and international media as a special meditation space where people can sharpen their senses and feel the relationship between humans and nature and has become a spot that attracts attention from all over the world.

