

Value Creation Process

Leveraging the three types of knowledge it has cultivated in its Real Estate Business to the Energy and Asset Management Businesses, the MIRARTH HOLDINGS Group is working to evolve into a company that makes the future of people and the Earth happier. To this end, each Group company is demonstrating synergies that transcend business fields.

Our Purpose
To design sustainable environments for a happier future for both people and our planet.
Our Values

External Environment Awareness

Environment

- Increasingly serious global environmental issues, etc.

Social

- Diversification of housing needs due to changes in lifestyles
- Changes in the political climate and economic trends, etc.

Governance

- Unauthorized access and cyberattacks
- Insufficient internal control functions

Materiality

Addressing climate change and decarbonization

Promoting the stable supply and use of renewable energy

Realizing sustainable growth of local communities

Addressing the declining birthrate, aging population, and shrinking workforce

Ensuring the health and safety of employees

Promoting Diversity Equity & Inclusion (DE&I)

Respect for human rights and supply chain management

Strengthening corporate governance

Strengthening risk management

Ensuring corporate ethics and compliance

Input

(As of March 31, 2024)

Financial Capital

Ability to generate stable cash flow

- Shareholders' equity ¥65.6 billion
- Interest-bearing debt ¥210.4 billion

Human Capital

Diverse human resources that possess expertise

- No. of employees 1,377
- Real estate notaries 552
- First-class registered architects 34
- Redevelopment planners 6*
- Training hours per employee 21.2

* Scope of calculation: Takara Leben

Intellectual Capital

Technologies and expertise that respond to customer requests

- No. of trademark registrations 49
- Major condominium brands LEBEN, THE LEBEN, NEBEL, Lé Art
- ISO certifications 3

Social and Relationship Capital

Trust, reliability and a collaborative framework

- Major Group companies 13
- Major business locations 19
- Redevelopment and rebuilding projects 18

Natural Capital

Effective use of resources

- Land and the global environment
- Nationwide power generation facilities
- Greenhouse gas emissions 589,269 t-CO₂*
- Energy consumption 1,289.6 kL (crude oil equivalent)

* Total for Scope 1, 2, and 3

Business Development Leveraging Real Estate-Related Knowledge

Three Business Pillars



7 Elements of the Medium-Term Management Plan

- Further growth of core businesses
- Maximized group synergies
- Optimized business portfolio
- Establishment of a stable financial ground
- Improvement of productivity and creation of new services through promotion of DX
- Proactive ESG considerations
- Personnel development and establishment of the rewarding workplace environment

Output



- Real Estate Business ¥162.8 billion
- Energy Business ¥13.8 billion
- Asset Management Business ¥0.7 billion
- Other Businesses ¥7.8 billion

Outcome

(FY2023 Results)

Financial Capital

A sound financial foundation that enables further investments for growth

- TSR over the past 10 years 112.5%
- Dividend per share ¥24 annually

Human Capital

Encouraging the strong roles of diverse employees

- Acquisitions by type of qualification: Real estate notaries (552), First-class registered architects (34), Redevelopment planners (6)
- Percentage of women in management 11.3%
- Percentage of persons with disabilities employed 1.8%

Intellectual Capital

Advanced technologies and services that respond to diversifying lifestyles

- Housing performance evaluation report acquisition rate 100%
- Energy-saving rank certification rate (Flat 35 for detached houses) 100% of detached houses

Social and Relationship Capital

Building regional revitalization and relationships of trust for the long term with all stakeholders

- Number of new built-for-sale condominiums sold: Metropolitan areas (757), Outside metropolitan areas (1,457)
- Increase in the number of units under management: 4,058
- Total number of redevelopment and rebuilding projects: 18 (year-on-year increase of 1 project)

Natural Capital

Effective use of resources and initiatives for renewable energy to reduce environmental impact

- Increase in renewable energy generation capacity 43 MW
- Greenhouse gas emissions decreased by 30,640 t-CO₂
- Energy consumption decreased by 742.3kL (crude oil equivalent)
- Current power generation capacity 363 MW

Impact

Customers (corporations and individuals)

- High-quality, comfortable living spaces that address diversifying lifestyles
- Lower environmental impact owing to the supply of renewable energy

Local communities

- Regional revitalization through development projects
- Sustainable cities in which people, nature, and society coexist

Trading partners

- Sustainable growth throughout the supply chain
- Safe, secure construction

Employees

- Corporate culture in which diverse human resources can thrive
- Rewarding workplace environments in which employees are happy

Shareholders and Investors

- Greater long-term corporate value
- Return of profits