

THE SANKEI BUILDING CO.,LTD.



The Sankei Building Co., Ltd.
Corporate Profile 2026

Creating new value for the next generation

As a core company of Fuji Media Holdings, Sankei Building Co., Ltd is engaged in the development of various assets such as offices, residences, hotels, and logistics facilities, primarily in the Tokyo and Kansai regions, and has expanded its business area from Hokkaido to Okinawa, and even overseas.

In June 2024, Kobe Suma Sea World and Kobe Suma Sea World Hotel opened. This project leverages our strengths as a media-oriented developer, inheriting the roles of the Suma Aqualife Park KOBE, which contributed to social education, nature conservation, and research for many years. We aim to create an aquarium that will continue to be loved by the local community, where both adults and children can enjoy an exciting experience.

We not only build structures but also propose unique ways to spend time and valuable experiences in each location, fostering new cultures that envision the future.

In order to create new value for the next generation, we will continue to build a solid business foundation and a highly durable organization, boldly take on new business opportunities, and aim for the realization of a sustainable society and the sustainable growth of our company.

President & CEO

飯島 一博

Kazunobu Iijima

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Through heartfelt, enriching ventures, we will

How can we make cities shine even brighter?
How can we ensure moving experiences for everyone?
We do more than just construct buildings.
Rather, we endeavor to bring excitement to the cities that surround them and create enjoyable times and valuable experiences that are unique to each location.
Envisioning future cities that make everyone's heart race, and fostering new cultures in those cities.

Our buildings are the stage for living affluently and in a way that is true to oneself.



Culture



Our facilities bring joy to the people and vitality to the cities that surround them.



create new cultures.



We give each location a distinctive character and make the time spent there meaningful.



Developer



We bring vibrancy to people and cities, creating the environment for a sustainable society.

We pursue real-estate ventures with superior marketability across six domains.

With the building business, residential business, hotel and resort business, and wellness business as its core operations, Sankei Building has also been steadily expanding its portfolio of buildings in the logistics business, a domain we entered in the past few years.
In addition, we are involved in real-estate development overseas through collaboration with local partners.



Culture Developer *person* We create culture on the

Tokyo Sankei Building

Yokota: The current Tokyo Sankei Building opened in 2002 as the flagship project that would launch the redevelopment of the Otemachi area. Following consultation with the Tokyo Metropolitan Government, and with attention to urban planning, we positioned an open space and plaza in front of the building. There is a large red sculpture* there, and installing an artwork in the plaza to bring vitality to the city was a pioneering initiative back then.

Nakajima: The company president at the time wanted to do more than just make a simple square box. He felt that we needed to share culture and information from the location,



which led to the promotional catchphrase, "Transforming buildings into living media for culture and information." At the grand opening in 2002, I

clearly remember the guests' surprise when the president emerged from within a balloon.

Ito: The phrase, "Transforming buildings into living media for culture and information," is something that I always



keep close to my heart. We do not regard the completion of a building as the end of the story. I was deeply drawn to the idea that putting effort into the subsequent operational phase will also bring satisfaction to our customers. Sankei Building's corporate slogans have changed over time to reflect the era, but at the Tokyo Sankei Building, this phrase is still cherished and used today. "Culture Developer" shares the same underlying sentiment. A company is about more than just making profits, which is what I feel that slogan expresses.

Yokota: I agree. This company is about something more than just making boxes, renting them out, and turning a profit. We sometimes describe ourselves as the urban development division of a media group or as a media-affiliated developer, but the emergence of the phrase "Culture Developer" made me realize anew what truly defines Sankei Building.

* "Iliad Japan," Alexander Liberman, 1987

LEFOND

Kojima: Sankei Building's LEFOND-branded condominiums include LEFOND LIBRE, LEFOND Soleil, the leased residences LEFOND PROGRÈS, and the student residences LEFOND Étude. This broad lineup enables people to choose the ideal home for their life stage. Other compa-



nies often use different brand names for their various offerings, but ours are all sold under the "LEFOND" brand, which is French for "the essence." This is unique, and is, I believe, an expression of our dedication to consistent quality.

Karakawa: I think another difference from other companies is that we do not engage in centralized purchasing. Major

developers and home builders often have standardized sizes for their unit baths and toilets, and they often install the same products in every residence. In our case, however, our staff carefully select each item with functionality in mind.

Kojima: The idea of creating a great space by carefully layering thoughtful details, like how placing that product here would make the layout more functional or make the residence feel more spacious, is shared by both LEFOND residences, which are sold, and LEFOND PROGRÈS residences, which are rented.

Karakawa: That meticulous attention to detail is precisely what makes LEFOND unique. We don't make decisions according to standards; instead, each staff member considers every detail and isn't afraid of stepping outside the box. The brand concept is "homes that allow you to live freely," and I believe we must preserve that culture. I think it's fun, through free thinking, to imagine, for example,



what kind of residence would suit a person with this kind of lifestyle, or to create something unprecedented by wondering whether a particular place would suit a specific person.

frontlines of our business.

Hotel

Asano (Sankei Building): Grounded in our corporate branding slogan, "Culture Developer," we aim to make Intergate Hotels unique, offering experiences found nowhere else.

Saga (GRANVISTA): Typically, when opening a hotel, the developer handles land acquisition, design, and construction, then hands over the facility to the operator, who takes responsibility for opening preparations, marketing and sales, and guest services. With Intergate Hotels, however, our company, which handles operations, is involved in Sankei Building's development process from the initial stages, and we actively make proposals and requests. This



policy has culminated in every hotel having an "Intergate Lounge." By integrating shared spaces such as the lounge and front desk area, and offering food and beverages,

organizing events and so on there, we have created a style that expresses the values of the local areas.

Asai (GRANVISTA): In the Intergate Lounge, the staff member who checked you in also brews the coffee for guests there. To enable such multitasking, our company was deeply involved in the development process, putting the front desk area, lounge, and back-of-house areas on the same floor to allow staff to seamlessly move between them.

Asano: If hotels focus solely on costs and profitability, they risk losing their appeal and becoming mere facilities offering only minimal lodging functions. Approaches to conveying local characteristics often end up glossing over the region's true nature with superficial design solutions. Through collaboration between Sankei Building (development) and GRANVISTA Hotels & Resorts (operations), we aim to create hotels that make people want to visit an area specifically because of the hotel's presence.



Ramses the Great exhibition

Mizutani: The Ramses the Great exhibition showcased approximately 180 Egyptian treasures related to Ramses the Great, who is hailed as the greatest pharaoh in Egyptian history, as well as the era in which he lived. The project was truly remarkable, as it was officially approved by the Egyptian government, making it possible to display authentic pieces shipped over by high-ranking government officials. As a real-estate company, we rarely get to create



an opportunity and location where we can present world-renowned items to the people of Japan. We were therefore truly delighted to be involved in this project as a Culture

Developer, giving the people of Japan the chance to experience Egyptian art and culture.

Kimura: I was primarily responsible for the practical work required to finalize the agreements, such as drafting the investment contracts, preparing the written agreements between investors, and coordinating with each company. I hope to continue participating in projects like this exhibition that provide venues for sharing art and content.

Watanabe: I also had doubts about whether items from Egypt's World Heritage sites could actually be brought to

Japan. I know the inside story behind the project, so I'm delighted that we were able to pull off the event without a hitch, and was happy that so many people, from children to the elderly, came to see it. This exhibition was produced by NEON JAPAN, a company we co-founded, and I believe it has served as a model for demonstrating our potential as a Culture Developer. I feel that enabling people to view rare artworks from overseas right here in Japan is a new way to draw them in. I therefore want to create businesses that generate this kind of high added value in offices, residences, and other settings, so that we can satisfy a wide range of people.



"Always good, and striving to be even better." We will keep embodying this philosophy to help

Always good for the environment

Our first wooden office development



We have chosen "KiGi AKIHABARA" as the name for Sankei Building's first wooden office building. "Connected by wood. People shine." With this as the brand slogan, construction is scheduled to be completed in May 2026. Our building production system for wood utilization won acclaim, and the project was selected as a pilot project by the Ministry of Land, Infrastructure, Transport and Tourism as part of its "Fiscal Year 2024 Promotion Project for the Development of Excellent Wooden Buildings."

Proactive acquisition of ZEB certification



SANKEILOGI Sendai-izumi has obtained BELS six-star certification and Net ZEB certification. These are third-party certifications awarded to buildings featuring measures for energy saving. The Tokyo Sankei Building, meanwhile, has obtained the ZEB Oriented certification, the first* building to do so among existing office buildings of comparable scale in the Otemachi, Marunouchi, and Yurakucho areas.

* Verified by examining the projects listed on the website of the Association for Evaluating and Labeling Housing Performance with a total floor area of 50,000 m² or more for office use (as of the end of February 2025).



Proactive acquisition of ZEH certification



LEFOND Funabori The Tower Residence has become the first in the LEFOND series to receive ZEH-M Oriented certification, as a residential building meeting national energy-saving and energy-generation standards, and ResReal certification, which is awarded after quantifying and visualizing the property's resilience against natural disasters. The LEFOND condominium brand has made it standard for all properties completed from FY2024 onward to obtain the ZEH-M Oriented certification.

Landscape conservation and cultural heritage preservation



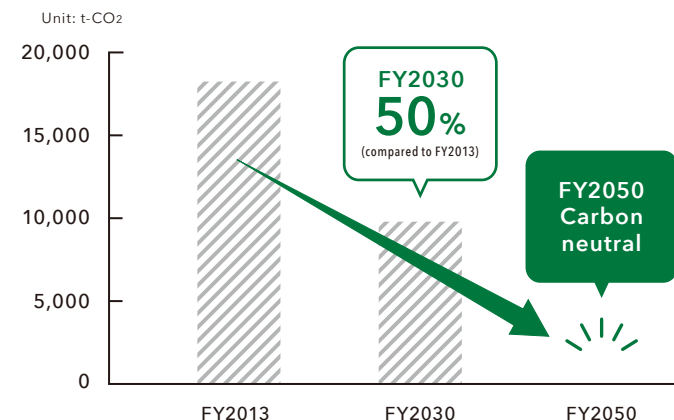
Kobe Suma Sea World, Kobe Suma Sea World Hotel, and Suma Seaside Park are engaged in the preservation of pine forests and cultural assets and have installed smart trash bins utilizing IoT technology within their premises. Various other measures have also earned praise, resulting in the project becoming the first in Japan to be awarded the CASBEE Block 2023 S-Rank certification.



Medium- to long-Term CO₂ emissions reduction target

With the adoption of the Paris Agreement*1 in 2015 and the Japanese government's announcement of its "2050 Carbon Neutrality Declaration," efforts to tackle environmental issues are being increasingly demanded of both consumers and companies at the global level. Sankei Building has set a medium- to long-term CO₂ emissions reduction target to help realize a sustainable society. Called "CARBON HALF," it calls for a 50% reduction*2 in our CO₂ emissions by FY2030, and everyone in the company is working together to achieve this goal.

*1: An international initiative on climate change adopted at COP21
*2: Compared to FY2013



create a sustainable society.

Always good for communities

Hosting local events



Throughout the year, events are held at "Flat," the plaza in front of the Tokyo Sankei Building, providing refreshment and relaxation to both tenants and nearby office workers. At seasonal events like the Otemachi Corporate Long Rope Tournament (a jump-rope competition for local corporate teams) and water sprinkling for cooling, we organize adoptions of rescued dogs, sell goods made by people with disabilities, and set up exhibitions, providing enjoyment for large numbers of people.

Participation in area development councils



We are members of area development councils in various locations. The Daimaryu Council organizes cleanings of Kamakura Bridge, which connects the Kanda and Otemachi areas of Chiyoda-ku, Tokyo. It also operates the "Eco Kids Exploration Team" program, providing children with various hands-on experiences during summer vacation. Hareza Ikebukuro hosts an annual summer festival event to celebrate the anniversary of its opening, with local residents invited to participate.

Always good for living

People-centered housing design



We aim to create homes that greatly expand the possibilities for people's futures, planning each residence with thoughtful innovations centered on people. We design homes with meticulous attention to detail. They feature business lounges, community spaces, comfortable living areas, IoT-enabled smart locks, and disaster preparedness.

Offices designed with workers in mind



The Hommachi Sankei Building has earned the CASBEE Smart Wellness Office S-Rank certification as a building that supports the maintenance and enhancement of occupants' health and comfort. It features a space with pilotis architecture to allow pleasant breezes to flow through, an open entrance, and a rooftop terrace for the exclusive use of the office workers.



Always good for employees

Health and productivity management



We believe that if each employee maintains their physical and mental health and stays cheerful, joyful, and energetic, they can fully utilize their inherent abilities, which will lead to the company's sustainable growth. To achieve "health and productivity management," we conduct health promotion activities, encourage employees to receive health check-ups, address lifestyle-related diseases, and provide mental health support, all while working to maintain and improve the health of our personnel.

Creating a comfortable working environment

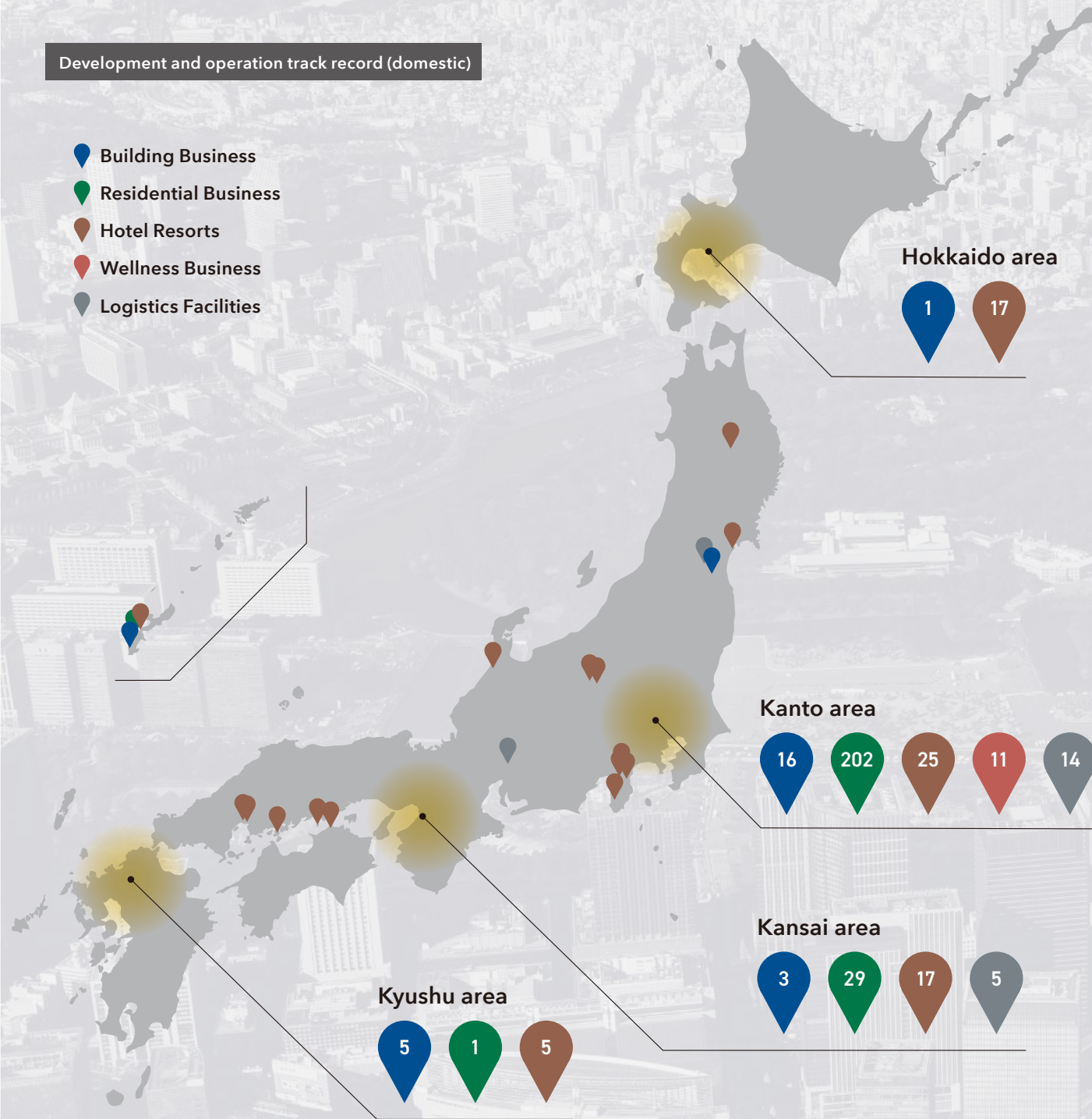


We offer various working arrangements such as remote work and flexible hours, while also encouraging casual business attire and endeavoring to curtail long working hours. To foster active communication among employees, we have introduced group email addresses and set aside spaces for them to gather and interact, with the ultimate goal of creating an environment in which they can work comfortably.

We develop and operate diverse facilities throughout in business overseas.

Development and operation track record (domestic)

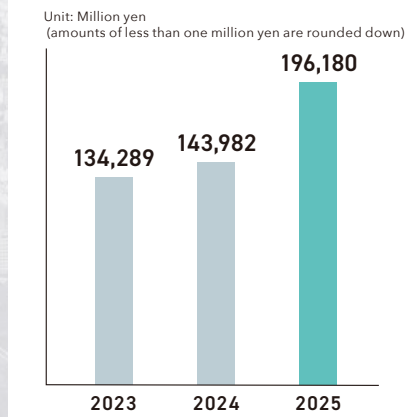
- Building Business
- Residential Business
- Hotel Resorts
- Wellness Business
- Logistics Facilities



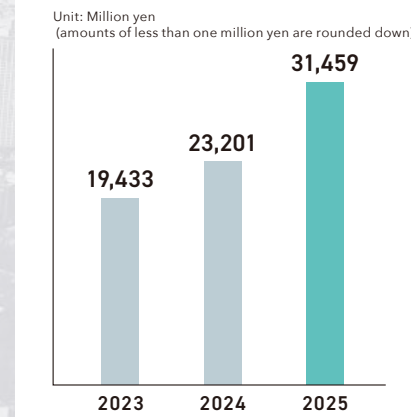
- Office buildings: **27** buildings
- Condominiums: **84** buildings/**7,973** units
- Rental residences: **149** buildings/**10,580** units
- Hotels: **73** buildings/**10,298** rooms
- Aquariums: **2** facilities
- Other leisure facilities: **4** facilities
- Fee-based senior citizen homes: **11** buildings/**866** rooms
- Logistics facilities: **21** facilities

Japan and are also engaged

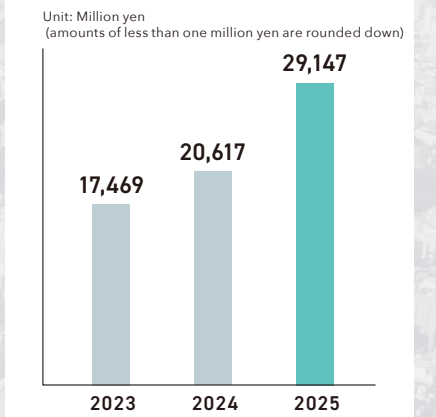
Net sales



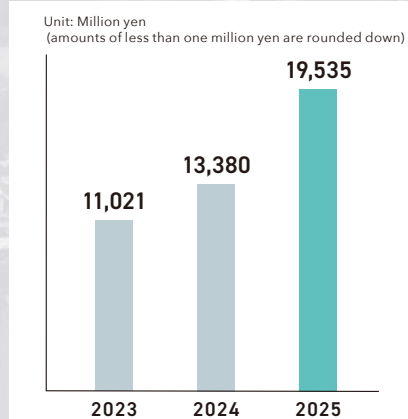
Operation income



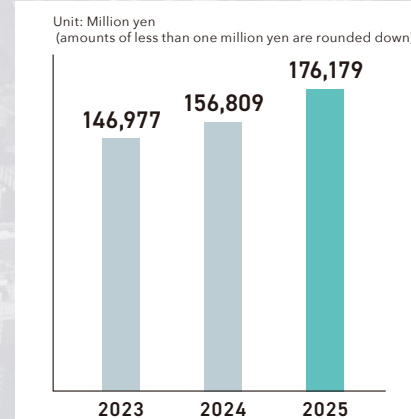
Recurring income



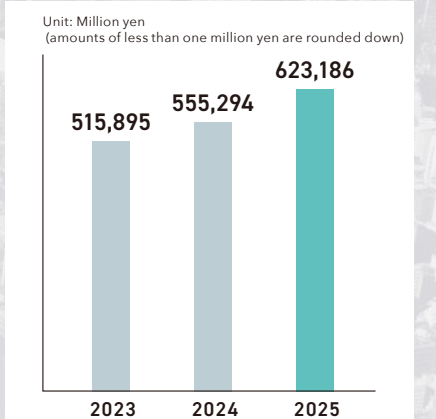
Net income



Net assets



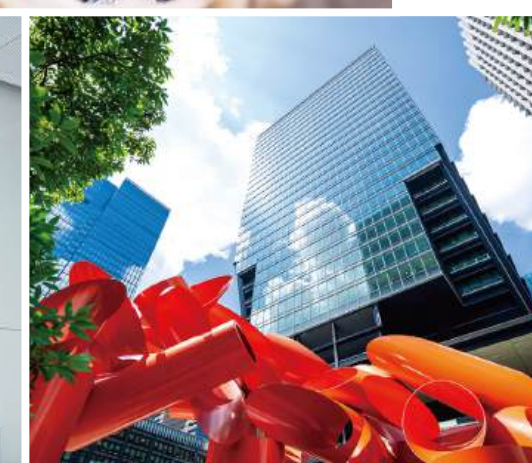
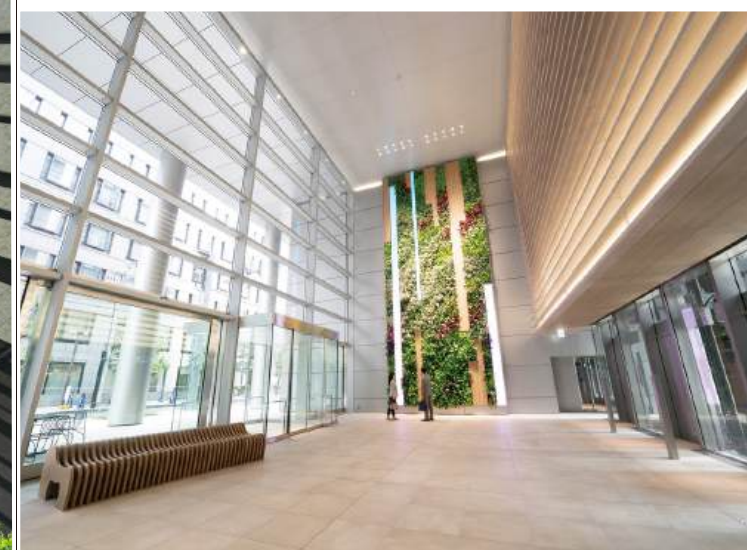
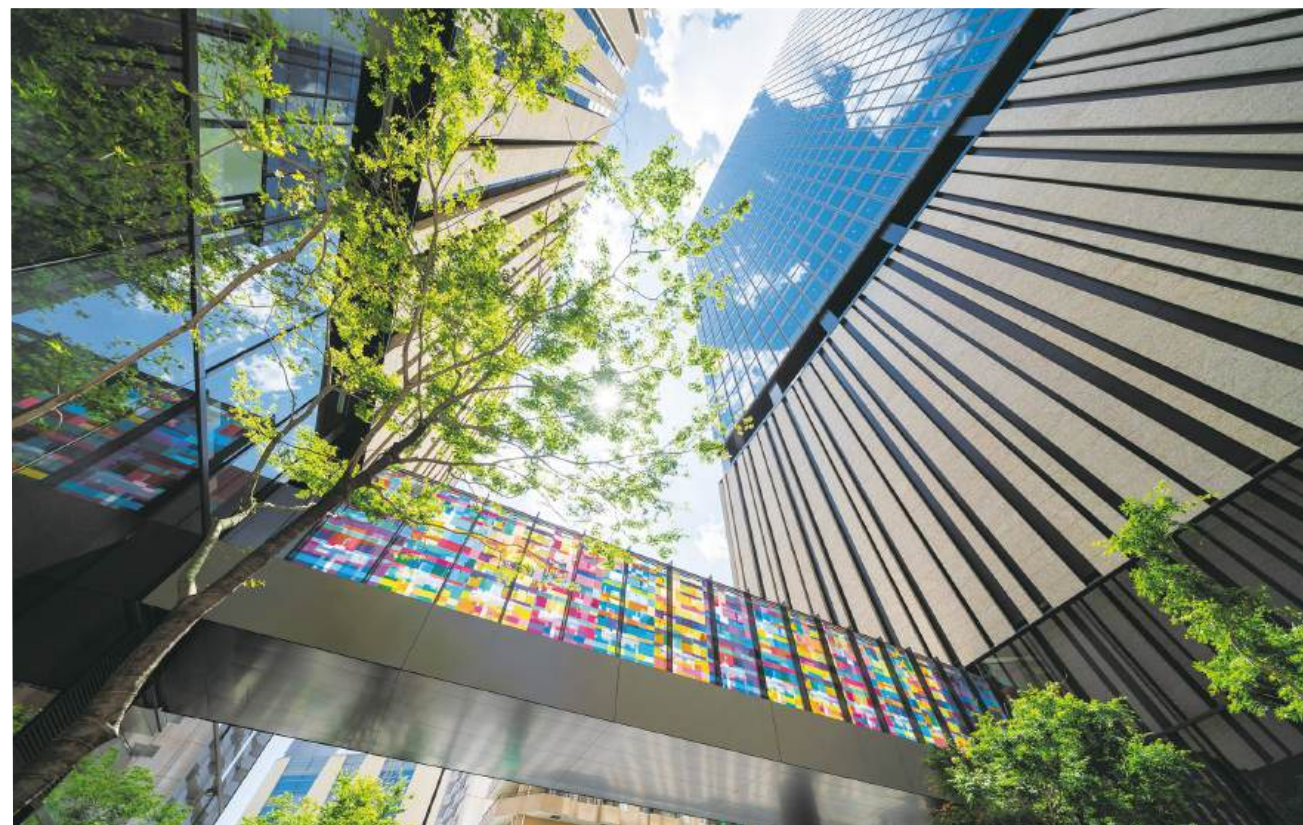
Total assets



* Effective FY2024, we have changed the recognition criteria for net sales and cost of sales, and the figures for FY2023 have been restated to reflect this change in accounting policy.

Development and operation track record (overseas)



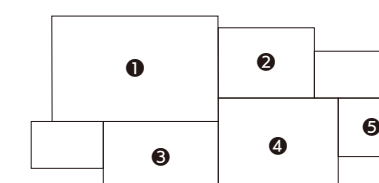


Building Business



Realizing new work styles, nurturing high value, and developing society.

As work styles evolve, the role of offices is also changing. Greening open spaces and installing equipment that reduces environmental impact have become standard practices for pursuing the SDGs, and more recently, employee wellness is also being demanded. Sankei Building will continue to update the value of office spaces through the development of distinctive buildings and operation/management practices that emphasize the needs of workers.



- ① Hareza Ikebukuro
- ② Hommachi Sankei Building (Entrance)
- ③ BREEZÉ TOWER (BREEZÉ Lounge)
- ④ BREEZÉ TOWER (Office entrance)
- ⑤ Tokyo Sankei Building



■ Outline
Location: 1-7-2 Otemachi,
Chiyoda-ku, Tokyo
Completion:
Phase I, September 2000 /
Phase II, September 2002
Gross site area: 6,262.42 m²
Total floor area: 83,298.65 m²
Building structure:
Steel construction;
steel-reinforced concrete
construction; reinforced
concrete construction
Number of floors:
31 above ground; 4 below
ground; two-story penthouse
Parking capacity: 196 spaces

An Otemachi area landmark that integrates a range of functions

Tokyo Sankei Building

Our flagship building located in the heart of Otemachi, Chiyoda-ku. It offers excellent accessibility, being connected directly with Otemachi Station and situated within walking distance of Tokyo Station. The building features commercial facilities and conference spaces. The shops and restaurants on the lower floors, and the plaza in front of the first floor, attract office workers from nearby. In recent years, we have also been working with local authorities and the community on disaster prevention measures. Based on the concept of “Transforming buildings into living media for culture and information,” we are working to create appealing spaces and transmit new value.



Shops & Restaurants



■ Outline
Location: 2-4-9 Umeda,
Kita-ku, Osaka
Completion: July 2008
Gross site area: 5,291.89 m²
Total floor area: 84,749.09 m²
Building structure:
Steel construction above
ground; steel-reinforced
concrete construction
below ground
Number of floors:
34 above ground;
3 below ground; single-story
penthouse
Parking capacity:
210 spaces

A hub for business and culture in Nishi-Umeda, Osaka

BREEZÉ TOWER

Our flagship building located in the business district of Nishi-Umeda in Kita-ku, Osaka City. It is directly linked to JR Osaka Station and several Osaka Metro lines and offers convenient access to Itami Airport. The building features a theater hall and conference facilities, serving as a cultural hub for its numerous users. As an eco-friendly intelligent building, continuous efforts are made to enhance safety and security and conserve energy and resources. 2023 saw the opening of the BREEZÉ Lounge, equipped with approximately 120 seats in the shared space and private booths to support diverse work styles.



BREEZÉ Lounge



A theater city where offices blend with arts and culture

Hareza Ikebukuro

Boasting one of the largest office spaces in the area as well as multiple theaters, the complex is positioned as a symbolic project for Toshima-ku’s vision of becoming an “International Art and Culture City.” Sankei Building, alongside consortium partners, constructed the office and hall buildings and attracted tenants. And since the development opened, we have installed artworks and worked to create a vibrant urban atmosphere.

■Outline Hareza Tower (Office building) Location: 1-18-1 Higashi-Ikebukuro, Toshima-ku, Tokyo Completion: May 2020 Gross site area: 3,619.67 ㎡ Total floor area: 68,654.30 ㎡ Building structure: Steel construction; steel-reinforced concrete construction; partial reinforced concrete construction Number of floors: 33 above ground; 2 below ground Parking capacity: 128 spaces	Tokyo Tatemono Brillia HALL (Hall building) Location: 1-19-1 Higashi-Ikebukuro, Toshima-ku, Tokyo Completion: April 2019 Gross site area: 2,983.59 ㎡ Total floor area: 10,639.07 ㎡ Building structure: Steel construction; steel-reinforced concrete construction; partial reinforced concrete construction Number of floors: 8 above ground; 1 below ground; single-story penthouse Parking capacity: 48 spaces
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A well-being-focused office building that enriches both mind and body

Hommachi Sankei Building

The building was developed based on the concept of “Good Work, Good Health!” The aim was to create an office wherein the mind and body of each individual, as well as the connections between them, are fulfilled. The concept is embodied in the “Motion Green Wall” in the entrance lobby, shared staircases with enjoyable features that encourage their use, and a rooftop terrace that facilitates diverse ways of working.

■Outline Location: 4-3-9 Hommachi, Chuo-ku, Osaka Completion: August 2021 Gross site area: 2,455.84 ㎡ Total floor area: 29,677.21 ㎡	Building structure: Steel construction; steel-reinforced concrete construction Number of floors: 21 above ground Parking capacity: 61 spaces
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A large-scale redevelopment to update the district

The Chain Urban Redevelopment Project in Otemachi

The Chain Urban Redevelopment Project in Otemachi utilizes the site of the former Otemachi Government Complex Buildings to steadily and sequentially replace aging structures. We have been involved as a consortium partner in this large-scale redevelopment to update the district.

■Outline Location: [JA Building] 1-3-1 Otemachi, Chiyoda-ku, Tokyo [Keidanren Kaikan] 1-3-2 Otemachi, Chiyoda-ku, Tokyo Completion: April 2009 Gross site area: 13,400 ㎡ Total floor area: [JA Building] 88,400 ㎡ [Keidanren Kaikan] 71,200 ㎡ Building structure: [JA Building] Steel construction; partial steel-reinforced concrete construction [Keidanren Kaikan] Steel construction; partial steel-reinforced concrete construction Number of floors: [JA Building] 37 above ground; 3 below ground; two-story penthouse [Keidanren Kaikan] 23 above ground; 4 below ground; two-story penthouse Parking capacity: 314 spaces



S-GATE Otemachi-kita



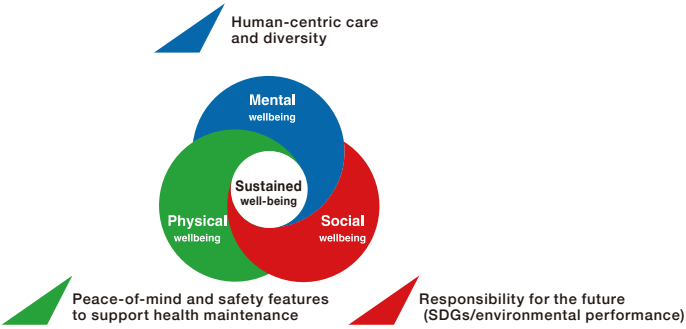
S-GATE Hakataeki-higashi



S-GATE

Providing energy and tranquility to companies that keep moving forward

To mark the 10th anniversary of S-GATE, our premium mid-sized office building series, we have updated the brand. While retaining the brand vision of “providing energy and tranquility to companies that keep moving forward,” we have defined a well-being-oriented office as one that offers states of mental, physical, and social fulfillment. Specifically, we will be focusing on (1) human-centric care and comfort, (2) peace-of-mind and safety features to support health maintenance, and (3) responsibility for the future.



Leveraging a decade of proven results to expand nationwide

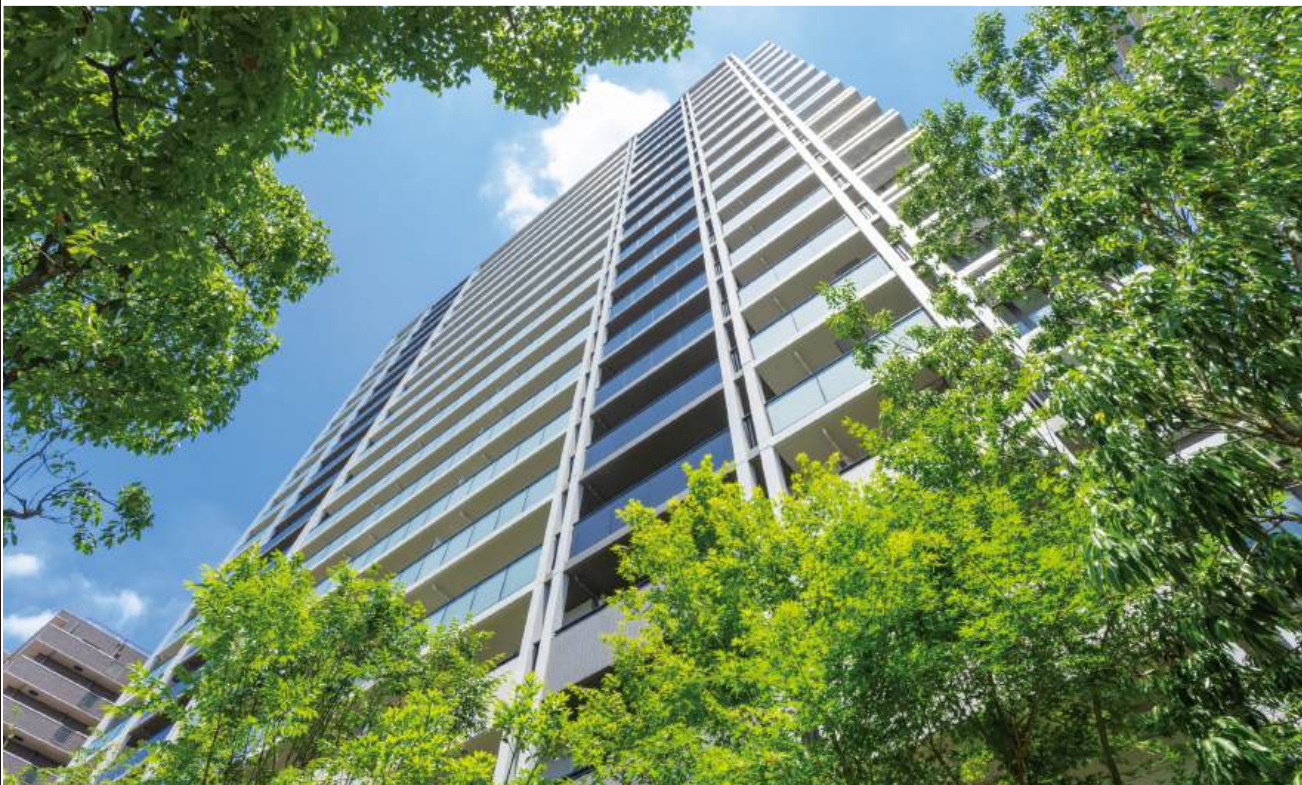
We are now rolling out the S-GATE series, which we had mainly constructed in central Tokyo, throughout the entire nation. Using our accumulated development expertise and commitment to quality to full advantage, we will create places filled with energy and tranquility everywhere, while remaining close to local characteristics. With the aim of offering continuously evolving office buildings that will be chosen by companies, we will keep expanding this business.

Data center

An urban data center to serve as a nucleus for communication infrastructure

We are advancing the development of highly reliable high-performance data centers, the first of which is the construction of a data center in Higashi-Umeda, Osaka. Located near a hub where internet service providers’ interconnection points are concentrated, it will be a connectivity-oriented data center equipped with various connection-related features. By installing the latest high-efficiency air-conditioning systems and energy-saving equipment, we expect renewables to supply essentially 100% of the data center’s power. It will further be recognized as a state-of-the-art data center compliant with the Tier 4 standards set by the Japan Data Center Council (JDCC), as it will be designed for seismic isolation and feature the latest high-efficiency air-conditioning systems, redundant power supply systems, and emergency generators capable of continuous operation for over 72 hours.



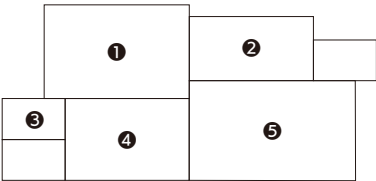


Residential Business

Creating residences of value, where life sparkles and future horizons expand.

We develop condominiums and rental residences, primarily in the Tokyo metropolitan area, under the LEFOND brand. The brand concept is “homes that allow you to live freely,” cherishing which we offer a valuable stage for residents to savor life by adapting to lifestyles that constantly change with the times.

In recent years we have added student residences to the series and are actively pursuing mixed-use developments and land-for-property-swap projects.



- 1 LEFOND PROGRÈS Kanda Premier
- 2 LEFOND The Tower Otsuka
- 3 LEFOND Ueno Matsugaya
- 4 LEFOND PROGRÈS Nishi-oi Premier
- 5 LEFOND Funabori The Tower Residence



LEFOND

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LEFOND Funabori The Tower Residence

A condominium tower residence that offers a glimpse of a gentler future

Funabori is a district poised for development as the new center of Edogawa-ku, and there are plans to relocate the ward office to the area. LEFOND Funabori The Tower Residence is located south of the Shinkawa River, famous for its 1,000 cherry trees, which bloom in the spring. In summer, residents can enjoy playing in the water at the nearby riverside park. A three-minute walk from Funabori Station and an express stop on the Toei Shinjuku Line, the residence offers easy access to central Tokyo. It has received ZEH-M Oriented certification as a residential building meeting national energy-saving and energy-generation standards, becoming the first in the LEFOND series to be so recognized.

LEFOND LIBRE

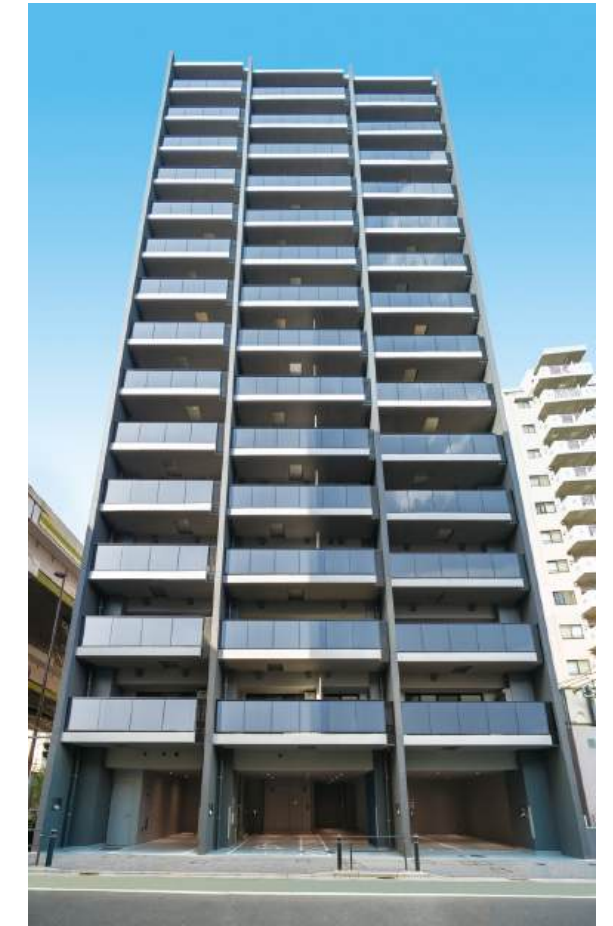
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LEFOND LIBRE Itabashi Honcho

A lifestyle of convenience in the Itabashi Honcho area

Under the LEFOND brand concept of "homes that allow you to live freely," these condominiums put residents at the center. LEFOND LIBRE Itabashi Honcho offers a comfortable and smart lifestyle while enjoying daily conveniences. Together with the high-grade private areas, amenities include digital door locks and parking spaces equipped with EV chargers. It has also been recognized for its energy efficiency performance, achieving the highest possible BELS* rating.

* Energy efficiency labeling system under the Act on the Improvement of Energy Consumption Performance of Buildings



LEFOND PROGRÈS

ルフォンプログレ

LEFOND PROGRÈS Monzennakacho Premier

A rental residence with an attractive riverside location

LEFOND PROGRÈS is a rental residence brand that responds to the diverse values and ever-evolving lifestyles of singles and DINKs living in city centers. LEFOND PROGRÈS Monzennakacho Premier offers an attractive riverside location overlooking the Sumida River. Well-equipped shared facilities include a business lounge that can be used for corporate registration and a rooftop terrace with panoramic views of central Tokyo.



PROPERTY LINEUP



LEFOND The Tower Otsuka



LEFOND Matsudo Kitakogane



LEFOND Ueno Matsugaya



LEFOND PROGRÈS Akihabara Marks



LEFOND PROGRÈS Shimura Sakaue



LEFOND PROGRÈS Nishi-oi Premier

Development of mixed-use facilities



S-LINKS SHIBUYA

A mixed-use facility featuring residences, a workplace, clinics, and a shop located in a leading area for information and culture. In addition to the rental residence, LEFOND PROGRÈS Shibuya Hilltop, the facility contains "THE N3," a workplace that can be used for corporate registration, as well as clinics and more. This format allows residents to enjoy urban living while residing close to where they work.

Shared office business



NOW/HERE
SHINJUKU YOTSUYA

A shared office business, newly launched under our own brand. We create offices that people want to go to, comprising seamless spaces that gently connect the diverse boundaries surrounding every business professional.

RESIDENTIAL BUSINESS

Brand communication

Because the addition of student residences has expanded the range of our available housing options, and to offer products that transcend traditional housing functions and categories, we have rebranded the lineup as the LEFOND series. The "homes that allow you to live freely" tagline clarifies that the brand caters to a broader range of values and lifestyles, equating LEFOND in people's minds with "homes that expand possibilities for residents." The "O" in the brand logo is designed to resemble a smile, symbolizing LEFOND's commitment to putting people at the center of product development. Brand advertising features illustrations by the artist aka.



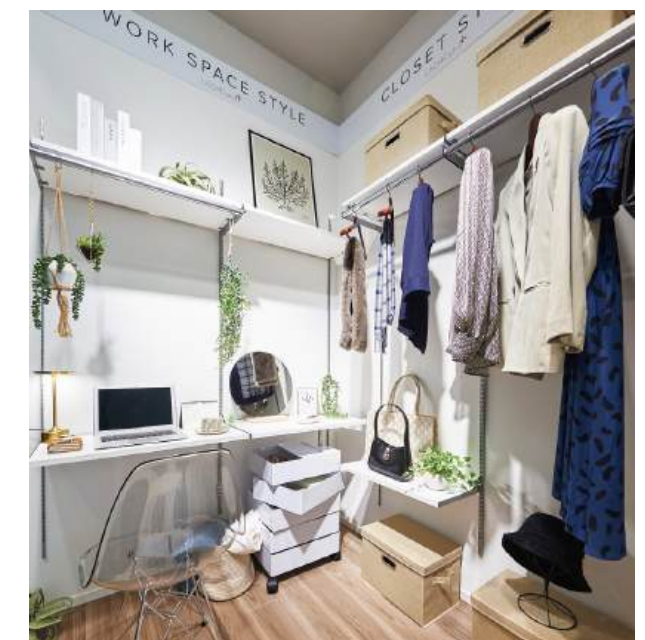
生き方を、自由にする住まい。

LEFOND
ルフォン

Product planning project: LA CHIC plus+

LA CHIC plus+
ラシック プリュス

A product planning project that addresses the true desires of residents for comfortable living spaces and equipment specifications. We began by carefully analyzing residents' housing concerns through surveys and focus groups. We have commercialized numerous concepts, including a "3D walk-in closet" with adjustable shelves and hanger pipes for optimized storage and usability, the "LA CHIC palette" with diverse color choices, and the "LA CHIC uni" featuring unique spatial arrangements that even allow the incorporation of a workspace.



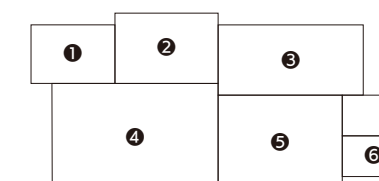


Hotels & Resorts



Operation of facilities throughout Japan that enable visitors to experience new journeys and the charms of local areas.

Tourism is expected to be a growth industry for Japan. Inbound demand is strong, and local tourism is also attracting attention. Sankei Building holds a diverse portfolio of hotels and resort facilities throughout Japan. In May 2025, Kobe Suma Sea World reached the milestone of welcoming a cumulative total of two million visitors. We develop and operate facilities that create opportunities to encounter the many unique charms of each region and convey the value of the local area.



- ① Hotel Intergate Kyoto Shijyo Shinmachi
- ② Glamday Style Hotel & Resort Kyu-Karuizawa
- ③ Kobe Suma Sea World
- ④ Kobe Suma Sea World Hotel
- ⑤ Hotel Intergate Osaka Umeda
- ⑥ Aloft by Marriott Tokyo Ginza



One of Japan’s premier seaside resort parks centered around an Edutainment* Aquarium to “Connect”

Suma Aqualife Park and Seaside Park Redevelopment Project

The Suma Aqualife Park and Seaside Park Redevelopment Project was advanced by a consortium headed by Sankei Building in collaboration with Kobe City, and the new facilities were fully opened in June 2024. We redeveloped Suma Aqualife Park and Suma Seaside Park, long beloved by the people of Kobe, transforming them into one of Japan’s premier seaside resort parks, offering exquisite views of white sand and green pines. The central facility, Kobe Suma Sea World, features an exhibit recreating the pristine scenery of the Seto Inland Sea under the theme “The Life of Water,” along with the only orca performances in western Japan. Adjacent to the aquarium, the Kobe Suma Sea World Hotel offers a “vacation dreaming of the sea,” based on which it features 80 guest rooms, including premium rooms with aquariums, and is the first hotel in Japan to have a permanent dolphin lagoon where guests can interact with these highly intelligent creatures.

* Portmanteau of “education” and “entertainment” that emphasizes learning while having fun.



■ Outline Location: 1 Wakamiyacho and 1 Sumauradori, Suma-ku, Kobe, Hyogo/Opened in June 2024/Site area: Approx. 139,000 m² (entire development park area)

KOBE SUMA
SEA WORLD



KOBE SUMA
SEA WORLD
HOTEL



HOTELS & RESORTS



Hotel Intergate Osaka Umeda

■ Outline
Location: 2-5-2 Umeda, Kita-ku, Osaka
Number of guest rooms: 386
Opened in April 2021



BLISSTIA HAKONE SENGOKUHARA

■ Outline
Location: 29-1 Sengokuhara, Hakonemachi, Ashigarashimo-gun, Kanagawa
Number of guest rooms: 63
Opened in December 2023



Aloft by Marriott Tokyo Ginza

■ Outline
Location: 6-14-3 Ginza, Chuo-ku, Tokyo
Number of guest rooms: 205
Opened in October 2020



DoubleTree by Hilton Kyoto Higashiyama

■ Outline
Location: 1-45 Hommachi, Higashiyama-ku, Kyoto
Number of guest rooms: 158
Opened in August 2023



Sapporo Grand Hotel

■ Outline
Location: 4-chome Kita 1 Jonishi, Chuo-ku, Sapporo, Hokkaido
Number of guest rooms: 494
Opened in December 1934



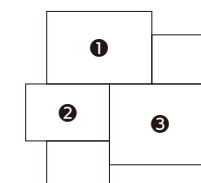
Sapporo Park Hotel

■ Outline
Location: 3-1-1 Minami 10 Jonishi, Chuo-ku, Sapporo, Hokkaido
Number of guest rooms: 216
Opened in July 1964



Kamogawa Sea World

■ Outline
Location: 1464-18 Higashicho, Kamogawa, Chiba
Opened in October 1970



- ① Wellcare Garden Fukasawa
- ② Wellcare Garden Fukasawa
- ③ Wellcare Hills Bajikouen



Wellness Business



Supportive care helping seniors enjoy healthy lives.

At the Fee-based senior citizen homes operated by group company Sankei Building Well Care, we emphasize self-supporting care services rather than traditional nursing care, enabling seniors to live independently and with dignity. Because time spent in a senior citizen home is another important chapter in life, we help senior citizens make the most of their lives through care services that nurture purpose and joy while deepening bonds with their family and society.



Wellcare Garden Fukasawa

■ **Outline** Location: Fukasawa, Setagaya-ku, Tokyo
Number of rooms: 96
Opened in February 2018



Wellcare Hills Bajikouen

■ **Outline** Location: Kamiyoga, Setagaya-ku, Tokyo
Number of rooms: 69
Opened in June 2019



Wellcare Garden Bajikouen

■ **Outline** Location: Kamiyoga, Setagaya-ku, Tokyo
Number of rooms: 81
Opened in March 2013



Wellcare Garden Kugahara

■ **Outline** Location: Kugahara, Ota-ku, Tokyo
Number of rooms: 91
Opened in October 2016



Wellcare Terrace Hikawadai

■ **Outline** Location: Sakuradai, Nerima-ku, Tokyo
Number of rooms: 30
Opened in November 2012



Wellcare Terrace Yatsu

■ **Outline** Location: Yatsu, Narashino, Chiba
Number of rooms: 60
Opened in October 2013



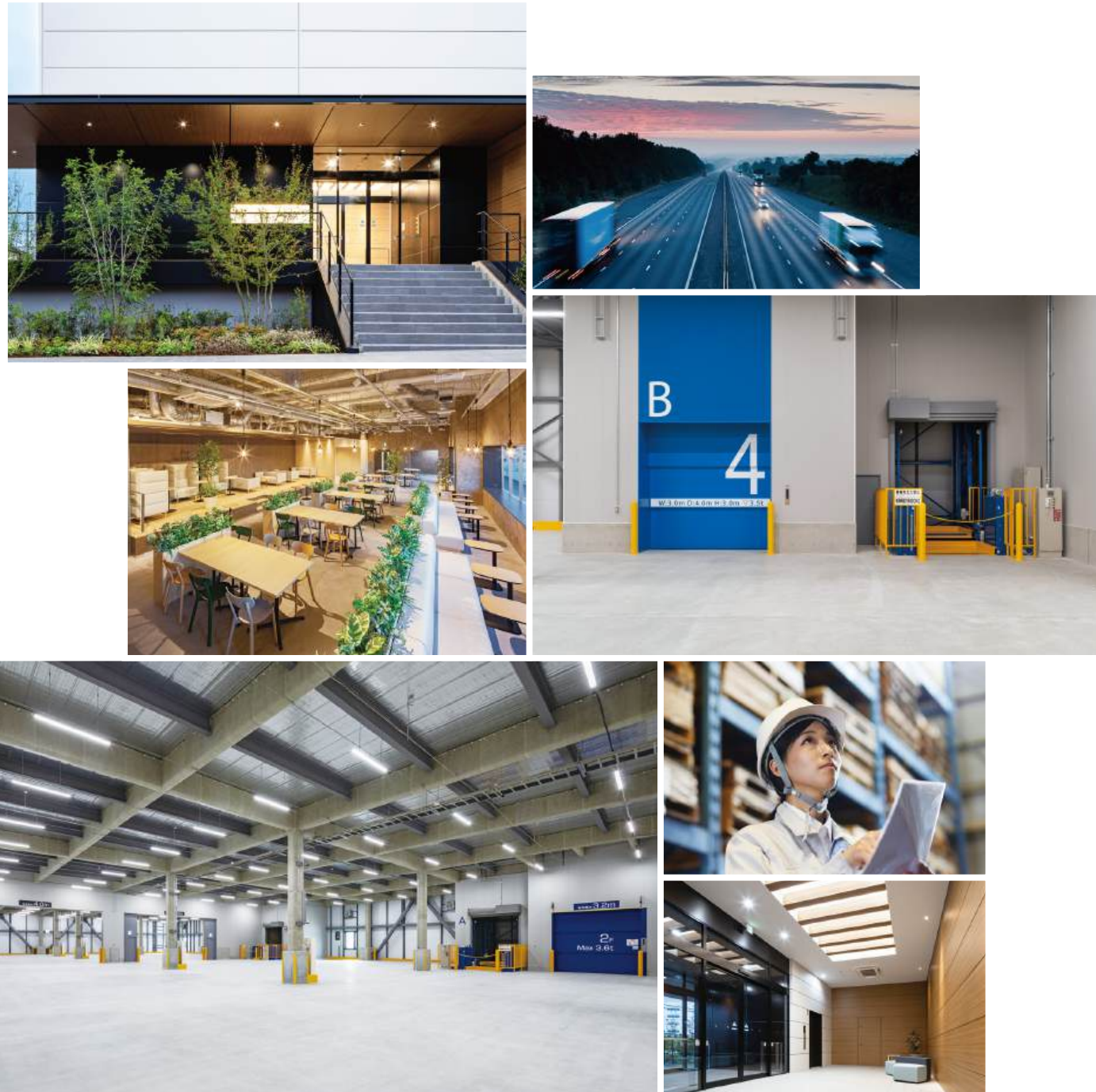
Wellcare Terrace Kawaguchi-Motogo

■ **Outline** Location: Yahei, Kawaguchi, Saitama
Number of rooms: 126
Opened in April 2014



Wellcare Terrace Niiza

■ **Outline** Location: Nobitome, Niiza, Saitama
Number of rooms: 80
Opened in March 2017



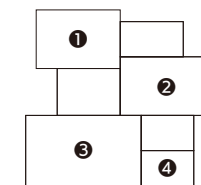
Logistics Facilities



Deploying our insights as a comprehensive developer to develop logistics centers.

Under the SANKEILOGI brand, we develop logistics facilities that contribute to efficient operations and reduced environmental impact. We aim to create facilities where employees can work with ease by leveraging our accumulated expertise as a comprehensive developer, while flexibly responding to customer needs to improve storage efficiency and optimize floor space utilization.

LOGISTICS FACILITIES



- ① SANKEILOGI Atsugi
- ② SANKEILOGI Kashiwanoha
- ③ SANKEILOGI Settsu
- ④ SANKEILOGI Atsugi



SANKEILOGI Kashiwanoha

■ Outline

Location: Kashiwanoha, Kashiwa, Chiba
Completion: March 2022
Gross site area: 5,313.90 ㎡
Total floor area: 11,049.21 ㎡

Building structure and number of floors: Steel construction;
4 floors above ground



SANKEILOGI Atsugi

■ Outline

Location: Onna, Atsugi, Kanagawa
Completion: August 2022
Gross site area: 6,841.60 ㎡
Total floor area: 14,054.62 ㎡

Building structure and number of floors: Steel construction;
4 floors above ground



SANKEILOGI Sendai-izumi

■ Outline

Location: Kamisakuragi, Tomiya, Miyagi
Completion: October 2025
Gross site area: Approx. 8,651 ㎡
Total floor area: Approx. 15,185 ㎡

Building structure and number of floors: Steel construction;
3 floors above ground



SANKEILOGI Tsurugashima

■ Outline

Location: Oaza Shimotakahagi-shinden, Hidaka, Saitama
Completion: February 2026
Gross site area: 9,025.36 ㎡

Total floor area: 14,263.22 ㎡
Building structure and number of floors: Steel construction;
3 floors above ground

SANKEILOGI plus⁺

We have launched a brand for our logistics facility renovation business. Renovations add SANKEILOGI keywords such as functionality, consideration for the environment and BCP, and ease of working as a "plus" to existing logistics facilities.



SANKEILOGI plus Kawagoe



SANKEILOGI plus Bando

Overseas

OVERSEAS

Real estate development in the U.S.

Establishing a joint venture with local partners, we have expanded into real estate development in the U.S. by investing in development projects there. In the future, we will expand our areas of operation to encompass not only West Coast cities like Los Angeles and Seattle, but also East Coast cities such as Washington D.C., where demand for housing development and conversion is high.



Project to renovate and convert Washington D.C. office building into residential housing

Location: Washington, D.C.
Completion: September 2026 (scheduled)
Gross site area: 3,723 m²
Total floor area: 17,423 m²
Building structure: Reinforced concrete construction
Number of floors: 12 above ground
Main use: Residential (total of 161 units)



Condominium development in Los Angeles

Location: Los Angeles, California Completion: May 2022
Gross site area: 4,897 m² Total floor area: 14,461 m²
Building structure: Reinforced concrete construction
Number of floors: [Previous office building] 8 above ground
[Previous parking building] 9 above ground
Main use: Residential (total of 98 units)



Rental residence development near Seattle

Location: Seattle, Washington Completion: June 2023
Gross site area: 36,826 m² Total floor area: 33,489 m²
Building structure: Wood construction
Number of floors: 3 above ground and 5 above ground
Main use: Residential (total of 387 units)

Real-estate development in Vietnam

We participated in a joint development project of a commercial multi-use facility in the Starlake area on the west side of West Lake in Hanoi. Among the districts of Hanoi, a city with a fast-growing economy and where many foreign companies are moving in, Starlake stands out as there are plans for Vietnamese central government offices and the embassies of various countries to be relocated there.



Location: Inside Star Lake Township, Hanoi
Completion: March 2027 (scheduled)
Gross site area: 11,318 m²
Total floor area: 81,027 m²
Building structure: Reinforced concrete construction
Number of floors: 23 above ground
Main use: Offices, stores

Real-estate management in Vietnam

As Vietnam is experiencing rapid economic growth, we established VISAHO JOINT STOCK COMPANY there in 2015. The company has been highly acclaimed for providing operation/management services and consulting services for high-end condominiums and office buildings. It has also entered into a capital alliance with HTC*, a local company engaged in real-estate development.

* HTC: Hoang Thanh Investment & Infrastructure Development Joint Stock Company



Example of managed property (Capital Place)

Other Business

OTHER BUSINESS

Real-estate fund operation

To meet diverse needs for real-estate investment products, we are actively developing our real-estate funding business. Through a group company, we provide such investment opportunities as real-estate investment trusts (J-REIT) to a wide range of investors, including institutional investors, business corporations, and individuals.



Sankei Real Estate, whose investments are managed and handled by Sankei Building Asset Management, was listed on the J-REIT market in March 2019. By establishing an asset recycling business model with the Sankei Building Group, Sankei Real Estate aims to achieve sustainable growth alongside Sankei Building, the sponsor. Sankei Building will fully support Sankei Real Estate in securing stable income and the steady growth of the assets under management.

Co-creation with startups

Through co-creation with investee startups, we are continuously working to enhance the attractiveness and value of our business.



Experiential entertainment business



We jointly established NEON JAPAN with NEON Group Limited, a global leader in the creation and production of experiential entertainment, which has enabled our participation in the experiential entertainment business in Japan. The company's first project was the Ramses the Great exhibition, featuring numerous ancient Egyptian artifacts that toured the world for the first time, with a portion of the proceeds going towards preserving Egyptian cultural heritage.



Company Outline

Corporate Name THE SANKEI BUILDING CO., LTD.
Establishment June 11, 1951
Capital 38,120,463,425 YEN
Stockholder Fuji Media Holdings, Inc. (100%)
Number of Employees 252 (as of March 31, 2026)
Location Head Office
1-7-2 Otemachi, Chiyoda-ku, Tokyo 100-0004
Osaka Branch Office
2-1-57 Minatomachi, Naniwa-ku, Osaka 556-0017
Areas of Activity 1. Real-estate leasing
2. Real-estate brokerage
3. Construction, planning and contracting
4. Real-estate management and appraisal
5. Providing nursing care services and management, planning and operation of fee-based homes for the elderly
6. Planning & production of plays, movies, and other performances
Management and operation of rental meeting rooms
7. Restaurant management
8. Hotel management
9. General leasing operations and brokerage/
transaction mediation and buying/selling of art objects
10. Direct investment, and sales, brokerage,
or management of investments in special purpose companies
(companies so defined by the regulations regarding language,
format, and preparation of relevant financial statements), and REITs
11. Other related services
Qualification Building Broker: the Minister of Land,
Infrastructure and Transport (10) No.3471
Architects and Associates Office (First class):
Registered with the Governor of Tokyo, No.26312
Industry memberships The Real Estate Companies Association of Japan
Japan Building Owners & Managers Association
Keidanren (Japan Business Federation) etc.

Board of Directors

(as of June 15, 2026)

Board of Directors and Corporate Auditors

President & CEO Kazunobu Iijima
Senior Executive Managing Director Nobuya Ichiki
Executive Managing Director Ken Endo
Executive Managing Director Akihiro Asahi
Managing Director Hajime Matsumoto
Managing Director Yukari Sasaki
Managing Director Toshinori Abe
Managing Director Ryosuke Fukami
Managing Director Tetsuji Kondo
Managing Director Hisashi Hara
Standing Corporate Auditor Kosuke Sakai
Corporate Auditor Akihito Abe

Managing Officers

President Kazunobu Iijima
Senior Executive Managing Officer Nobuya Ichiki
Executive Managing Officer Ken Endo
Executive Managing Officer Akihiro Asahi
Executive Managing Officer Yukari Sasaki
Executive Managing Officer Toshinori Abe
Executive Managing Officer Shoichi Uchiyama
Executive Managing Officer Fumio Shimizu
Managing Officer Makoto Suzuki
Managing Officer Shigehisa Uchiyama
Managing Officer Kimiya Mizutani
Managing Officer Satoshi Kamisaka
Managing Officer Hiroyuki Tojima
Managing Officer Kotaro Kimura
Managing Officer Shigeo Tsukimura
Managing Officer Masaki Miyake

Corporate Philosophy

Here at Sankei Building Group,
we aim to be a corporate group that contributes to society
by providing spaces & services that bring a sense of
happiness, satisfaction, and joy to urban dwellers.

Created November 2010

Environmental Philosophy

THE SANKEI BUILDING CO., LTD. challenges itself as a developer in various situations
from development through to operation and right through to demolitions by consciously
mitigating environmental burden, seeking to be in harmony with the natural environment,
and endeavoring to preserve the global environment.

Environmental Policies

We ourselves perceive that consideration of the environment is an important challenge,
and our activities aim to achieve "Environmental Coexistence".

1. Abiding by laws & regulations

Abide by environment related laws & regulations and environment related codes of behavior of industry/affiliated
organization etc. that have been agreed to by THE SANKEI BUILDING CO., LTD.

2. Resources/energy saving

Employ energy conservation systems that take into consideration the environment, and aim to promote the appropriate
disposal of waste, and resource/energy saving in new developments, and renovations of existing buildings.

3. Contribution to becoming a recycling oriented society

Make even more plans/designs/developments that aim to promote the reuse of resources/lengthier operating lives
of properties, and facilities while endeavoring to reduce waste.

4. Mitigating environmental burden

Understand impacts on the environment, set/review environmental aims and targets,
consider reductions of CO2 etc., make environmental improvements, and also strive to mitigate the
environmental burden, and endeavor to prevent pollution.

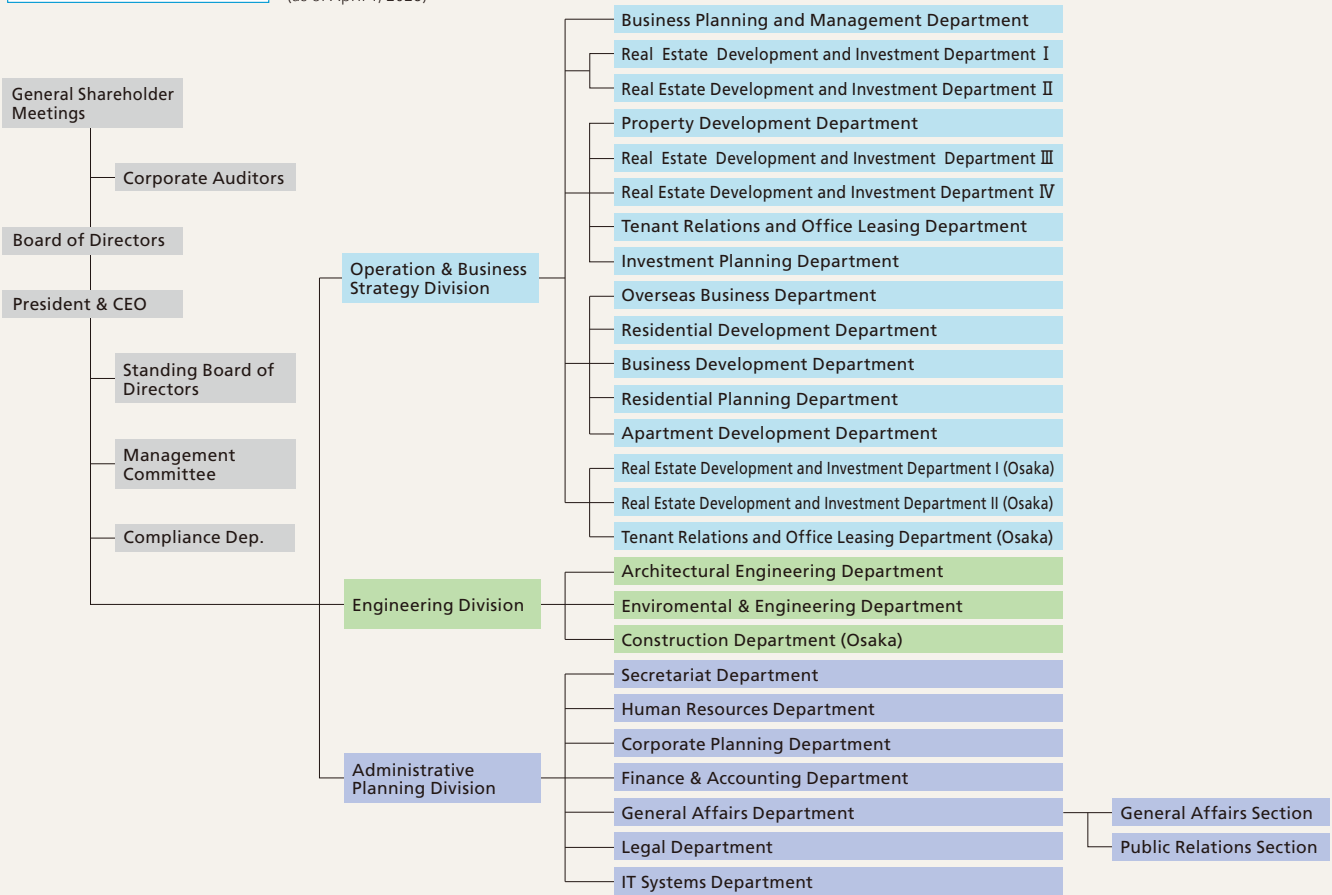
5. Implement & continually improve environmental management structures

Implement environmental management structures, and use environmental education as a means to raise
environmental awareness both within and outside the company. Make changes etc. via internal audits/managers,
and continually improve management structures.

Created April 20, 2005

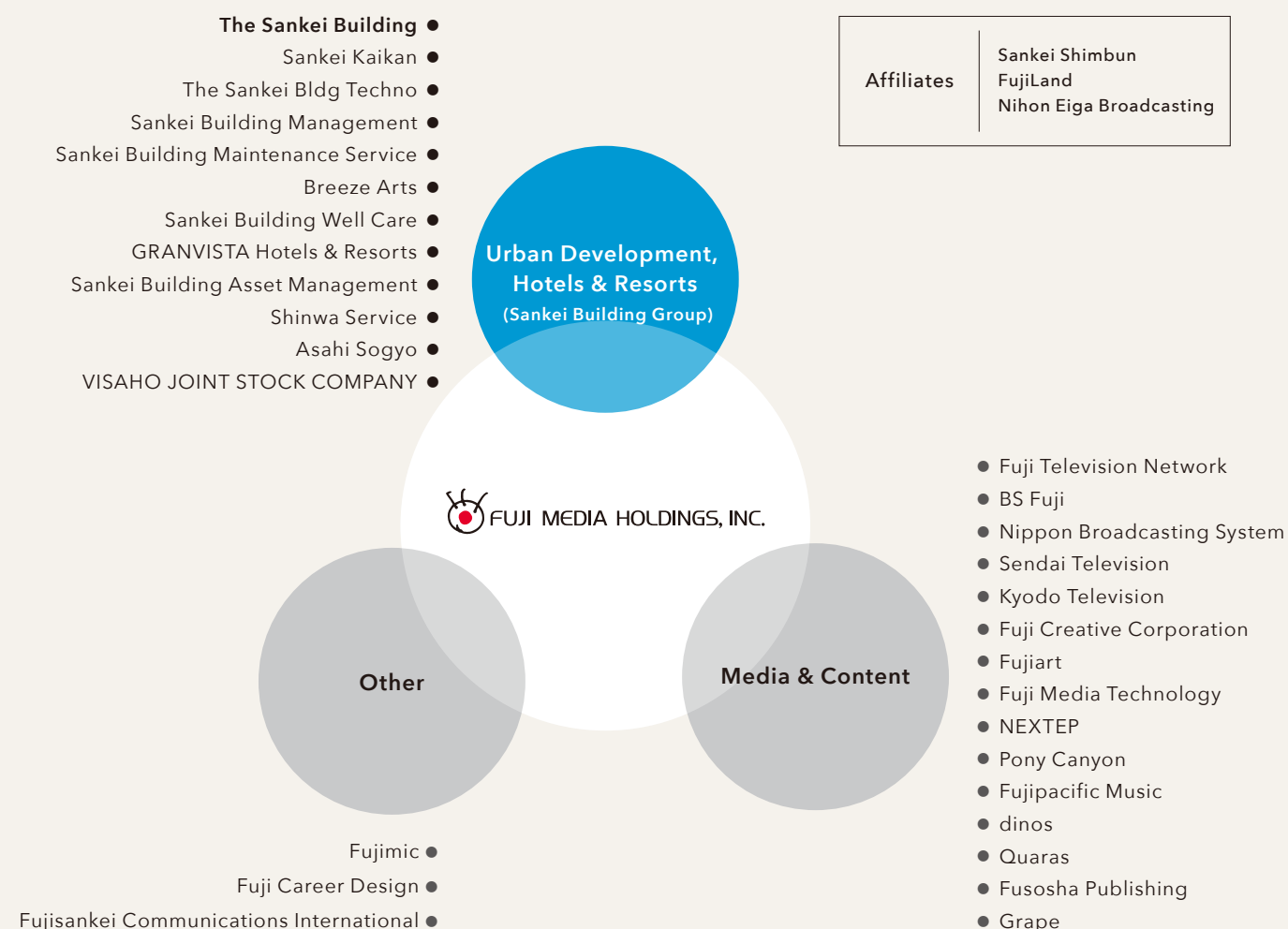
Organizational Chart

(as of April 1, 2026)



Fuji Media Holdings, INC.

Fuji Media Holdings comprises three business segments, with Sankei Building operating in the Urban Development, Hotels & Resorts segment. By working closely with the companies in the Media & Content segment, which forms the core of Fuji Media Holdings and includes broadcasting, content production, advertising, publishing, and e-commerce, we will create added value throughout our varied business operations.



* For the Urban Development, Hotels & Resorts segment, major companies subject to consolidation by Sankei Building are listed below.
* For the Media & Content segment and the Other segment, major subsidiaries and affiliates of Fuji Media Holdings are listed below.

Sankei Building Group

Sankei Kaikan Co., Ltd.

Food and beverage business

[Location]
Kandabashi Park Bldg., 1-19-1
Kanda Nishikicho, Chiyoda-ku, Tokyo
TEL: 03-5577-3811



Sankei Building Maintenance Service Co., Ltd.

Building cleaning business

[Location]
Hibiya Central Bldg., 1-2-9
Nishi-Shinbashi, Minato-ku, Tokyo
TEL: 03-6772-5561



GRANVISTA Hotels & Resorts Co., Ltd.

Hotel and restaurant business, aquarium business

[Location]
S-GATE Otemachi Kita, 2-3-4
Uchikanda, Chiyoda-ku, Tokyo
TEL: 03-5209-4121



Sankei Bldg Techno Co., Ltd.

Construction engineering business

[Location]
Kandabashi Park Bldg., 1-19-1
Kanda Nishikicho, Chiyoda-ku, Tokyo
TEL: 03-5577-3001



BREEZE ARTS Co., Ltd.

Halls and conference rooms

[Location]
BREEZE TOWER, 2-4-9 Umeda,
Kita-ku, Osaka
TEL: 06-6341-3999



Sankei Building Asset Management Co., Ltd.

Investment management, investment advisory and agency, Type II Financial Instruments Business

[Location]
S-GATE Otemachi Kita, 2-3-4
Uchikanda, Chiyoda-ku, Tokyo
TEL: 03-5542-1316



Shinwa Service Co., Ltd.

General building management, security, expressway regulation

[Location]
Hommachi Sankei Bldg., 4-3-9
Hommachi, Chuo-ku, Osaka
TEL: 06-6351-0065



COMPANY INFORMATION

Sankei Building Management Co., Ltd.

Building management business

[Location]
Hibiya Central Bldg., 1-2-9
Nishi-Shinbashi, Minato-ku, Tokyo
TEL: 03-5511-8120



Sankei Building Well Care Co., Ltd.

Fee-based senior citizen home operation business

[Location]
Hibiya Central Bldg., 1-2-9
Nishi-Shinbashi, Minato-ku, Tokyo
TEL: 03-6772-7311



Asahi Sogyo Co., Ltd.

General building management, general apartment management

[Location]
2-11-22 Aoi, Higashi-ku, Nagoya
TEL: 052-937-6211



VISAHO JOINT STOCK COMPANY Co., Ltd.

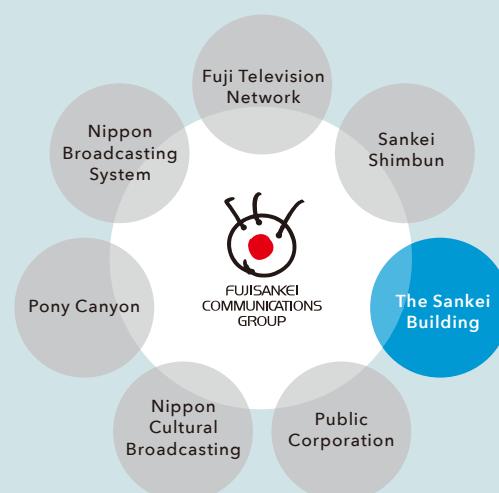
Real-estate management, real estate consulting

[Location]
Viglacera Tower, No.1 Thang Long
Avenue, Me Tri Ward, Nam Tu Liem
District, Hanoi, Viet Nam



Fujisankei Communications Group

Fujisankei Communications Group (FCG) is one of the largest media conglomerates in Japan, comprising 78 companies, four corporations, three museums, and approximately 13,000 employees. It has a long-standing track record of production, sales, and distribution in television, newspapers, radio, publishing, film, music, and content, as well as operations in areas such as e-commerce (and mail order) and urban development and tourism. FCG also pursues such cultural ventures as the Hakone Open-Air Museum, the Utsukushi-ga-hara Open-Air Museum, and the Ueno Royal Museum. Furthermore, it is the creator and sponsor of the Praemium Imperiale (World Culture Prize in Memory of His Imperial Highness Prince Takamatsu) awards, which have been described as "Nobel Prizes for Culture" in both Japanese and international media.



History

1951	Founded Sangyo Kaikan Building Co., Ltd. (Capital: ¥300 million, Head Office: Kita-ku Osaka)
1952	Completion of Osaka Sankei Main Building
1955	Completion of Tokyo Sankei Main Building
1961	Head office moved to Chiyoda-ku Tokyo
	Listed on the Osaka Stock Exchange, 2nd Section
	Change of corporate name to The Sankei Building Co., Ltd.
1963	Completion of Rakucho Building
1971	Founded Sankei Foods Co.,Ltd., (Tokyo) (Former comporate name of Sankei Kaikan Co., Ltd.)
	Founded Sankei Shisetsu Co.,Ltd. (Tokyo) (Former comporate name of Sankei Bldg.Techno Co., Ltd.)
1974	Completion of Hiroshima Sankei Building
1977	Founded Sankei Building Maintenance Co., Ltd. (Tokyo, Osaka) (Former comporate name of Sankei Building Management Co., Ltd.)
1979	Acquisition of Fuji Kenso Co., Ltd. (Current corporate name of Sankei Building Maintenance Service Co., Ltd.)
	Completion of new Osaka Sankei Building
1984	Completion of Ginza TS Sankei Building
1986	Listed on the Tokyo Stock Exchange, 2nd Section
1987	Listed on the 1st Section of the Tokyo and Osaka Stock Exchanges
2000	Completion of Tokyo Sankei Building Phase 1
2002	Completion of Tokyo Sankei Building Phase 2
2005	Completion of LEFOND Nampeidai (First condominium project)
	Completion of Namba Sankei Building
	Relocated Osaka branch office from Kita-ku, Osaka to Naniwa-ku, Osaka
	Acquisition of Hibiya Sankei Building
2008	Founding of BREEZÉ ARTS Co., Ltd.
	Completion of BREEZÉ Tower, opening of BREEZÉ BREEZÉ (commercial facility), opening of Sankei Hall BREEZÉ
2009	Completion of JA Building and Keidanren Kaikan (Otemachi 1-Chome Project Phase 1)
2010	Establishment of the Sankei Building Group Corporate Principles
2011	Founded Sankei Building Well Care Co., Ltd.
2012	Change to a subsidiary of Fuji Media Holdings, Inc. through a takeover bid
	Delisted from the 1st Sections of the Tokyo and Osaka Stock Exchanges
	Opening of Wellcare Terrace Hikawadai (First Fee-based senior citizen home with nursing care services)
2013	Acquired LEFOND PROGRÈS Minamiazabu (First rental residence)
2015	Opening of GRIDS AKIHABARA (First guest-house-type hotel)
	Acquisition of GRANVISTA Hotels & Resorts Co., Ltd.
	Completion of S-GATE AKASAKA (First mid-sized office building)
	Joint Venture Company established in Vietnam
2017	Completion of X-PRESS YURAKUCHO BLDG. managed by S-GATE
2018	Opening of Hotel Intergate Kyoto Shijo Shinmachi (First hotel brand)
	Founding of Sankei Building Asset Management Co., Ltd.
2019	SANKEI REAL ESTATE Inc, listed on Tokyo Stock Exchange Real Estate Investment Trust Securities Market.
2020	Opening of Hareza Ikebukuro (Project to utilize the site of the former Toshima Ward Office and Toshima Public Hall)
	Opening of Aloft by Marriott Tokyo Ginza
2021	Opening of GRIDS PREMIUM HOTEL OSAKA NAMBA
	Completion of Minoh Shinmachi Logistics Facility (First logistics facility)
	Completion of Hommachi Sankei Building
2022	Completion of S-GATE FIT HATCHOBORI
	Completion of SANKEILOGI KASHIWANOHA (First SANKEILOGI brand logistics facility)
	Completion of S-LINKS SHIBUYA (First residential complex facility)
2023	Opening of DoubleTree by Hilton Kyoto Higashiyama
	Opening of BLISSTIA Hakone Sengokuhara (First condominium hotel & residential hotel)
2024	General opening of Kobe Suma Sea World, Kobe Suma Sea World Hotel
	Completion of renovation of SANKEILOGI plus Kawagoe (First logistics facility renovation project)
2025	Completion of OPTAGE Sonezaki data center (First data center project)

Moving closer to each and every individual.

Sankei Building wants to be more than just a developer.
We want to propose lifestyles.

We want to deliver moments of joy and excitement.
We want to witness the happiness of everyone working in our buildings, living in our condominiums and senior citizen homes, and using our hotels.

We pay especially close attention to the word "service."
Just as one would casually offer a comfortable chair to a visitor, we create residences with plenty of natural light, spaces where people can totally relax, and urban landscapes that they want to boast about, all while imagining the smiles of our customers.

We deliver "service" that responds to the needs of customers before they are even aware of them. This service is also the "product" that the new Sankei Building hopes to create.
In addition to developing buildings and condominiums, we ask about and think about the moments spent by those who work or live in them.

Listening to each person's voice, getting closer to their life and shaping their thoughts. This is the new challenge Sankei Building has set for itself going forward.

Sankei Building is a developer that offers happiness to each and every individual.



The Sankei Building Co., Ltd.

Head Office
1-7-2 Otemachi, Chiyoda-ku,
Tokyo 100-0004
TEL 03-5542-1300

Osaka Branch Office
2-1-57 Minatomachi, Naniwa-ku,
Osaka 556-0017
TEL 06-6633-4033

HP



X



YouTube



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