

October 30, 2024

Tokyu Land Corporation

**First super high-rise property in Japan to meet “ZEH-M Ready” standards**

**“BRANZ Tower Osaka Umeda” gets underway**

**The Kansai flagship property of the “environmentally advanced condominium” series will make its appearance within walking distance of Umeda (JR Osaka Station)**

Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President and CEO: Hiroaki Hoshino; hereinafter "Tokyu Land") hereby announces that it has commenced development of “BRANZ Tower Osaka Umeda,” (hereinafter “Property”), which will serve as the flagship property of the “BRANZ” environmentally advanced condominium series in the Kansai area. The Property, which will be developed in Kita Ward, Osaka City, will be the first super high-rise property in Japan to obtain BELS certification for “ZEH-M Ready.”

Located in the Umeda area, one of western Japan’s largest commercial and office districts, the Property will be a newly built condominium tower with a total of 256 units. One of Osaka Prefecture’s largest draws with a full range of commercial facilities, department stores, underground shopping arcades and other facilities that cater to the needs of people of all ages, the Umeda area will also host an environment for “leisure” and “relaxation” in addition to “work” and “living” through multiple ongoing redevelopment projects, making it continue to develop into an even more vibrant area.

Additionally, the Umeda area hosts six stations spanning ten railway lines that connect the main railways in the Kansai region, and also offers favorable access to Kansai International Airport and Osaka International Airport (Itami Airport). The Naniwasuji Line, which will lead to improved access to Shin-Osaka Station, is scheduled to open in Spring 2031. Tokyu Land will continue to promote its business in the Umeda area, which is attracting attention for its constantly-evolving urban functions, based on the concept of “an environmentally advanced tower residence conducive to permanent residence.”

\*1: “BRANZ Tower Osaka Umeda” is the first super high-rise condominium (20 or more above-ground floors) in Japan to adopt ZEH-M Ready (based on the issuance of an evaluation certificate under the Building-Housing Energy-efficiency Labeling System (BELS)). (Based on October 2024 MRC research and supplemental data)



Image representation of exterior



Image representation of exterior

■ **Three first-time initiatives for environmental advancement**

Tokyu Land will carry out the below following initiatives for this flagship property of “BRANZ” environmentally advanced condominiums provided by the company in the Kansai region.

**1. A Japan first: A super high-rise property obtaining BELS certification for “ZEH-M Ready” (50% reduction in primary energy)**

Tokyu Land successfully met “ZEH-M Ready” standards by installing facilities and equipment that also contribute to the comfort and improved convenience of tenants, such as highly-insulated Low-E multi-layered glass and high-insulation bathtubs that effectively retain hot water. Meeting ZEH-M Ready standards makes it possible to contribute to the global environment as well as provide tenants of the Property with a comfortable thermal environment that is cool in summer and warm in winter in their highly-insulated room and allow tenants to gain a sense of the effects of reductions in utility costs, which continue to soar. The Property is the first high-rise property in Japan to obtain BELS certification for “ZEH-M Ready.”

**2. A Japan first: Wind power plant-derived electricity\*1 being supplied to common areas in a condominium partially through self-funding**

Tokyu Land has been engaged in the business of environmentally friendly renewable energy since 2014. The company has leveraged its expertise as a comprehensive developer to develop solar and wind power plants. Its power plants in Japan, which number 113, have a rated capacity of 1,807MW, equivalent to the capacity of approximately 849,000 average households per year (based on figures as of September 30, 2024).

Among those power plants is the Yokohama-machi Wind Power Plant (hereinafter “Power Plant”) which is located in Kamikita County, Aomori Prefecture and is jointly invested in by Tokyu Land and Osaka Gas Co., Ltd. The Power Plant will contribute to the utilization of clean energy and reduction of CO2 at the Property as a whole by supplying electricity derived from the plant\*1 to the condominium’s common areas.

\*1: Electricity from renewable energy sources, electricity generated from natural gas, etc., combined with a non-fossil certificate\*3 to which attribute information\*2 of the Power Plant is attached.

\*2: Information that clarifies the power plant from which the environmental value was derived. Includes the name and location of the power plant, the type of power generation, etc.

\*3: Document certifying the environmental value of electricity derived from non-fossil energy sources.

**3. A Kansai first: Introducing the use of ENE-FARM in all property units and carbon offset city gas\*1 for communal laundry equipment**

ENE-FARM, which will be introduced in all units at the Property, are an attractive proposition due to their mechanisms for realizing a comfortable living environment and high economic efficiency as exemplified by their high power generation efficiency, reductions in utility costs and system for purchasing surplus electricity. At the Property, the aforementioned ENE-FARM can cover approximately 71% of estimated electricity consumption\*2 by households. Moreover, they are equipped with a stand-alone power generation function that automatically supplies power to a dedicated outlet for stand-alone power generation in the event of a power outage, allowing for the use of up to approximately 700W of electricity and hot water. This provides a high level of assurance even in an emergency.

Additionally, at the Property, carbon offset city gas will be used for the communal laundry equipment, which would otherwise emit CO2. This enables the reduction of CO2 emissions.

\*1: Carbon offset city gas: City gas for which CO2 emissions have been offset using carbon credits.

\*2: Estimated electricity consumption: Electricity consumption based on the assumption of a family of three living in a 70-m2 area.



Image representation of approach



Image representation of gate

■ **A high-rise apartment building that coexists with lush greenery**

At the Property, the artificial ground placed atop the parking structure the car porch will undergo large-scale greening. The lounge space and telework space on the same floor are arranged to offer views of the rich greenery. This will let residents enjoy basking in the comfort that the sight of the greenery provides while in the common areas. Additionally, the walls of the approach area of the residential building have undergone three-dimensional greening as well, and the supple, rounded design of the corner areas is another standout. With the Property, Tokyu Land sought to realize a tower condominium with a presence that stands out even in the Umeda area, which is densely populated with high-rise buildings.



Image representation of large-scale greening of artificial ground once completed (Subject to change)

■ **“GREEN AGENDA for BRANZ” long-term landscape management plan scheduled to be introduced**

Also scheduled to be introduced at the Property is the “GREEN AGENDA for BRANZ,” which was selected for the 2024 Good Design Award and also represents the first time Tokyu Land was selected for inclusion in the “Good Design Best 100.” The Property’s design takes green infrastructure and biodiversity into account, and is slated to have a leaf pile to create rich soil, birdhouses to attract Great Tit (Parus Major) birds that feed on insects, an eco-stack that can form habitats for various creatures and contribute to the conservation of the ecosystem, and more.

“GREEN AGENDA for BRANZ” Official Website : <https://sumai.tokyu-land.co.jp/concept/greenagenda/top>



### ■ Property Overview

Property Name: BRANZ Tower Osaka Umeda  
Location: 34-1 (in part) and 33-7, Nakazaki 1-chome, Kita-ku, Osaka-shi (Lot nos.; 2 lots in total)  
Access: 3 min. on foot from Nakazakicho Station on the Osaka Metro Tanimachi Line  
12 min. on foot from Osaka-umeda Station on the Hankyu Railway Kobe,  
Takarazuka and Kyoto Lines  
Site Area: 2,913.33 m<sup>2</sup>  
Total Floor Area: 30,095.64 m<sup>2</sup>  
Total Number of Units: 256 units  
Structure: Reinforced concrete construction; steel construction (in part); 38 floors above ground  
Sales Period: Mid-April 2025 (tent.)  
Completion of Construction: Late January 2027 (tent.)  
Handover: Late March 2027 (tent.)  
Design: IAO Takeda Architects Associates  
Construction: Nishimatsu Construction Co., Ltd.  
Official Website: <https://sumai.tokyu-land.co.jp/branz/umeda-east/>

### ■ BRANZ new condominiums by Tokyu Land

Tokyu Land's BRANZ line of environmentally-friendly condominiums incorporate new innovative ideas and designs that contribute to a sustainable, comfortable lifestyle and the environment.

Based on the belief that the homes in which we spend the longest amount of time in should be the most environmentally friendly, BRANZ delivers a GREEN LIFE STYLE that is both earth and people-friendly, and that enables sustainable well-being to continue well into the future.

東急不動産 [ブランド]  
**BRANZ**  
環境先進を、住まいから。