

October 23, 2024

Tokyu Land Corporation

Tokyu Land commences construction of “Ishikari Renewable Energy Data Center 1” -A data center operated using 100% renewable energy-

Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President and CEO: Hiroaki Hoshino; hereinafter "Tokyu Land") hereby announces that on September 30, 2024, it carried out a groundbreaking ceremony for “Ishikari Renewable Energy Data Center 1” (hereinafter “Project”), whose commercialization it had been pursuing since 2020 in Ishikari City, Hokkaido, and commenced construction for the Project on October 1, 2024. Management of the Project has been undertaken on consignment by Tokyu Land and Flower Communications (Headquarters: Chuo-ku, Tokyo; Representative Director: Naotaka Yanagawa), which will make capital investments in the Project alongside other investors, then proceed to build a data center that is 100% operated using renewable energy generated by Tokyu Land, a limited liability company it has invested in and other entities.



Image representation of Data Center exterior

■ Data center operation using 100% renewable energy

On March 25, 2024, Ishikari City and Tokyu Land (hereinafter, collectively “Both Parties”) concluded a “Memorandum of Understanding on Sustainable Urban Development through the Use of Renewable Energy” with the aim of making Ishikari City a decarbonization leading area and a zero-carbon city and continuing to develop the city’s urban areas. As the first step in their collaboration through the use of renewable energy, Both Parties are planning to promote an on-site PPA* project that takes advantage of the “2024 Regional Decarbonization Transition and Renewable Energy Promotion Subsidy” and to directly supply power from renewable energy to Project via private power lines. In supplying power from renewable energy to the Project and to other users in the RE Zone that will consider the use of renewable energy in the future, Both Parties aim to have Ishikari Regional Energy, LLC, which Tokyu Land will make a capital investment in, and Tokyu Land’s wholly-owned subsidiary ReENE Co., Ltd. collaborate towards that end.

Said onsite PPA project will make it possible to make the most of local renewable energy and contribute to reducing CO2 emissions from data centers, which have considerable power needs. Furthermore, by adopting a special frame that enables high-efficiency power generation even in areas with heavy snowfall, Tokyu Land also anticipates maximizing the amount of power generated and creating a ripple effect on other regions.

*A method of directly supplying power by connecting user facilities and power plants using private lines, etc. without going through transmission and distribution lines. PPA stands for “Power Purchase Agreement.”



Image representation of solar power station in RE Zone

■ Project subsidized by Ministry of Internal Affairs and Communications

The Project was selected on June 27, 2022 as the sole project in Hokkaido to receive a subsidy from the Communications and Information Network Association of Japan based on the “2021 Supplementary Digital Infrastructure Development Fund Subsidy Project” implemented by the Ministry of Internal Affairs and Communications. It will contribute to the “regional decentralization of data centers” advocated by the Japanese government. Additionally, in the “Interim Summary 2.0 of Expert Group Meetings on Development of Digital Infrastructure (DC, etc.),” the policy of promoting development in the Hokkaido and Kyushu areas was set forth as a policy to develop third and fourth core bases to supplement and replace the Tokyo and Osaka areas. Currently, attention is being largely placed on the Hokkaido area.

■ Efforts by Ishikari City

Ishikari City, Hokkaido (Location: Ishikari-shi Hokkaido; Mayor: Tatsuyuki Kato; hereinafter “Ishikari City”), where the Project will be located, was the first municipality to be selected as a “decarbonization leading area*” by the Ministry of the Environment. Aiming to achieve carbon neutrality by 2050, the city has formulated the slogan “Redesigning the region through the local production and consumption of renewable energy and decarbonization.” In the Ishikari Bay New Port area, Ishikari City is aiming to become a hub of industry by supplying renewable energy to data center clusters and surrounding facilities, and is working to expand the introduction of renewable energy ahead of other municipalities.

*Areas that achieve virtually zero CO2 emissions from electricity consumption in consumer sectors (household sectors and business and other sectors) with a view to attaining carbon neutrality by 2050 and also utilize local characteristics to achieve reductions in other greenhouse gas emissions, including those from the transportation sector, heat use, etc., in a manner consistent Japan’s 2030 target, making them model areas for the “decarbonization domino effect for execution.”

■ Efforts under Tokyu Land's data center business

In recent times, the amount of data being transmitted and processed worldwide has been increasing rapidly alongside progress in digital transformation and growing demand for IoT and AI in all kinds of industrial fields. Against this backdrop, Tokyu Land has been engaged in its data center business since 2022 as part of its efforts to expand into the industrial real estate business domain. The company will continue developing its data center business in line with the "Digital Transformation Measures" and "Digital Garden City Nation Concept" of the Japanese government as it contributes to the enhancement of social infrastructure and the improvement of safety.

Tokyu Land also builds diverse data centers, including urban, suburban and hybrid types, and realizes urban development with high value-added by flexibly responding to increasingly diverse digital needs. Similar to the Project, the company combines the renewable energy business that it is pursuing with its data centers that have considerable power needs to achieve both a green transformation (GX) and digital transformation (DX) at once. Tokyu Land will establish a business model based on the solving of social issues and contribute to Sustainable Development Goals (SDGs) while simultaneously promoting further business development.

■ Efforts under Tokyu Land's renewable energy business

<Reference> Tokyu Land's renewable energy business and onsite PPA efforts

Since entering the renewable energy business in 2014, Tokyu Land has been pursuing the development renewable energy power plants across Japan. To date, it has had involvement in 113 projects nationwide, including those under development (Breakdown: 94 solar power projects, fourteen wind power projects and five biomass power projects), with a rated capacity of 1,807 MW (as of September 30, 2024). Furthermore, thus far, Tokyu Land has been selected as a PPA operator for public facilities in the cities of Yokohama and Sagami-hara in Kanagawa Prefecture and in the city of Kasukabe in Saitama Prefecture, an indication of its efforts to promote the introduction of renewable energy in local governments. Going forward, Tokyu Land will contribute to the local production and consumption of renewable energy and to the improvement of regional resilience.



ReENE Website <https://tokyu-reene.com/>



Image representation of Data Center from bird's-eye view

■ **Overview of Ishikari Renewable Energy Data Center 1 Project (tent.)**

Location: 1-722-1 Shinko-chuo, Ishikari-shi, Hokkaido (lot no.)

Total Floor Area: Approx. 11,093 m2

Power Receiving Capacity: 15,000 kW

Number of Lots: 6 lots

Start of Construction: October 1, 2024

Completion of Construction: March 31, 2026

■ **Initiatives for environmental management and DX that Tokyu Fudosan Holdings is striving for under its GROUP VISION 2030 long-term vision**

Tokyu Fudosan Holdings Corporation announced its long-term vision, GROUP VISION 2023, in 2021. With “WE ARE GREEN,” an expression of its aim to realize its ideal shape by the year 2023 through diverse green power, as its slogan, the company continues to tackle environmental management and DX as its basic policies. As the Tokyu Fudosan Holdings Group’s core enterprise, Tokyu Land Corporation is actively pursuing a myriad of initiatives with the aim of becoming an environmentally advanced company. At the end of 2022, it completed the changeover of its offices and facilities held* to 100% renewable energy. In 2024, Tokyu Land Corporation was certified by the CDP, the RE100 Secretariat, for achieving the RE100, a first for a Japanese business company.

*Certain joint business projects, etc. excluded.

SDGs Contributed To



Tokyu Fudosan Holdings’ “GROUP VISION 2030”

<https://www.tokyu-fudosan-hd.co.jp/english/group-vision-2030/>

Tokyu Fudosan Holdings’ “Medium-Term Management Plan 2025”

<https://www.tokyu-fudosan-hd.co.jp/ir/mgtpolicy/mid-term-plan/>