

# News Release

2026.1.16

## Shinoken Unveils “Harmony Terrace LOFTRIA”: Japan's First\* Three-Story Wooden Apartment with Full Lofts — A New Flagship Model Maximizing Land Potential Following Building Standard Law Revisions —

Shinoken Produce Co., Ltd., a subsidiary of Shinoken Group Co., Ltd. (Tokyo Headquarters: Minato-ku, Tokyo; President and Representative Director: Takashi Tamaki; hereinafter referred to as "our group"), is pleased to announce the launch of “Harmony Terrace LOFTRIA,” a new series of three-story wooden apartments featuring lofts in every unit. This product, the first of its kind in Japan\*<sup>1</sup> was developed in response to the April 2025 revision of the Building Standards Act. Sales are scheduled in April 2026.

Designed to maximize the asset value for owners on limited land plots by pursuing the potential of “Floor Space + Height = 3D Space,” this new flagship model will be launched across five major metropolitan areas: Tokyo 23 wards, Kansai (Osaka and Kyoto), Nagoya, Fukuoka, and Sendai.

Harmony Terrace

  
LOFTRIA

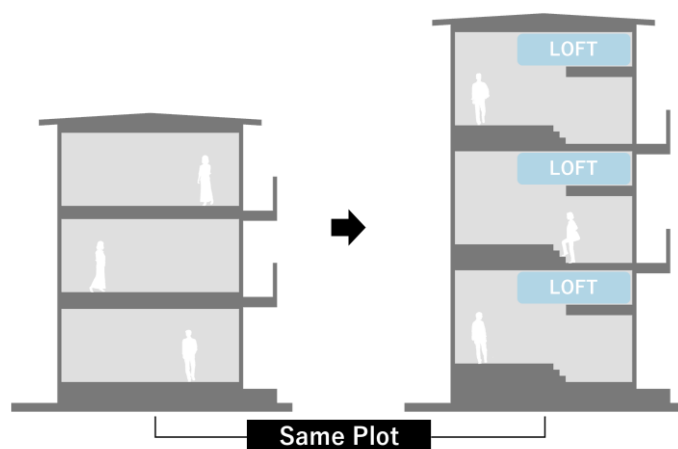


## ■ Background of Development

To ensure reliable asset development for our customers, our group consistently focused on developing apartments in high-value locations within the core of the five major metropolitan areas — specifically within a 10-minute walk of railway stations where rental demand is expected to remain high. While such prime locations offer high asset stability, they also come with high land costs, necessitating planning expertise to fully utilize the land's potential. To date, we have focused on planning that maximizes the building coverage ratio (2D space). However, regulatory constraints such as height limits in structural calculations had previously placed certain limits on the three-dimensional use of space, including height.

With the easing of height restrictions in structural calculations following the revision of the Building Standards Act, we developed "LOFTRIA" to combine the maximization of "floor space" with "height." This approach enables a significant increase in asset value for the same land area.

### Maximizing asset value for the same land area



## ■ Development Process

Following the legal revision, our group immediately began exploring the commercialization of a “three-story wooden building with lofts in all units.” Achieving this complex spatial composition required overcoming various technical hurdles, such as ensuring seismic and wind resistance based on rigorous structural calculations.

We successfully addressed these challenges by leveraging our expertise and technical capabilities, built upon a cumulative track record of approximately 8,000 buildings sold and being ranked No. 1 for 10 consecutive years in the "ranking of rental housing builders in Japan\*2"

## ■ Strengths of LOFTRIA

The signature loft design incorporates our group's unique spatial design know-how, which has garnered immense support from tenants. Lofts in every unit expand the limited floor area three-dimensionally, providing residents with "space beyond the floor plan." Furthermore, the stairs leading to the loft are not mere ladders but functional "storage stairs" to optimize space.

Our loft-style apartments have been featured in numerous media as properties that capture the needs of the younger generation, often receiving inquiries even before vacancies occur.

This unique design and functionality have also been recognized internationally; our "Sakura Terrace" in Indonesia — a localized version of our domestic loft apartments — has been officially certified as Intellectual Property by the Indonesian government.

By implementing these proven specifications into the new three-story series, we aim to further strengthen our competitiveness and contribute to the enhancement of our owners' asset value.

### ■ Future Outlook

The first "LOFTRIA" project has been greenlit for development within Tokyo 23 wards, where asset value and rental demand are exceptionally high. Sales are scheduled to begin in April 2026.

Our group provides "asset formation through apartment management starting from land acquisition" to alleviate future financial concerns of office workers. By maximizing the trust and track record we have built over 35 years, along with our groups' synergies, we will continue to innovate toward a sustainable and secure society enabling as many people as possible to achieve reliable asset development.

\*1) Among three-story wooden apartments featuring lofts (attic storage under the Building Standards Act) in all units (As of January 2026, based on our group's research).

\*2) Performance in in-house developed properties / Zenkoku Chintai Juutaku Shinbun:

FY2015–2019: National Ranking of Rental Housing Construction Starts for 5 consecutive years

FY2020–2024: National Ranking of Rental Housing Completions for 5 consecutive years

### Interior of LOFTRIA



- 3.0m ceiling height creating a sense of openness
- The loft space offers lifestyle flexibility, allowing residents to separate living and sleeping areas

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