

## Installing IoT in Condominiums Kick off of the First “Intelligent Mansion” !

Shinoken Harmony (Headquarters: Minato-ku, Tokyo, President Yoshiaki Miura), a subsidiary of Shinoken Group Co., Ltd. (Tokyo Headquarters: Minato-ku, Tokyo, President Hideaki Shinohara, TSE Ticker 8909, further referred to as Shinoken, including the whole group) has decided to install the “Intelligent” lineup to our condominiums and decided on the first project, in addition to our Apartments that already started the installments.



Shinoken has received the GOOD DESIGN AWARD in both apartment and condominium design, featuring our product design that focuses on design. Following the apartments, our “Intelligent Mansion” adds intelligent functions to our designers property, installing IoT devices in each residences, providing a whole new User Experience (UX) through an urban and smart condominium life, such as remote control via smartphone from outside, monitoring of air conditioning, lights and security with sensing technology, without running costs.

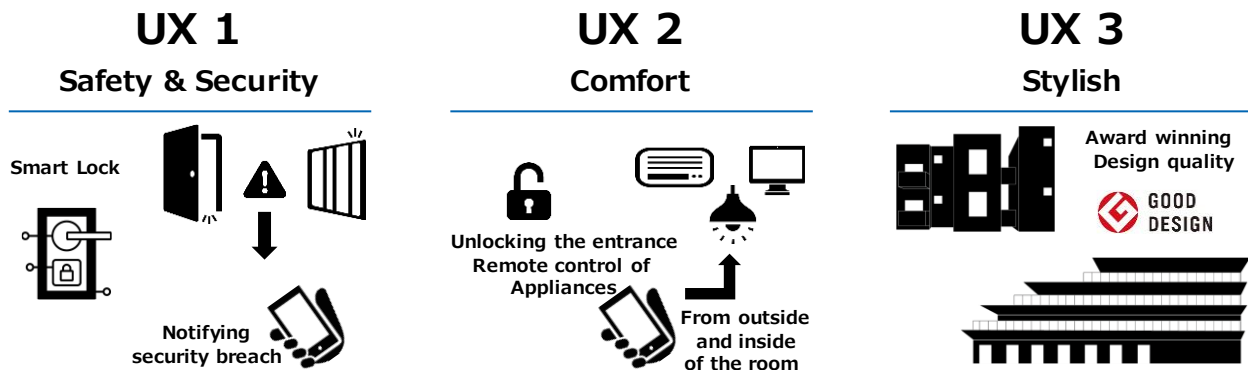
As the first project, “Minami-Otsuka 1 Chome project” (TBD) has been selected. The completion of construction is planned to be End of September, 2021.



Exterior Image



## The three UX (User Experience) that we provide



## Plan of Itemization in our domestic Shinoken REIT

As released on Oct.18.2019, Shinoken has obtained the approval for “Entrustment-Based Agency Services for Transactions, etc.” from the government, and once the registration of “Investment Management Business” is completed, a private REIT that focuses on real estate for rent developed by Shinoken, mainly in the 23 wards of Tokyo, will be raised. We are planning to proactively itemize Intelligent Mansions, and aim for listing the REIT at JPY 30 billion in asset value.

### ◆Example of Condominiums developed by Shinoken



Condominium [Harmony Residence Shinjyukugyoen The West. The East]

Received the GOOD DESIGN AWARD

in the Category of Medium/large sized housing complex

<https://www.g-mark.org/award/describe/49393?token=sUAPCckimT&locale=en>



### ◆Introduction movie of “Shinoken Intelligent Apartment”, already started installments

<https://www.shinoken.com/iot/introducemovie/> ※Japanese



SHINOKEN  
INTELLIGENT  
APARTMENT



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Inquiries

Shinoken Group Co., Ltd. Public Relations Office  
(Tokyo HQ)

2-3-1, Hamamatsucho, Minato-ku, Tokyo

TEL +81-3-5777-0089 FAX +81-3-5777-0108

Mail [skg\\_pr@shinoken.co.jp](mailto:skg_pr@shinoken.co.jp)

Web Page <https://www.shinoken.co.jp/en/>