

News Release

2025.6.5

Shinoken Group Celebrates 35th Anniversary with Launch of Next-Generation Apartment Series "Harmony Terrace FourS"

Apartments Designed to Maximize Asset Value by Meeting Evolving Needs

Shinoken Group Co., Ltd. (Tokyo headquarters: Minato-ku, Tokyo, President and Representative Director: Takashi Tamaki, hereinafter referred to as "our group"), through its subsidiary Shinoken Produce Co., Ltd. (hereinafter "the Company"), is pleased to announce the launch of "Harmony Terrace FourS," a next-generation apartment series. This launch, coinciding with Shinoken Group's 35th anniversary, involves a full renewal of the specifications for apartments developed by the Company. The new series is designed to meet evolving resident needs and provide high asset value to owners.

Shinoken Group
New Apartment Series

Harmony Terrace


FourS



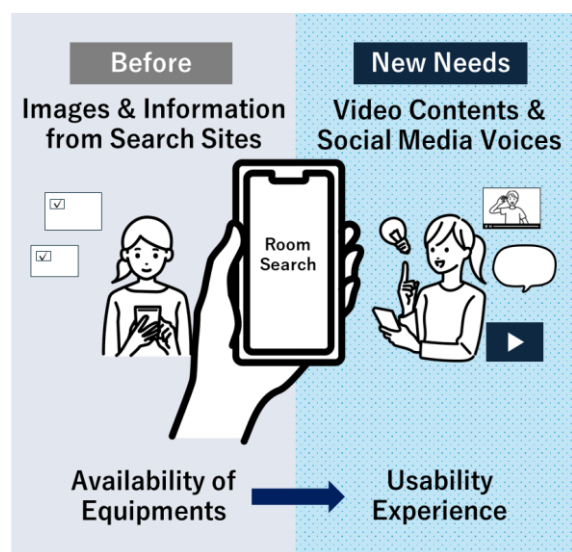
■ Background of Product Development

In recent years, the criteria for choosing a rental apartment have shifted from simply the "presence or absence of features" to "quality of living experience". It has become commonplace for residents to check the "atmosphere" and "lifestyle image" of rooms on social media and video sites. As a result, there is a growing demand for practical utility that considers the actual experience, such as the usability beyond visual design and how much it contributes to daily life, rather than superficial information like popular equipment and internet connectivity.

In addition to these diversified and sophisticated resident needs, societal demands, including environmental considerations such as amendments to the Act on the Improvement of Energy Consumption Performance of Buildings (Building Energy Efficiency Act), and the increasing sophistication of quality standards, have significantly

changed the specifications required for apartments. This is also influenced by a growing awareness of sustainability.

Shinoken Group, which has been involved in apartment planning and development since its founding in 1990, views these changes in resident needs and the market environment as new opportunities. Building on the achievements cultivated with existing series as a "Top Runner Standard for Housing*", the Group has comprehensively renewed its specifications to mark its 35th anniversary. The Harmony Terrace FourS series (hereinafter "FourS") will be rolled out to all apartments developed by the Company starting with those completed in July 2025, offering as a new flagship product.



■ Main Features of FourS

With the primary theme of maximizing "asset value" for owners, FourS features specifications that respond to evolving needs. While ensuring compliance with legal revisions is a given, FourS also carefully selects highly practical equipments that meet the discerning eyes of residents. This clearly differentiates the apartments from competing properties and establishes a strong competitive advantage. As a result, it contributes to reducing vacancy risks and supports owners in achieving long-term stable operations and building solid assets. FourS is structured around four perspectives that pursue resident needs and owner peace of mind, embodying Shinoken Group's philosophy of housing development.

■ Concept of FourS

FourS inherits the philosophy of "creating universally loved homes that balance design and functionality," which the Group has pursued since its founding in 1990. Product development was carried out with a particular focus on maximizing the potential of urban and near-station locations through design, including spatial design.

It's not just about convenience, but about creating "homes closely connected to the city" that increase in value in urban life, "three-dimensional spaces adaptable to diverse lifestyles," and "comfortable, peaceful, and secure living environments".

The Harmony Terrace "FourS" is a next-generation apartment series developed with the idea of designing the lives of the residents, not just the building itself.

FourS

System



Support System

- Ongoing Group Support

Space



10Gbps High-Speed Internet (Shinoken Hikari)

- Up to 10x Faster Than Conventional Speeds
- Free for Residents

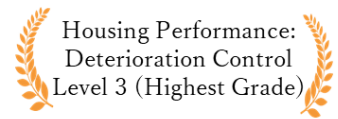
Security



Security Cameras

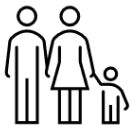
- Crime Prevention
- Deters Problematic Behavior

Sustainability



Deterioration Control Level 3 Compliant

- 3-Generation Durability (75-90 Years)



Large-Capacity Delivery Boxes

- Enhanced Security
- Reduced Redeliveries
- Features Large-Capacity Boxes



UWB Smart Lock

- Hands-Free Unlocking
- High-Precision Distance/Positioning



Energy Saving Standards

- Exceeds Mandatory Standards, Meets Top-Runner Specifications

■ Shinoken Group's Strengths and Future Outlook

Shinoken Group has established an integrated system within the Group that handles everything from land acquisition, planning, design, and construction to leasing, property management, and resident support. This collaboration allows the Group to directly gather feedback from customers looking for rooms, current residents, and real estate agencies. By speedily reflecting this frontline market information into product development, the Group consistently provides apartments that meet ever-changing needs.

Going forward, the Group will continue to swiftly identify market changes and resident needs, further evolve the "FourS" series, expand its lineup, and strive to strengthen product development and support systems that help alleviate owners' future anxieties.

**Top Runner Standard for Housing: A system where Minister of Land, Infrastructure, Transport and Tourism certifies housing suppliers of a certain scale who achieve high energy-saving performance standards and are expected to lead the industry. The Company is a target business operator under this "Top Runner Standard for Housing."*

Shinoken Produce website: <https://www.shinoken.com/>

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