

PRESS RELEASE

May 20, 2025

Haseko Completes Rental Condominium “Bransiesta Meguro Chuocho” Achieving First Wood and Reinforced Concrete Hybrid Structure for the Upper Four Floors of Private Areas

~ Selected for MLIT’s Project for the Promotion of High-Quality Wooden Buildings ~

Tokyo, Japan, May 20, 2025--Haseko Corporation (head office: Minato-ku, Tokyo; president and representative director: Satoshi Kumano) announced that Bransiesta Meguro Chuocho—a rental condominium that features a reinforced concrete structure for first to third floors and a wood and reinforced concrete hybrid structure for the fourth to seventh floors—has been completed in March 2025.

This is Haseko’s first rental condominium achieving a wood and reinforced concrete hybrid structure for the upper four floors of private areas. It emits approximately 570 tons of carbon dioxide (CO₂) less than other buildings of similar scale. More than 30% of the housing units are made of wood, and maisonette-type units have also been adopted in the wooden sections. The wooden sections were designed and constructed by Haseko Group company Hosoda Corporation (head office: Suginami-ku, Tokyo; president and representative director: Koichiro Nomura). To contribute toward reducing environmental burden and improving the quality of the living environment, the full capabilities of the Group were brought together for the completion of this condominium.

In addition, this condominium was selected for the FY2022 3rd Term Project for the Promotion of High-Quality Wooden Buildings, a subsidy program by the Ministry of Land, Infrastructure, Transport and Tourism to support projects utilizing wood construction technologies in their early stages of widespread adoption.

Haseko will continue to promote wooden construction toward achieving carbon neutrality, the Japanese government’s goal of net-zero greenhouse gas emissions by 2050.



Exterior of Bransiesta Meguro Chuocho (photograph taken in March 2025)

■ Further Promotion of Environmental Friendliness Through a Wood and Reinforced Concrete Hybrid Structure for the Upper Four Floors

In the hybrid structure for the fourth to seventh floors, the wooden sections were surrounded using reinforced concrete, allowing all walls of the wooden housing units to be non-load-bearing walls, thereby improving layout freedom and renewability. More than one-third of the condominium's 101 housing units are made of wood. Of the 36 wooden housing units, there are five maisonette-type units. By adopting a hybrid structure for the fourth to seventh floors, the condominium achieved a weight reduction of approximately 23% compared to a fully reinforced concrete structure of the same scale. Furthermore, it can sequester an estimate of approximately 603 tons of CO₂ (equivalent to the amount absorbed by approximately 43,000 Japanese cedar trees in one year) through the use of wood. Through using the patented H-BA Concrete—an environmentally friendly concrete developed in-house by Haseko—for the reinforced concrete sections, these sections can reduce CO₂ emissions by approximately 20% compared to conventional concrete, making it possible to emit 570 tons of CO₂ less than other buildings of similar scale.



Construction site of Bransieta Meguro Chuocho, which uses wood (photograph taken in July 2024)

■ Selected for Project for the Promotion of High-Quality Wooden Buildings

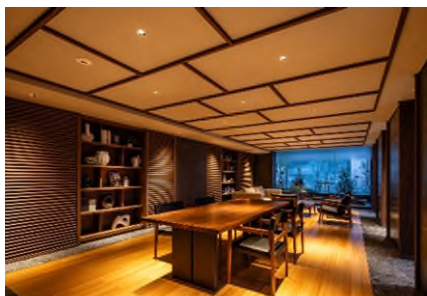
This condominium was selected for the FY2022 3rd Term Project for the Promotion of High-Quality Wooden Buildings, a subsidy program by the Ministry of Land, Infrastructure, Transport and Tourism aimed at promoting the construction of mid- to high-rise large-scale wooden buildings through offering support to projects utilizing wood construction technologies in their early stages of widespread adoption.



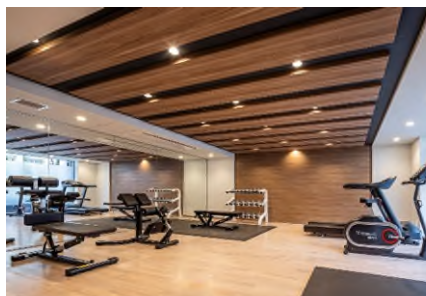
Model diagram of wood and reinforced concrete hybrid structure

■ Full Range of Common Facilities Improving Quality of Life and Adoption of UGOCLO Movable Storage Units

The common area on the first floor has an entrance lounge where residents and visitors can relax. There is also a fitness room for residents, where they can carry out weights training and aerobic exercises, as well as a work lounge with two types of working spaces: cubicles and partitioned. The housing units are offered in a variety of floor plans with living room, dining room, kitchen, and one to three rooms (31.62 to 134.01 m²), and some of the two-room housing units come with UGOCLO Plus movable storage units (two rows) developed in-house by the Haseko Group, catering to diverse lifestyles, including family structures.



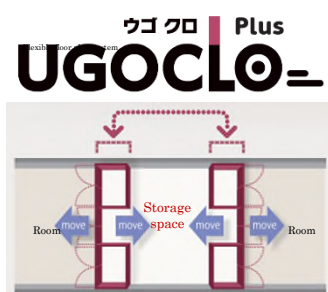
Entrance lounge



Fitness room



Work lounge



Floor plan showing UGOCLO Plus

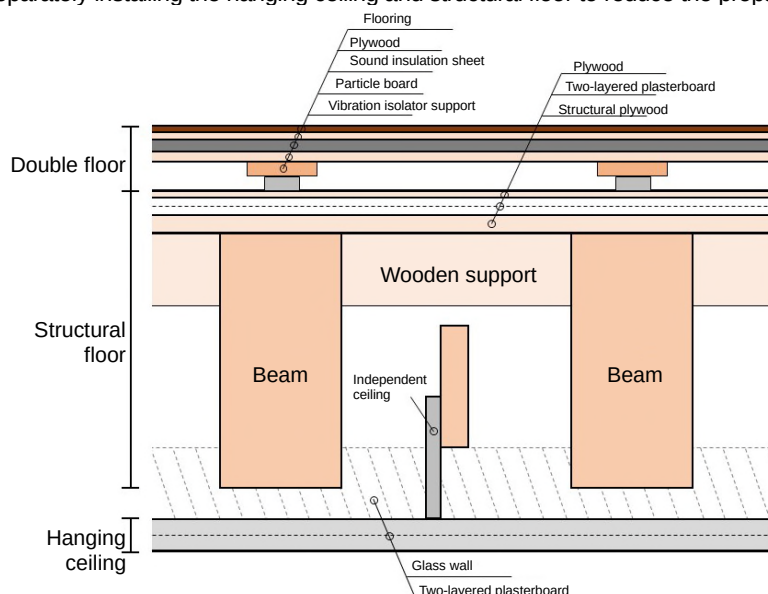


Using UGOCLO

■ Soundproofing and Fire-Resistance Initiatives for Private Areas

A high sound insulation wooden double floor system* (patent submitted) using conventional wooden framework construction was adopted for the private areas. This system enhances the sound insulation performance of wooden structures, which is said to be generally poorer compared to reinforced concrete structures. In addition, it is a structure with one-hour fire resistance achieved through a coating of two-layered fire-resistant plasterboard, a fire-resistant material specified in the notification of the Building Standards Act. This ensures fire-resistance performance as required by the Building Standards Act.

* This is a system that improves the sound insulation of wooden structures by optimizing the weight balance of structural floors and double floors and separately installing the hanging ceiling and structural floor to reduce the propagation of sound vibrations.



Concept of high sound insulation wooden double floor system

■ The Haseko Group's Initiatives to Promote the Use of Wood in Structures

The Haseko Group has been promoting the use of wood in condominiums since 2014. Besides using wood in the communal buildings of condominiums, wood and reinforced concrete hybrid structures have also been achieved for the common areas and top floor of private areas. The Group believes that initiatives to promote the use of wood in structures will contribute greatly to the happiness and health—both physical and mental—of residents, and it will go beyond reducing environmental burden to also seek to improve the quality of living environments.

Going forward, the Haseko Group will continue to actively promote the use of wood in new condominiums and contribute to the realization of a sustainable society through its condominium business.

<Examples of the Haseko Group's Use of Wood in Structures of Condominiums> * The following are links to press releases

- ComRezi Akabane (completed in March 2022; wood and reinforced concrete hybrid structure for common areas)

https://www.haseko.co.jp/comreziakabane/assets/files/comrezi-akabane_pressrelease_20210902.pdf (in Japanese)

https://www.haseko.co.jp/hc/information/upload_files/20211223_1.pdf (in Japanese)

- Bransieta Urayasu (completed in February 2023; wood and reinforced concrete hybrid structure for top floor of private areas)

https://www.haseko.co.jp/hc/information/upload_files/20230227_1.pdf (in Japanese)

■ Overview of Property

Location: 1-591-14 Chuo-cho, Meguro-ku, Tokyo (plot number)

Access: 11-minute walk from Gakugei-daigaku Station on the Tokyu Toyoko Line

Site area: 2,670.12 m²

Total floor area: 7,219.80 m²

Structure and scale: Reinforced concrete structure with partial wood structure (hybrid structure)

Number of floors and units: 7 floors aboveground; 101 units

Completion: March 2025

Project owner: Haseko Corporation

Haseko Anesis Corporation

Design and construction: Haseko Corporation

Website: <https://www.haseko.co.jp/bransieta/meguro-chuocho/> (in Japanese)

