

Further development of real estate and communities

We collaborate with residents and authorities to build peaceful communities for people to live and pass the time, and to help solve local and societal issues. We also conduct large-scale development of train stations, carry out area management, advance neighboring district development, and create bustling townscapes that attract people.

Enhance our marketing and management skills, and conduct urban development that increases the attractiveness of stations and towns, focusing on terminal stations and areas along train lines

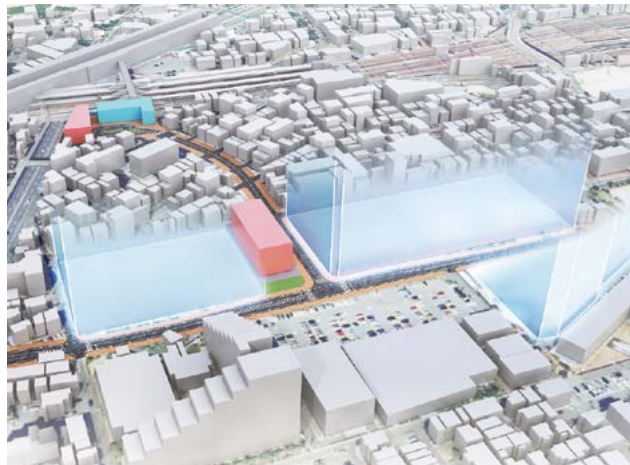
Creating places that build communities

JR-West is working with governments and surrounding businesses and leveraging its strength in public transport networks to develop urban areas along train lines.

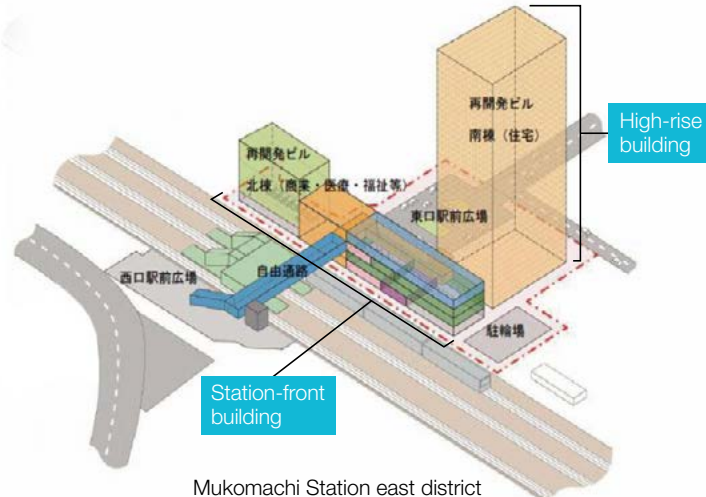
In the Nishi-Akashi Station south district, we are working with the municipality to boost the area's allure by spurring the building of government facilities and the development of more businesses surrounding the station, and leveraging our wide-area railway networks, all towards building a convenient, livable urban setting.

In the Mukomachi Station east district, a comprehensive project is underway to connect the station's east and west sides by walkways and bridges and redevelop the core east of the station, with the goal of attracting a concentration of startups and cutting-edge companies to make the town a place where people want to work.

Rather than just development for its own sake, the goal is development that leads to the creation of communities, through which we are able to help solve issues faced by customers, the region, and society as a whole, such as an aging population and low birthrate, disaster response, and crime prevention.



Nishi-Akashi Station south district



Mukomachi Station east district

Enhancing experience value of city center

- Enhance the overall attractiveness of town centers through area management in collaboration with surrounding businesses and others
- Improve experience value and customer draw by continually updating content (JR Kyoto Isetan, shopping centers, station buildings, etc.)
- Update station-front areas to augment flow of people and improve circulation with the town



Event at Osaka Station City



Event area at JR Kyoto Isetan

Development of major stations



Development of new Osaka Station building (Inogate Osaka)

Scheduled to open in autumn 2024

We are developing a station building that is convenient with its direct access to new ticket gates. It has office floors that accommodate diverse work styles.



Development of new Hiroshima Station building

Scheduled to open in spring 2025

In conjunction with the creation of a vibrant environment with a new station building, we will enhance the allure of the area through a more convenient transportation network that includes streetcars stopping at the JR station ticket gates.



Development of new Sannomiya Station building

Scheduled to open in FY2030

We will develop a new station building to showcase the appeal of Kobe, and improve the hub functionality of the area through the construction of pedestrian walkways and urban development in collaboration with the local government and nearby businesses.

Development of area west of Osaka Station* (JP Tower Osaka)

Scheduled to open in summer 2024

By establishing one of the largest office and retail complexes in western Japan, which includes a theater and a luxury hotel, we will enhance the experience value of the city center.

*Joint venture with Japan Post Co., Ltd. and JTB Corporation



Project benefits, investment

Project benefits

	Total capital expenditures	Estimated EBITDA*
Osaka	100 billion yen	9 billion yen
Hiroshima	60 billion yen	5 billion yen

*EBITDA for entire group in FY2028

Medium-term management plan capital expenditure**

Real estate and city development	210 billion yen
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**Cumulative total from FY2024–FY2026. Includes capital increase.