

December 25, 2025

The Pacifica Building Wins Prestigious TOBY Award

Toda Corporation (Head Office: Chuo-ku, Tokyo; President: Seisuke Otani) is pleased to announce that Toda America, Inc. (Head Office: Irvine, California; President: Hiroki Yanagi), its wholly owned U.S. subsidiary, has been honored with a prestigious industry award for one of its real estate assets. The property, 111 Pacifica in Irvine, California, received the 2025 Outstanding Building of the Year (TOBY) Award from the Building Owners and Managers Association of Orange County (BOMA OC).



(Winner of TOBY Awards)

From left to right: Peggy Sanchez of Roland Sanchez Consulting; Lisa Yoshida, Yong Min Kim, Miguel Arias, Hiroki Yanagi, and Stephen Patterson, all of Toda America, Inc.; and Suzi Mier of BOMA Orange County.

The TOBY Award is the commercial real estate industry's highest recognition and most comprehensive program, honoring excellence in all facets of building operations and management. Buildings are thoroughly evaluated on everything from community involvement, tenant relations, and site management to emergency preparedness, energy conservation, and sustainability practices. The Pacifica, which is professionally owned and managed by Toda America, Inc. won in the "Under 100,000 sq. ft." category.

The Pacifica was commended for its sustained investments in safety, energy conservation, building maintenance, and tenant relations—areas that reflect Toda America, Inc.'s commitment to building modern, sustainable, and people-focused workplaces that elevate the daily experience of every tenant. Since taking over direct management of the property in 2022, the company has focused on fostering a thriving environment where people and businesses can succeed. This achievement is also a

testament to the strong relationships built with tenants, reliable vendors and partners, and the supportive BOMA community, as well as the dedication of Toda America, Inc's hardworking team whose efforts make this success possible.

As Toda America, Inc. continues to expand its presence and capabilities in the U.S. real estate market, this award reinforces the company's commitment to operational excellence, community partnership, and the long-term success of the tenants and communities it serves.



(Panoramic photo)



(TOBY Winner logo)

【Overview】

Building Name	The PACIFICA Building		
Address	111 Pacifica, Irvine, CA 92618		
Structure	Steel structure, 3 floors above ground		
Site Area	123,255sf	Rentable Area	68,465sf
Use	Office	Completion	1989

The Company will optimize its management resources to promote revenue growth and improve capital efficiency, aiming to enhance corporate value while achieving its medium- to long-term target of 10% ROE.

