

March 24, 2023

To Whom It May Concern

DAIBIRU CORPORATION

Commencement of the New Construction Phase under the Plan for Reconstruction of Yaesu Daibiru Building

DAIBIRU CORPORATION (Head Office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) would like to announce that it has commenced the new construction phase under the Yaesu Daibiru Building Reconstruction Plan. A ceremony was held to mark this key moment in the plan, which has been promoted by the Daibiru Group for some time, and is part of the Group's strategy to "maintain and enhance the competitiveness of existing assets" under its medium-term management plan, "Design 100" Project Phase-II.

The plan involves rebuilding the Group's flagship office building in a prime location in the Tokyo metropolitan area, close to Tokyo Station and with a direct connection to the Yaesu Shopping Mall underground. As the Yaesu neighborhood undergoes its own redevelopment, the new building will stand both as a mainstay and as part of the new landscape by way of its dignified design, which hearkens back to the gravitas of the former building, and its accessible greenery. As part of climate change countermeasures, the building will feature measures to reduce its environmental impact and will be equipped with a business continuity plan for when a disaster strikes. As a result, the building is expected to receive an S rank under the CASBEE-Wellness Office (CASBEE-WO) system,^{*1} as well as a Gold rating under LEED.^{*2} In addition, the office portion of the building is expected to acquire the highest rank of 5 stars and ZEB-Oriented certification under the Building-Housing Energy-Efficiency Labeling System (BELS).^{*3}

Completion is scheduled for mid-2025.

Overview

Building name	Yaesu Daibiru Building
Location	1, Kyobashi, Chuo-ku, Tokyo
Access	Three-minute walk from the Yaesu Exit of Tokyo Station via the Yaesu Shopping Mall underground
Site area	1,966 m ²
Gross floor area	Approx. 22,700 m ²
Number of stories	11 floors above ground, 3 floors below ground
Structure	Steel frame construction (partially steel frame reinforced concrete construction, reinforced concrete construction)
Usage	Office and retail
Design and supervision	Nikken Sekkei Ltd.
Construction	Kajima Corporation
Construction period	March 2023–mid-2025 (planned)

^{*1} A certification system launched by the Institute for Building Environment and Energy Conservation (IBEC) that recognizes buildings with specifications, capabilities, and initiatives aimed at helping maintain and improve the health and comfort of users

^{*2} Leadership in Energy and Environmental Design, a U.S. green building rating system that evaluates a building's overall environmental performance

^{*3} A third-party certification system that grants labeling denoting the energy-saving performance of buildings

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■ Location

According to the Yaesu Daibiru Building Reconstruction Plan, the new building will be built on the site of the old Yaesu Daibiru Building, which was closed down in December 2021.

Large-scale developments are taking place one after another in the areas of Yaesu, Nihombashi, and Kyobashi, adding up to a major rebirth of these areas, which serve as the gateway to the international city of Tokyo. Yaesu, once focused on office workers, has been attracting more and more tourists from inside and outside Japan. As a result, the area is expected to become even more lively than before. As part of this plan, the building will be fitted with store sections that run along Yaesu-dori and Yanagi-dori avenues, helping solidify Yaesu's position as a bustling area.

■ Concept

The plan aims to create a flagship building in the Tokyo metro area, preserving the presence of its predecessor.

1) Carry on the legacy of the former building while creating a new Yaesu cityscape

The former Yaesu Daibiru Building was beloved for many years for its delicate and beautiful design, conceived by architect Togo Murano, and its rooftop tree garden, which put it ahead of its time in terms of natural conservation. With familiar delicate shadows dancing across its windows, the new building will carry this legacy forward, with an appearance that inherits the timeless gravitas and dignity of the former building. The building will also contribute to the local environment with its green space on its south side and greenery along the building walls.

2) High-performance safety and security features required of buildings for the coming age

The new building will be equipped to face large-scale disasters and a variety of dangers. These features include base isolation structures installed on the middle floors that will ensure a strong seismic performance, as well as a system that will maintain a seven-day power supply should a disaster occur.

■ Distinguishing Features

1) Building overview

- The reconstruction plan is dedicated to maintaining the legacy of the former building while adding innovation. Therefore, it will be lined with pillars that emphasize verticality and dotted with softly arched windows that project a profound sense of grace. The design of the buildings makes maximal use of the corner lot to create a feeling of spaciousness. The first and second floors facing Yaesu-dori, which serves as an open boulevard, will be lined with continuous arches, giving the shop façade a dignified aura. Combined, these elements amount to an impressive exterior design that will stand out among the large-scale developments of the surrounding area as it meets the eye of those who pass by.
- Floors three to 11 will serve as an office zone, which is the main function of the building, and each floor will have approximately 1,290 m² of pillar-free, well-shaped office space in a highly efficient layout.
- The first and second floor will be a commercial zone, creating a lively atmosphere.
- The building will have a direct connection to the Yaesu Shopping Mall underground via the first basement floor.

2) Business continuity plan

- The building will be equipped with high-performance safety and security features required of buildings for the coming age, including base isolation structures installed on the middle floors that will greatly reduce shaking in the event of an earthquake, ensuring strong seismic performance. It has been verified that the building will be safe against major ground motion and inland earthquakes of 1.5 times the magnitude required by the Building Standard Law. This is equivalent to the “advanced seismic isolation” grade of seismic performance determined by the Japan Structural Consultants Association (JSCA).
- In the event of a disaster, the building's business continuity plan (BCP) will include a long-term power supply with emergency generators capable of operating for seven days, powering 300lx emergency lighting in offices and providing a standard electrical supply to outlets (20VA/m²), as well as a 10-day water supply, and a stockpile warehouse.
- As countermeasures against flood damage, the electrical room will be installed on the top floor, and a tide barrier will be installed to prevent water from entering.
- Emergency drainage tanks will be installed so that toilets can still be used even if the water supply and sewage are cut off. This and other measures embedded in the BCP will ensure that the proper preparations are in place should a disaster occur.

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3) Environmental performance

- Several measures have been taken to reduce the environmental impact of the building. In addition to installing solar power generation equipment, the building will also feature highly efficient heat sources, a large temperature differential supply system, a natural ventilation system, cooling using air from outside the building, and low-emissivity(Low-E) multi-paned glass.
- The building also contributes to tenants' energy conservation efforts with image sensor-based lighting and air conditioning controls as well as a system that provides tenants with energy usage information.
- The building is expected to receive a Gold rating under LEED. In addition, the office portion of the building is expected to acquire the highest rank of 5 stars and ZEB-Oriented certification under the Building-Housing Energy-Efficiency Labeling System (BELS).
- Emissions-free electricity^{*4} will be introduced in the building as part of decarbonization efforts.

4) Wellness improvement

- Tenants will be able to use their smartphones to activate or deactivate lighting and air conditioning and select air conditioning modes. This will help tenants maintain and improve their health and comfort.
- Some common areas are equipped with eco-circadian lighting that mimics the color temperature and illuminance of natural lighting.
- Preliminary piping will be installed so that a water supply and drainage system can be freely installed in the tenant sections.
- The building is expected to receive an S rank under the CASBEE-WO system, launched by IBEC.

■ Building Name

The name of the new building will be the Yaesu Daibiru Building, carrying forward the name of its predecessor.

In addition to the dignified exterior design, the building plan inherits the legacy of the old building, which includes consideration for the environment and the concept of wellness.

The name of the old building has been passed down as a way to hand over the trust and attachment attained by the old building to the new building, which represents the next generation. Therefore, charged with the affection of that which came before, it will go forward as the Yaesu Daibiru Building.

■ Applicable SDGs



^{*4} Electricity substantially derived from renewable energy sources with net-zero CO₂ emissions as proven through non-fossil fuel energy certificates

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■ Perspective View of the Completed Building



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■ Location Map



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