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The Dai-ichi Life Insurance Company, Limited  
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Shimizu & Co., Ltd.  
Kyobashi Sanhome Special Purpose Corporation  
J and S Insurance Service Co., Ltd.  
Tokyo Tatemono Co., Ltd.

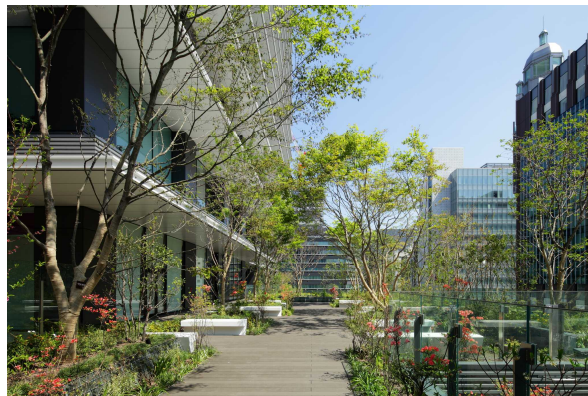
New Environmentally-friendly Large Scale Building Complex with Largest Class of Standard Floor Area in the Tokyo Station Vicinity

## Notice of Completion of TOKYO SQUARE GARDEN

Six development project operators (\*) and Tokyo Tatemono Co., Ltd., which has been entrusted with project development tasks, are pleased to announce that on March 27, 2013, they completed construction of the Tokyo Square Garden large-scale building complex, whose development had been underway at the Kyobashi 3-chome 1 & 2 site in Chuo Ward, Tokyo.

The building features excellent safety and environmental performance to support the business continuity of tenant businesses, boasts the largest class of standard floor area in the Tokyo Station vicinity to accommodate a wide range of needs, and as a new landmark in the cosmopolitan city of Tokyo, has been established in parallel with bilingual child-rearing support facilities, healthcare facilities equipped to accept foreign patients, conventional halls and a commercial zone comprising thirty shops.

Note that the commercial zone, Tokyo Square Garden Shops & Restaurants, is scheduled to open on Thursday, April 18, 2013 (with the exception of some shops).



\* Kyobashi Development Special Purpose Company, The Dai-ichi Life Insurance Company, Limited, Katakura Industries Co., Ltd., Shimizu & Co., Ltd., Kyobashi Sanhome Special Purpose Corporation, J and S Insurance Service Co., Ltd.

## 1. Naming Concept

The building name is prefixed with “Tokyo” to clearly express the characteristics of the site in front of Tokyo Station. “Square” was adopted on account of the rectangular shape of the site and the distinctive look of the exterior, whose peaked individual floors are evocative of squares stacked atop one another. This was combined with “Garden” to express the rich greenery that surrounds the lower floors.

## 2. Project Outline

Planning Zone	3-1-1 Kyobashi, Chuo-ku, Tokyo (Residence Indication)
Intended Uses	Offices, shops, exchange facilities, healthcare facilities, child-rearing support facilities, parking lot, etc.
Site Area	Approx. 8,130 m <sup>2</sup>
Floor-Area Ratio	1,290%
Total Floor Area	Approx. 117,000 m <sup>2</sup>
Number of Floors	Twenty-four above ground floors, four basement levels
Project Management	Tokyo Tatemono Co., Ltd.
Start of Construction	End of September, 2010
Completion of Construction	March 27, 2013

## 3. Main Features of Tokyo Square Garden

### (1) Bringing Together Cutting-Edge Large-Scale Offices and Diverse Urban Functions

- Designed for uses such as headquarters for major firms, the office floors (floors seven through twenty-four) offer standard floors with an exclusive area of approximately 3,465 m<sup>2</sup> (about 1,048 tsubo), among the largest in the area around Tokyo Station
- A basement level and three above ground floors host commercial facilities with a diverse range of urban functions such as healthcare facilities, child-rearing support facilities and a convention hall located on floors three through five, providing multi-faceted support to both business users and the general public

### (2) Multifaceted Environmental Initiatives to Prepare for the Next Generation

- As a new eco-friendly building, cutting-edge technologies are employed to reduce CO<sub>2</sub> emissions, including solar power generation and high-efficiency heat source equipment. Large eaves on the building exterior to block sunlight have also been installed, earning the building the equivalent of CASBEE (2010 edition) rank S.
- Office spaces featuring abundant greenery have been created on the lower floors, including Kyobashi-no-Oka, a multi-level greening space spanning more than 3,000 m<sup>2</sup>. As well as providing building users and visitors with places of rest, these areas form urban cool spots that help tackle the heat island effect.
- On the sixth floor of the building, the Kyobashi Environment Station, which works to reduce CO<sub>2</sub> emissions in the surrounding area has been installed, representing an effort to improve the environment beyond the confines of the building itself and contribute to the promotion of an energy-efficient town.
- In recognition of various environmental initiatives, the building was selected as a 2010 (Inaugural) Home and Building Pioneering Low-CO<sub>2</sub> Project in an initiative run by the Ministry of Land, Infrastructure, Transport and Tourism. In particular, the area energy management conducted by the Kyobashi Environment Station was highly regarded as an innovative endeavor.

### (3) Improving Urban Infrastructure Facilities and the Central Area in Front of Kyobashi Station through City Block Consolidation

- By integrating two city blocks through city block consolidation, open spaces such as through-passageways and walkway-shaped open areas were improved, creating bustling pedestrian spaces.

- As well as promoting barrier-free upgrades to the Kyobashi Subway Station, a subway station-front plaza directly connected to Kyobashi Station was set up on the basement level of the project, presenting the richness and bustle of green spaces and commercial facilities.
- In recognition of the public nature of the project, including improvements to these public facilities, the project was certified as a Private City Reconstruction Project Plan by the Ministry of Land, Infrastructure, Transport and Tourism.

#### **4. Features of the Commercial Zone**

Tokyo Square Garden Shops & Restaurants is spread across the basement level and first three above ground floors. The layout, enclosed by the Kyobashi-no-Oka installation, a comfortable station-front plaza, on-premise walkways and extensive boulevard trees, offers the distinctive opportunity to enjoy greenery, a rarity for the area, and offers a new meeting spot in the Kyobashi area, where large-scale development is still underway.

The lineup of thirty shops in all includes Tokyo's largest flagship store of outdoor brand MontBell, which takes up a large lot facing Chuo-dori Avenue. There are also cafes and restaurants of refined taste with terrace seating, including well-established local stores and popular stores originating from various places in the Tokyo area, bringing together a selection of some twenty-five eating and drinking establishments catering to exacting tastes in new business formats not available anywhere else. This makes for a rich variety suitable for a host of settings, whether business or pleasure.

#### **5. Outline of Child-rearing Support Facilities, Healthcare Facilities and Convention Hall**

##### **(1) Child-rearing Support Facility** (Third Floor, approx. 200 m<sup>2</sup>)

- Operator: Alpha Corporation Inc.
- Facility Name: Kid's Square Tokyo Square Garden
- Outline of Services: Bilingual monthly childcare (for infants 57 days and older up to pre-school-aged children), temporary child-minding service (for infants 57 days and older up to elementary school-aged children), hand-made lunch service focused on safe food ingredients, live cameras, etc.

##### **(2) Healthcare Facility** (Fourth Floor, approx. 1,000 m<sup>2</sup>)

- Operator: Medical Corporation Tesshokai
- Facility Name: Kameda Kyobashi Clinic (provisional name)
- Opening: July 16, 2013 (outpatient unit scheduled to open August 1)
- Planned Departments: Internal medicine, gynecology, breast center, medical oncology, other specialist outpatient departments, medical checkups
- Outline of Services: This marks the first expansion into Tokyo for Kameda General Hospital, based in Kamogawa City, Chiba Prefecture. In addition to specialist outpatient care provided by department head-level doctors from the hospital, the clinic plans to offer medical checkup services with a focus on full-day examinations. The clinic is also equipped to accept foreign patients.

##### **(3) Convention Hall** (Fifth Floor, approx. 2,300 m<sup>2</sup>)

- Operator: Convention Linkage, Inc.
- Facility Name: Tokyo Convention Hall
- Outline of Services: Multi-purpose hall with 2,300 m<sup>2</sup> on a single floor. Available for a wide range of events including academic conferences, general shareholders' meetings, lectures, new product announcements, exhibitions, parties and so on.