

March 12, 2018

For Immediate Release

Tokyo Tatemono Co., Ltd.

New Landmark in Nishijin Area
Kyushu's First Anti-Seismic Tower Residence Directly Connected to a Subway Station
Construction of “Brillia Tower Nishijin” Starts
Commercial Facility to Open in Fall 2019

Tokyo Tatemono Co., Ltd. hereby announces it has decided to name the high-rise condominium in the “Nishijin Reborn Project” (a complex development at the former site of Nishijin Ellemall Praliva in Sawara-ku, Fukuoka-shi, Fukuoka to reduce floors of the existing commercial facility and additionally construct a high-rise condominium) “Brillia Tower Nishijin,” and has started construction. In addition, it was decided the commercial facility in the planned site of the project will open in fall 2019 (planned).

Brillia Tower Nishijin will be Kyushu's first anti-seismic tower condominium directly connected to a subway station that will be newly constructed at the former site of Nishijin Ellemall Praliva. Since residences on the eighth floor and up are directly approachable from the Nishijin Station concourse on the second basement floor with the elevator via the entrance hall on the seventh floor, umbrella-free access to Tenjin, Hakata stations and Haneda Airport and central Tokyo via Fukuoka-kuko (Airport) Station is possible. Furthermore, the elevator also serves as the door to/from the ground floor, contributing to further development of a barrier-free flow of people and enhancement of the community's convenience.

The building will feature a mid-story anti-seismic structure with a quake-absorption system installed between the indoor self-park parking lot for residents on the floors from the second to the sixth and the residential floors above. With the vibration control structure up to the sixth floor, the system reduces tremors at times of earthquakes to increase safety of the entire building. On the top floor (38th floor; around 126 m from the ground) are common-use spaces such as a view lounge and a guest room where only residents can enjoy the view overlooking Momochi beach, the Sea of Genkai and Ohori Park. (Reference: Fukuoka Tower Observation Deck at around 123 m from the ground). A guest salon is scheduled to open in summer 2018 and sale is scheduled to start in fall 2018.

The commercial facility (name to be determined) on the planned site of the project is scheduled to open in fall 2019. By expanding flow of people from the Nishijin Station concourse on the second basement floor to the ground level through the commercial facility and attracting a food supermarket on the second basement floor and other food-related, daily-living-related tenants, the facility will improve convenience for those using Nishijin Station while newly creating a rooftop open space to provide a place of relaxation in the area.



▲ CG architectural rendering of the building exterior



▲CG architectural rendering of the building exterior

【Plan Overview (Residential building)】

Name	: Brillia Tower Nishijin
Address	: 4-113 Nishijin, Sawara-ku, Fukuoka-shi, Fukuoka
Transportation access	: One-minute walk from Nishijin Station on Fukuoka City Subway line (directly connected to the station)
Use	: Apartment, shop, parking
Site area	: Approx. 4,200 m ²
Total floor space	: Approx. 42,140 m ²
Scale	: Reinforced concrete structure/partially steel construction, B2F/40F
Max. height	: Approx. 137 m
Total number of condos	: 306 units *Including 20 units for project collaborators (planned)
Number of parking spaces	: 165 (planned)
Floor plan	: 1LDK~4LDK 1 – 4 bedroom (w/living room, dining, and kitchen)

*The above is subject to change as a result of consultation, etc. in the future.

【Sales/event schedule】

Summer	2018	: Opening of a guest salon (appointment only)
Fall	2018	: Sale Phase 1 scheduled to be launched
End of March	2021	: Move-in scheduled to start

【Map】



【“Brillia,” Tokyo Tatemono’s condominium brand】

“Brillia” is Tokyo Tatemono’s condominium brand created under the concept of “refinement” and “comfort.”

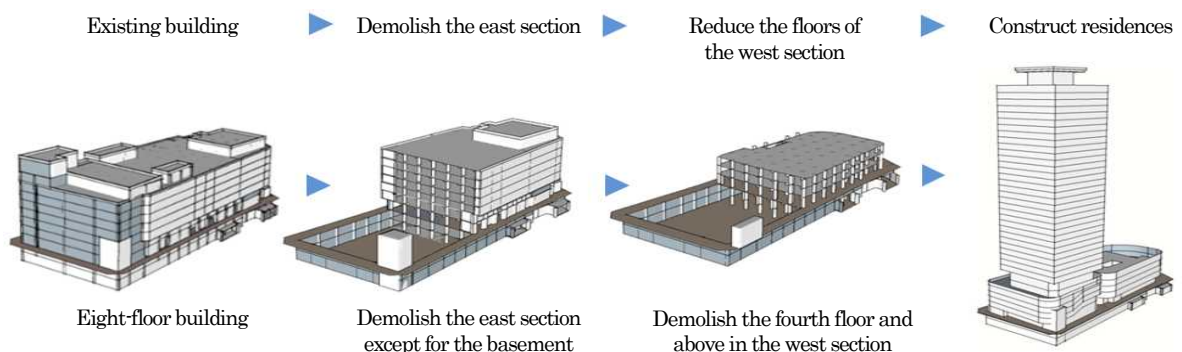
Among them, “Brillia Tower” is a series of skyscraper condominiums supplied primarily in central Tokyo, such as “Brillia Towers Meguro,” “Brillia THE TOWER TOKYO YAESU AVENUE” and “Brillia Tower Yoyogi Park CLASSY,” and Brillia Nishijin will be the first of the series in Fukuoka Prefecture.



Brand logo of “Brillia”

【Overview of reduction of floors and construction of an extension】

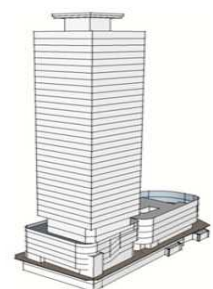
This project takes place at the former site of Nishijin Ellemall Praliva, which closed in July 2015 due to the aging of the existing building and aims to open a commercial facility that contributes to revitalization of the community while maintaining passages/stairs from Nishijin Station on the Fukuoka City Subway to the ground level, which exist in the planned site as important routes of everyday life for local people. In order to realize such an aim, the project incorporates a method which reduces/renovates the existing eight-floor commercial facility (approx. 29,400 m²) to a four-floor commercial facility (approx. 10,000 m²) and then constructs a new high-rise condominium within the same premises.



Eight-floor building

Demolish the east section except for the basement

Demolish the fourth floor and above in the west section



【Plan overview (Overall)】

Name	: Nishijin Reborn Project
Address	: 4-113 Nishijin, Sawara-ku, Fukuoka-shi, Fukuoka
Transportation access	: One-minute walk from Nishijin Station on Fukuoka City Subway line (directory connected to the station)
Use	: Shop, apartment, parking
Site area	: Approx. 4,200 m ²
Total floor space	: Approx. 50,789 m ²
Scale	: Reinforced concrete structure/steel-framed reinforced concrete structure /partially steel construction, B2F/40F
Max. height	: Approx. 137 m
Retail	: 4 floors above ground and two below, Number of shops: To be determined
Total number of condos	: 306 units *Including 20 units for project collaborators (plan)
Number of parking spaces	: 221 (plan)

*The above is subject to change as a result of consultation, etc. in the future.

【Schedule (Overall)】

▪ Background

Jun.,	1981	: Completion of the existing building
Feb.,	2003	: Tokyo Tatemono acquires equity interest from Iwataya Co., Ltd.
Apr.,	2003	: Opening of Nishijin Ellemall Praliva
	2011	: Start of discussion of reconstruction of the existing building due to its age
Sep.,	2014	: Resolution on promotion of reconstruction
Jul.,	2015	: Closure of Nishijin Ellemall Praliva
Aug.,	2015	: Resolution on reconstruction
Oct.,	2016	: Start of demolition of the existing building
Jan.,	2018	: Start of renovation of commercial building
Mar.,	2018	: Start of construction of residential building

▪ Future schedule

Fall	2019	: Opening of part of the commercial building
Mar.,	2021	: Opening of the entire commercial building/completion of the residential building