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For Immediate Release

Tokyo Tatemono Co., Ltd.

Development of large bus terminal and exchange facilities Overview of urban redevelopment project plans for Yaesu 1-chome east area in front of Tokyo Station

Tokyo Tatemono Co., Ltd. hereby announces it has begun urban planning procedures for the urban redevelopment project for Yaesu 1-chome east area in front of Tokyo Station. Tokyo Tatemono is a member of the project's organizing committee. Thus far the company, along with other property rights holders, has been studying the logistics and feasibility of the project. This is a designated project that is part of the government's National Strategic Special Zones (NSSZs) initiative. As such, the project must undergo deliberation by the Tokyo City Planning Council, receive the consent of the NSSZ committee, and then be certified by the prime minister.

The redevelopment project is scheduled to take place in front of Tokyo Station, which is a major terminal station that connects to international airports and regional cities, offering a high level of transportation convenience. Since the Edo period, the area has been a thriving center of culture and commerce. It is also a hub for commercial functions, tradition, and culture, in part given its close proximity to Nihonbashi and Ginza. The project naturally aims to further enhance the area's transportation functions, including the development of a large bus terminal and a pedestrian network to accommodate a high level of foot traffic. Another focus of the development is to strengthen international exchange and international business center functions. The project aims to contribute to urban revitalization through the improvement of disaster prevention functions and business continuity plan functions for the local infrastructure.

This redevelopment not only aims to redesign the Yaesu area into a gateway by land to the international metropolis of Tokyo but it also looks to bring further prosperity to and enhance the international competitiveness of Tokyo overall.



Image of the exterior



Lower floors along Yaesu-dori and Yaesu-naka dori



Lower floors along Sakura-dori and Yaesu-naka dori

[Project policies and main features]

1. Strengthen transportation functions in front of Tokyo Station

(1) Construct a large bus terminal that connects Tokyo with international airports and regional cities

- Establish a bus terminal for the arrival and departure of express buses that connect with the international airports and other major cities in Japan
- Concentrate bus stops at the bus terminal to improve the environment for pedestrians and for more convenient connections
- Create rest areas, including lounges, to handle traffic flow for the two Tokyo airports which operate 24 hours, and improve convenience by offering multilingual services

(2) Develop a pedestrian network above and below ground that connects Tokyo Station with the surrounding area

- Expand areas for pedestrians by widening walkways and eliminating existing entrances and exits to underground areas
- Reduce illegal parking by building a public parking lot for vehicles

2. Introduce urban functions to boost international competitiveness

(1) Build facilities for exchanges working with the life science businesses in Nihonbashi

- Conference hall facilities for events such as international conferences, scientific/academic conferences, and seminars
- Utilization for exhibitions, PR, and sharing knowledge and offering hands-on experiences for advanced technologies
- Providing information on life sciences

(2) Construct primary care medical facilities that cooperate with advanced medical facilities

- Provide various medical services, including primary care for non-Japanese patients and preventive medicine
- Invite university hospitals to set up satellite facilities that are Joint Commission International (JCI) accredited

(3) Improve appeal and activity in the area via area management

- Aim to improve the appeal of the area and activity in the area by hosting ongoing measures, including events and disaster prevention activities

3. Strengthen disaster prevention functions and reduce environmental impact

(1) Strengthen support functions for times of disaster by forging local alliances

- Create spaces for people who cannot make it home to rest and warehouses holding reserves
- Enhance business continuity functions by introducing cogeneration systems (CGS) and emergency power systems

(2) Reduce environmental impact due to construction of energy networks

- Aim to reduce environmental impact by introducing CGS and building a local cooling/heating facilities

[Summary of redevelopment plans]

Developer	Organizing committee for the urban redevelopment project for Yaesu 1-chome east area in front of Tokyo Station		
Address	1-chome, 6, 7, (portion of) 8, and 9, Yaesu, Chuo-ku, Tokyo		
Specifications	Total	District A	District B
Planned floor-area ratio	1,670%	900%	1,760%
Total site area	about 11,900 m ²	about 1,300 m ²	about 10,600 m ²
Total floor space	about 240,000 m ²	about 12,000 m ²	about 228,000 m ²
Main uses	—	Business offices, stores, etc.	Business offices, stores, bus terminal, conference halls, medical facilities, parking lot, etc.
Floors/total building height	—	11 floors above ground, 3 below / about 45 m	54 floors above ground, 4 below / about 250 m
Construction start date (tentative)	October 2020		
Construction completion date (tentative)	March 2024		

*The content in the table above is subject to change depending future discussions