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For Immediate Release

Tokyo Tatemono Co., Ltd.

Establishment of District B Urban Redevelopment Committee for Type-1 Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station

**Aiming for Urban Development Connecting the History and Tradition of Yaesu to the Future
Together with Property Rights Holders and Members of the Local Community**

Tokyo Tatemono Co., Ltd. has promoted urban planning procedures for the type-1 urban redevelopment project for the Yaesu 1-chome East Area in front of Tokyo Station as a member of the project's organizing committee together with property rights holders and members of the local community. Tokyo Tatemono hereby announces that approval for the establishment of a committee for District B was granted by the governor of Tokyo and that the urban redevelopment committee has been established following a general committee meeting.

As a designated project that is part of the government's National Strategic Special Zones (NSSZs) initiative, the project has undergone deliberation by the Tokyo City Planning Council, received the consent of the NSSZ committee and has been certified by the prime minister. The urban redevelopment organizing committee was established in June 2008 following various study meetings and conferences, and preparation for the establishment of a redevelopment committee began after the determination of the city plan on September 15. Tokyo Tatemono is participating in the project as a property rights holder and a project collaborator for District B. It is also cooperating in the project as a participating committee member and specified business agent. Tokyo Tatemono will continue to promote the project together with the committee.

Through this project Tokyo Tatemono will also endeavor to realize urban development that is worthy for the area in front of Tokyo Station, connecting Yaesu's history and tradition with the future and creating a bustling environment, as a member of the committee and together with other property rights holders.



Image of the exterior



Lower floors along Yaesu-naka dori and Sakura dori

[Characteristics of the location]

The redevelopment project is scheduled to take place in front of Tokyo Station, a major terminal station that connects to international airports and regional cities and offers a high level of transportation convenience given its proximity to subway stations that include Nihonbashi and Kyobashi.

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 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.

Together with property rights holders, Tokyo Tatemono will advance this redevelopment which not only aims to redesign the Yaesu area into a land gateway to the international metropolis of Tokyo, but also seeks to bring further prosperity to the city and to enhance its overall international competitiveness.

[Project policies and main features]

1. Strengthen transportation functions in front of Tokyo Station

- Establish a large-scale bus terminal that connects with international airports and regional cities in Japan and develop a pedestrian network above and below ground that connects Tokyo Station with the surrounding area.
- Establish a bus terminal for the arrival and departure of high-speed buses heading directly to international airports such as Haneda and Narita and connecting major cities.
- 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.
- Improve the situation of illegal bicycle parking by establishing public bicycle parking lots as well as widening sidewalks.
- Enhance pedestrian space through the removal of existing entrances and exits to underground areas.

2. Introduce urban functions to boost international competitiveness and create a bustling local community

- Build facilities for exchange, working with the life science businesses in Nihonbashi, construct primary care medical facilities that cooperate with advanced medical facilities and develop a bustling local community through area management.
- Conference facilities for events such as international conferences, scientific/academic conferences, and seminars; exhibitions and PR.

- Establish a theater for plays, concerts, etc.
- Space for sharing and experiencing knowledge on latest technologies, dispatch of information on life science, etc.
- 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.
- Aim to improve the appeal and vitality of the urban area through continued efforts on activities for festivals and events concerning history and tradition as well as disaster prevention activities and such, generating a bustling local community and urban environment.

3. Strengthen disaster prevention functions and reduce environmental impact

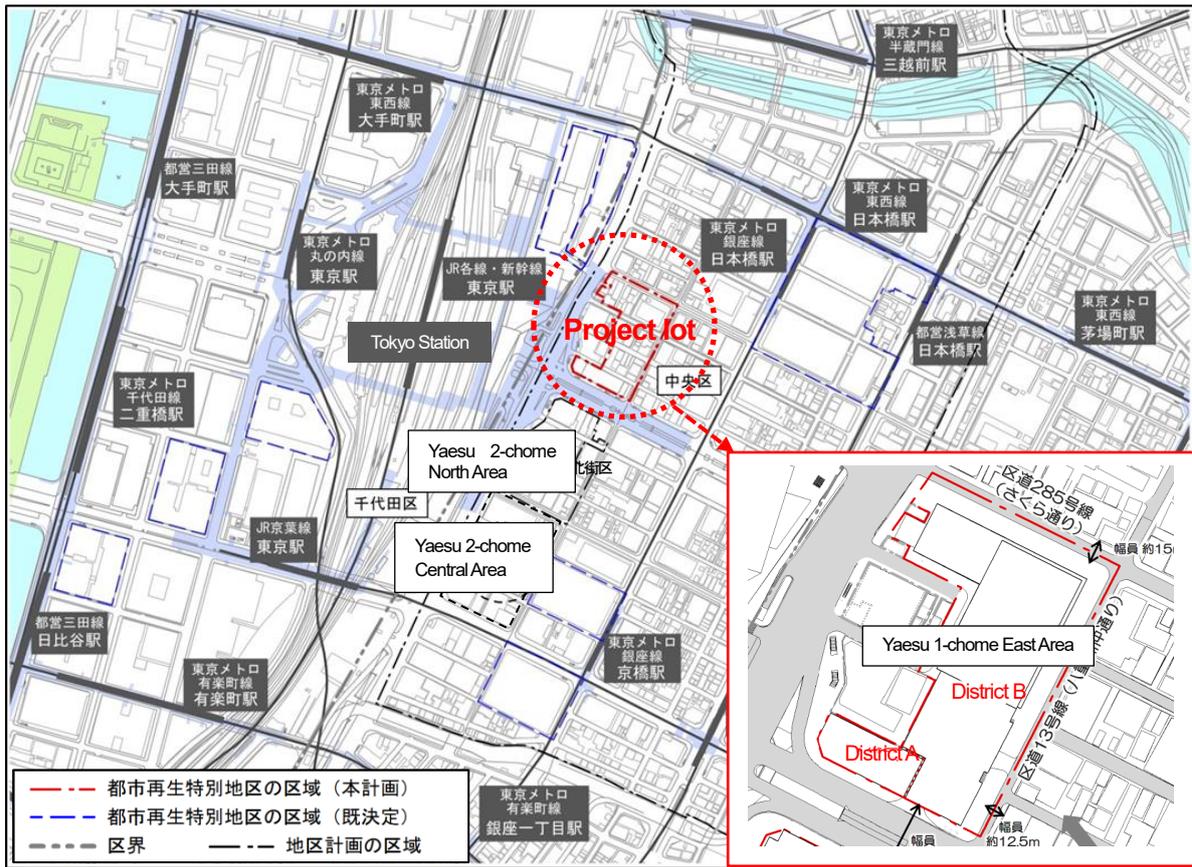
- Create spaces for people who cannot make it home to rest and warehouses holding reserves.
- Enhance business continuity functions by introducing cogeneration systems (CGS) and emergency power systems.
- Reduce environmental impact by introducing CGS and building local cooling/heating facilities.

[Summary of redevelopment plans]

Developer	Organizing Committee for Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station
Address	1-chome, (portion of) 6, 7, 8, and 9, Yaesu, Chuo-ku, Tokyo
Zoning district	Commercial district, fire preventive district, Nihonbashi/Tokyo Station-front district plan
Designated floor-area ratio	900%, 800% (Weighted average: Approx. 860%)
Standard building coverage ratio	80% (100% for fireproof building in fire preventive district)
Area of urban revitalization special district	Approx. 1.4 ha (East area, overall)
Planned floor-area ratio	1,760%
Limit of building height	GL + 250 meters
Total site area	Approx. 10,600 m ²
Total floor space	Approx. 229,800 m ²
Main uses	Business offices, stores, bus terminal, conference halls, medical facilities, parking lot, etc.
Floors/total building height	50 floors above ground, 4 floors below ground / approx. 250 meters
Construction start date	2021
Construction completion date	2025

*The content in the table above is subject to change based on future discussion.

[Locality map]



[History of the project and future schedule]

May 2007	Yaesu 1-Chome Area Local Revitalization Research Council (hosted by local related parties)
June 2008	Establishment of the Organizing Committee for Urban Redevelopment Project for Yaesu 1-Chome East Area in Front of Tokyo Station
September 2015	Determination of city plan
January 2019	Approval for establishment of District B committee
2020	Approval for exchange of rights for District B (planned)
2021	Start of construction of District B facilities (planned)
2025	Building completion (planned)