

May 16, 2017

Press Release

Tokyo Gas Co., Ltd.
Mitsui Fudosan Co., Ltd.
Mitsubishi Estate Co., Ltd.

TGMM Shibaura Project (tentative name) msb Tamachi (musubu Tamachi) Announced as District Name

Tokyo, Japan, May 16, 2017— Tokyo Gas Co., Ltd. Mitsui Fudosan Co., Ltd. and Mitsubishi Estate Co., Ltd. announced today that they have decided on msb Tamachi (musubu Tamachi. “musubu” means “connecting”) for the district name of the joint TGMM Shibaura Project (tentative name; hereafter, “the project”) being developed in the Shibaura area at the east exit of JR Tamachi Station.

The area at the east exit of JR Tamachi Station was historically a commercial district and is expected to see further development going forward due to the construction of tower condominiums and station-area redevelopment projects in recent years. The district name msb Tamachi reflects a desire for the project, which is aimed at the creation of a mixed-use urban district near the station, to play the role of organically connecting people, things and ideas—work time and leisure time, tradition and innovation, Mita and Shibaura—and to enhance the district’s communicative capacity.

With the advanced environment and energy technologies of Tokyo Gas and the real estate development expertise cultivated in the Nihonbashi and Marunouchi areas respectively by Mitsui Fudosan and Mitsubishi Estate, the project will promote creating a neighborhood that is a progressive and appealing mixed-use urban district and which will fulfill the commitment expressed in the msb Tamachi name.

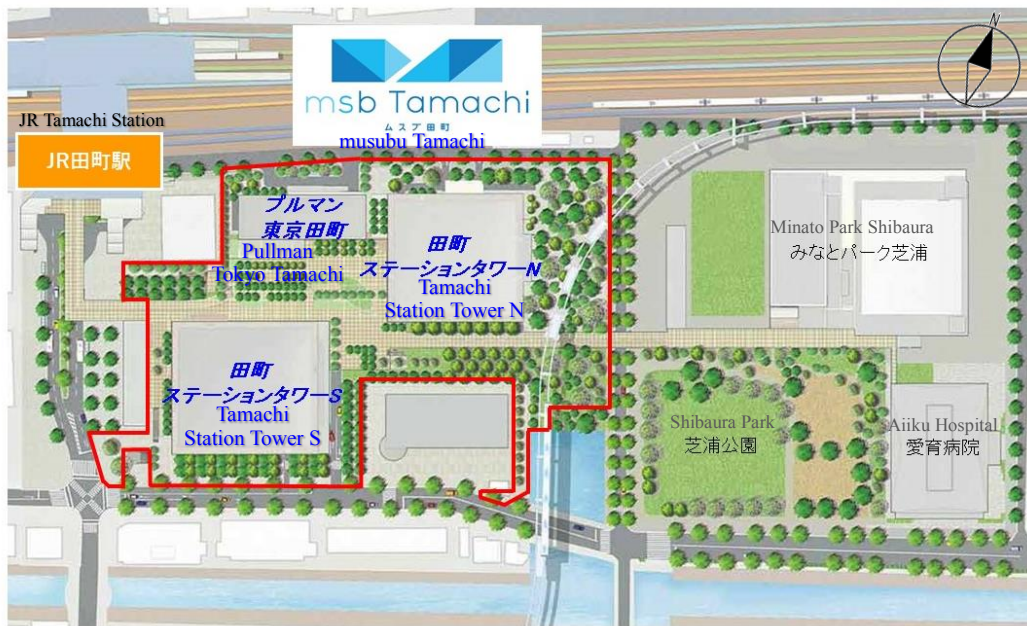
[District Name Logo]



[Initiatives for “Connecting”]

- Creating a neighborhood around a mixed-use urban district made up of offices, retail facilities, hotels and plazas
*The district is now scheduled to have Japan’s first Pullman hotel, the upscale brand of France’s AccorHotels, a global hotel chain (announced on the same date as this press release))
- Pedestrian deck connecting JR Tamachi Station, the project and the public district (Minato Park Shibaura, Aiiku Hospital, Shibaura Park)
- Optimization of energy supply-and-demand for the overall Tamachi Station east exit Kita district through smart energy network coordination between the project and the public district

[Map]



[Perspective drawing of the area]



Perspective drawing of the exterior



Perspective drawing of the roof deck seen from JR Tamachi Station

[Overview of msb Tamachi (musubu Tamachi)]

Project site	1-20, Tokyo Minato City Shibaura 3-chome and others		
Access	1-minute walk from JR Tamachi Station (direct access from station), 3-minute walk from Mita Station on the Toei Mita and Toei Asakusa subway lines		
Building Name	msb Tamachi Tamachi Station Tower North (including the Smart Energy Center)	msb Tamachi Tamachi Station Tower South	Pullman Tokyo Tamachi
Developer	Tokyo Gas Co., Ltd.	Mitsui Fudosan Co., Ltd., Mitsubishi Estate Co., Ltd. * AccorHotels will operate Pullman Tokyo Tamachi	
Site area	Approx. 147,570 ft ² (approx. 13,710 m ²)	Approx. 125,510 ft ² (approx. 11,660 m ²)	
Floor space	Approx. 1,644,730 ft ² (approx. 152,800 m ²)	Approx. 1,488,650 ft ² (approx. 138,300 m ²)	Approx. 118,400 ft ² (approx. 11,000 m ²)
Scale	36 above ground and 2 below	31 above ground and 2 below	9 above ground and 2 below
Height	Approx. 180 m	Approx. 170 m	Approx. 50 m
Purpose	Offices (4F to 35F) Stores (1F to 2F) District heating/cooling facility (B2) Parking (B1)	Offices (6F to 31F) (Office entrance on the 3rd floor) Stores (1F to 4F) Parking (B1)	Hotel (B2-9F)
Design supervision	Mitsubishi Jisho Sekkei, Inc. and Nikken Inc.		
Exterior design	KPF (Kohn Pedersen Fox Associates)		
Contractor	Undecided (SHIMIZU CORPORATION will build the Smart Energy Center)	Taisei Corporation	
Schedule	Construction start: summer 2017 (planned) Construction completion: spring 2020 (planned) * Work started on the Smart Energy Center alone in October 2015 and is planned for completion in spring 2018	Construction start October 2015 Construction completion: May 2018 (planned) Pullman Tokyo Tamachi opening: Fall 2018 (planned)	

[Area Map]

