

December 7, 2021

For immediate release

Mitsui Fudosan Co., Ltd.

Nomura Real Estate Development Co., Ltd.

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First Nihonbashi Riverside Redevelopment Project; Birth of a New Landmark,  
One of the Tallest and Largest Mixed-Used Developments in the Nihonbashi Area

## Start of Construction on the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project

Creating an Urban Development Project for the Next Generation, Including the Acquisition of  
ZEB/ZEH Certification and DBJ Green Building Certification.

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### Key Points of this Press Release

- (1) Start of construction on the Nihonbashi 1-chome Central District Category 1 Urban Redevelopment Project, the first redevelopment project along the Nihonbashi river. Creating an urban oasis under the open sky along the Nihonbashi river where tradition and innovation coexist in harmony.**
- (2) Access to Haneda Airport in 30 minutes\*<sup>1</sup>. This project will be one of the tallest and largest mixed-use developments in the Nihonbashi area, comprising six uses suitable for an international financial hub where people, goods and information are concentrated and synergies are generated.**
- (3) ZEB certification, ZEH certification\*<sup>2</sup> and DBJ Green Building certification are scheduled to be obtained as a decarbonation initiative. Safe and secure urban development for the next generation with infection control measures and high BCP performances for the post-COVID-19 era.**

Tokyo, Japan, December 7, 2021 – Mitsui Fudosan Co., Ltd., (Chuo-ku, Tokyo; President: Masanobu Komoda, “Mitsui Fudosan”) a leading global real estate company headquartered in Tokyo, and Nomura Real Estate Development Co., Ltd. (Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo, “Nomura Real Estate”) today announced the construction on the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project (“the Project”) to start on December 6. The two companies have been advancing the project as members of the Nihonbashi 1-Chome Central District Urban Redevelopment Association. Both companies are participating in the Project as landowners and leaseholders, participating association members who will acquire the reserved floor space as administrative agents. Construction on the Project is scheduled to be completed at the end of March 2026.

Mitsui Fudosan and Nomura Real Estate will strive to solve social issues and realize a sustainable society through a wide range of activities while contributing to the development, growth and urban vitality of the Nihonbashi area.



Perspective drawing of the exterior  
(from the Nihonbashi River)



Bird's eye perspective drawing (nighttime)



Drawing of outdoor terrace in office area (daytime)

- \*1 Access is as short as 28 minutes from Nihombashi Station to Haneda Airport Terminal 1·2 Station on the Toei Asakusa Line Airport Limited Express.(no transfers)
- \*2 ZEB certification: Scheduled to be obtained for office areas; ZEH certification: Scheduled to be obtained for residential areas

### **【Main Features and Plan Outline】**

This leading project is one of five urban redevelopment projects of the surrounding area scheduled to be completed first along the Nihonbashi river. Adjacent to the famous ‘Nihonbashi Bridge’, a symbol of the city, the Project will become a new landmark in the Nihonbashi area, befitting its location through the following measures.

#### **1. Urban Oasis Open to the Sky and River is Born in Nihonbashi where Tradition and Innovation Coexist in Harmony.**

Since the Edo period (1603-1867), Nihonbashi has flourished as a cultural, economic, and commercial center, marking the starting point of five major roads (Go-kaido roads) connecting the capital Edo (present-day Tokyo) with other parts of Japan. Currently, Nihonbashi continues to evolve as an urban center where tradition and innovation coexist in harmony, with a mix of long-established companies, retail facilities and business bases of cutting-edge companies.

In the Project, several terrace decks with views of the Nihonbashi river and plazas that create urban vitality will be built, allowing visitors and workers to enjoy an enriching and comfortable environment surrounded by open sky, water and greenery while in central Tokyo. In addition, plans call for setting up a boarding/alighting facility for sightseeing buses. Together with the river cruising network associated with the existing Nihonbashi Boarding Dock, the Project will provide various means of access to the Nihonbashi area, including access for visitors from nearby areas for micro-tourism purposes.

Zone C (skyscraper building), where the main tower will be located, has a unique shape with a sense of dynamism that harmonises with the cityscape. From the residential facility and hotel lobby situated more than

200 meters above ground level, people will be able to enjoy stunning views of the Tokyo Bay area and Tokyo Tower. There are also two outdoor sky gardens, one in the upper floors and the other in the lower floors where office workers can enjoy the seasonal breezes and a view of the famous Nihonbashi bridge, a symbol of the area, and the Tokyo Sky Tree. Office workers will be able to adopt a variety of work styles while enjoying a change of pace and refreshing their body and mind.



Office area outdoor terrace (evening)



MICE area outdoor deck (nighttime)



Rendering of the view from upper-level lobby  
(residential facility and hotel) in the southwest direction (photo taken in March 2019)

## **2. Excellent Access and Large-scale Mixed-use Facility Encompassing Six Uses**

The Project is made up of three zones: A, B and C. The main tower is located in Zone C (skyscraper building: 52 floors above ground, approximately 284 meters high) a large-scale mixed-use facility with six uses: offices, hotel, residential facility, retail, MICE and business support facilities.

The first basement level of Zone C will be directly connected to Nihombashi Station on the Tokyo Metro Ginza Line and Tozai Line via an underground walkway planned for construction. In addition, a new ticket gate will be installed in Nihombashi Station on the Toei Asakusa Line. As a result, Zone C will make it possible to access Haneda Airport in about 30 minutes and Narita Airport in about 60 minutes without transferring lines.

Furthermore, in the future, plans call for the construction of an underground passageway from Tokyo Station's Nihonbashi Exit to Nihombashi Station as part of the development of surrounding districts\*. This planned underground passageway is expected to further improve transportation convenience.

## 【Project Overview】

### Zone A

The Nihonbashi Nomura Building was completed in 1930 by the Japanese architect Takeo Yasui, who advocated a “free form” style of architecture. The building features an eclectic design style that incorporates Eastern design elements by removing columns with wall finishes while adhering to a traditional three-layer structure. As a historically significant modern building, it has been designated as a Tangible Cultural Property of Chuo City. In the Project, efforts will be made to create even more urban vitality throughout the Nihonbashi area while carrying on Nihonbashi’s traditions and culture by preserving and making use of the elegant exterior of the Nihonbashi Nomura Building.

### Zone B

The Project will create a comfortable urban area that complements the waterfront of the Nihonbashi river by fostering scenery that blends in seamlessly with Zone A, which is a Tangible Cultural Property of Chuo City. Zone C will be accessible via a deck on the 3rd floor above ground, creating a commercial space that leads to the liveliness along the Nihonbashi river. Approximately 50 residential units will accommodate a variety of lifestyles with the serenity of the waterfront.



Exterior of the lower levels of the Nihonbashi riverside area (from the right, Zone A and Zone B)

### Zone C

#### ● Offices

Office space consist of low-rise section (10th to 20th floors with a standard floor area of approx. 67,608 ft<sup>2</sup> (1,900 tsubo ≒ 6,281 m<sup>2</sup>)), which is one of the largest floorplates in the area, and the high-rise section (22nd to 38th floors with a standard floor area of approx. 46,263 ft<sup>2</sup> (1,300 tsubo ≒ 4,298 m<sup>2</sup>)) creating an open and hig-grade office space. The outdoor sky garden on the 10th and 22nd floors offers expansive urban views of Tokyo while feeling the sunshine and breeze in the air.

### ● Hotel

“Waldorf Astoria Tokyo Nihonbashi” is scheduled to open on the 39th to 47th floors\* in 2026. Waldorf Astoria is one of the most upscale luxury hotel brands managed by Hilton, a global leader in the hospitality industry. Waldorf Astoria Tokyo Nihonbashi will feature a total of 197 guest rooms, 3 restaurants, and the iconic Peacock Alley lounge and bar, an indoor swimming pool, spa, fitness center, banquet facility and a chapel.

\* Guests will have access to the 40th to 47th floors. For further details on Waldorf Astoria Tokyo Nihonbashi, please see Mitsui Fudosan’s news release dated October 27, 2020.

<https://www.mitsuifudosan.co.jp/english/corporate/news/2020/1027/>

### ● Residential Facility

48th to 51st floors will house approximately 100 residential units with concierge services to accommodate medium- to long-term stays by domestic and foreign business people. It will offer high-grade living with a panoramic view of the city from approximately 250 meters above ground. and in proximity to work and residence.–

### ● Retail Facility

First basement floor to the fourth floor will form a retail zone that will serve as the axis of the city's liveliness, with services to meet the needs of visitors for all purposes, including neighborhood residents, office workers, guests, and MICE users.

Moreover, the retail zone and the adjacent Zone D (Nihonbashi 1-chome Mitsui Building / COREDO Nihonbashi) is scheduled to be connected via new passageways on the 3rd floor and 1st basement floor, through planned renovation work within Zone D. The Project will thus create a new retail zone integrated with existing retail facilities.

### ● MICE and Business Support Facilities

Fifth through eighth floors will feature two large halls (maximum capacity: approximately 3,000 people), conference rooms, and business exchange functions for business events such as international conferences and after-convention activities, making it one of the largest MICE facilities in central Tokyo. These MICE and business support facilities will make a wide range of collaboration possible by providing “spaces” and creating “opportunities”.

Note: Mitsui Fudosan will acquire a portion of the residential facility, office and retail facilities, and MICE and business support facilities.

Nomura Real Estate will acquire a portion of the office, MICE and business support facilities

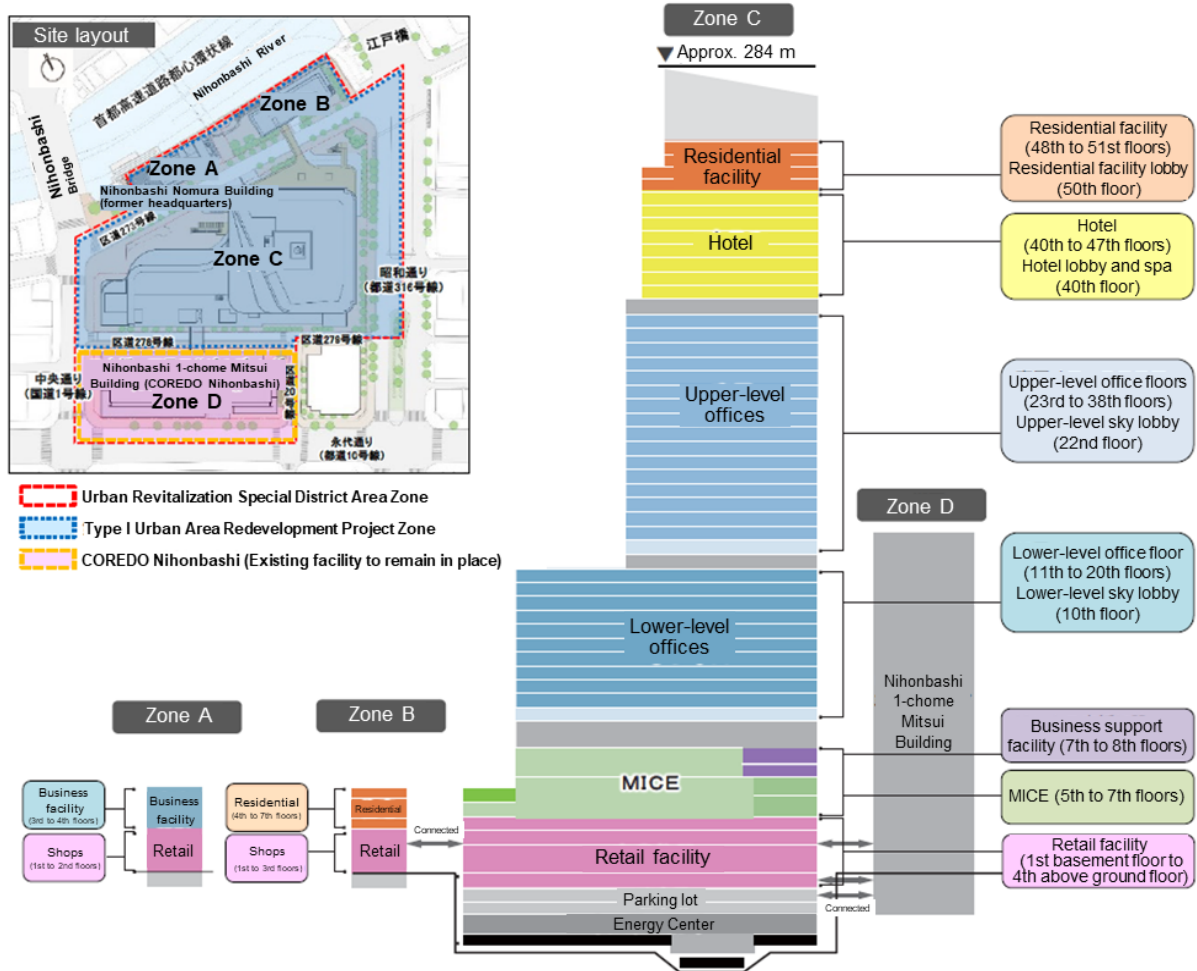


Perspective drawing of the 1st floor of the retail facility



Perspective drawing of the exterior of the lower levels from the Chuo-dori side (evening)

## 【Site Layout / Sectional View】



### 3. Creating a Safe, Secure and a Sustainable City; Providing an Advanced Way of Working and Living

In response to the recent external environment, the Project will provide safe, secure and sustainable facilities through measures to reduce environmental impact and implementing BCP to achieve a decarbonized society.

#### (1) Measures to Reduce Environmental Impact with a View to Achieve a Decarbonized Society

In the Project, Mitsui Fudosan will promote energy conservation at various facilities as an effort to reduce environmental impact. The office areas of Zone C are scheduled to obtain ZEB certification, while the residential facility area of Zone C is scheduled to obtain ZEH certification. The entire Zone C plans to obtain DBJ Green Building certification.

##### \* ZEB certification

A Net Zero Energy Building (“ZEB”) is a building aimed at zero energy consumption while maintaining a comfortable indoor environment and that is capable of making its energy consumption net zero through energy savings and energy creation. ZEB certification is a third-party certification program for energy performance that ranks buildings as ZEB, Nearly ZEB, ZEB Ready, or ZEB Oriented based on the Building-Housing Energy-Efficiency Labeling System (BELS) using the Building Energy Index (BEI, ratio of design primary energy consumption to standard primary energy consumption) and the use of renewable energy.

##### \* ZEH certification

A Net Zero Energy House (“ZEH”) is a house designed to target zero net primary energy consumption on an annual basis. This is achieved by introducing renewable energy after realizing energy efficiency while maintaining comfortable indoor environments, along with improving the insulation performance of the exterior and other factors. Multi dwelling housing can obtain the ZEH-M, Nearly ZEH-M, ZEH-M Ready and ZEH-M Oriented certifications depending on the rate of reduction in primary energy consumption.

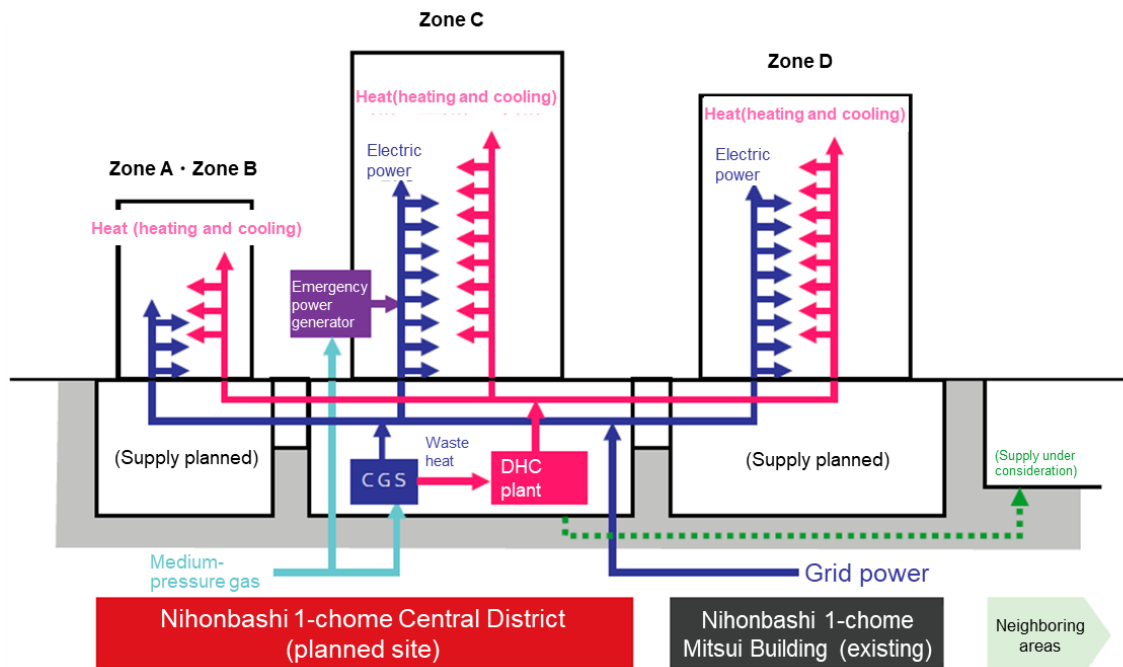
\* DBJ Green Building certification

A program for certifying “real estate that is environmentally and socially conscious” It is administered by the Development Bank of Japan and Japan Real Estate Institute and assigns a rank from one to five stars. Along with overall environmental performance, it evaluates “diversity and local environment considerations” as well as stakeholder collaboration.

(2) Installation of an Energy Center to Reduce Environmental Impact while Providing Safe and Secure BCP

As part of the Project, an Energy Center will be installed to supply “electricity” and ”heat” in the Zone C basement.

In addition to centralizing the necessary energy facilities in multiple redeveloping areas in one location, the Project will also utilize exhaust heat through the introduction of CGS\*, an eco-friendly and energy resilient system, that generates electricity necessary for BCP required for tenants in the event of a grid power interruption (blackout) through the use of reliable medium-pressure gas power generation. We plan to supply electricity and heat to the entire Project zones and studying the possibility to supply electricity to the surrounding areas to be developed in the future.



Schematic diagram of heat and power supply

\* A Cogeneration System (“CGS”) is an energy-efficient and energy-saving facility that uses exhaust heat generated during power generation to supply cooling and heating to buildings.

**4. Exterior Design that Embodies Innovation and Harmony by Pelli Clarke Pelli Architects, Inc.**

Pelli Clarke Pelli Architects, Inc., which designed Nihonbashi Mitsui Tower and Nihonbashi Muromachi Mitsui Tower, has been appointed as the design architect for the Project.

The "swinging setback" design which is based on the image of a kimono, a river, and a Noren (Japanese style short curtain) is a distinctive yet global design suitable for an international financial hub that is in harmony with the Nihonbashi cityscape. The smooth curves of the exterior express the unity of various uses of the building.



**【Major projects of Pelli Clarke Pelli Architects】**

Pelli Clarke Pelli Architects,inc

- Petronas Twin Towers (1998 Kuala Lumpur)
- International Finance Centre (2003 Hong Kong)

Pelli Clarke Pelli Architects Japan

- Nakanoshima Mitsui Building (2002 Osaka)
- Nihonbashi Mitsui Tower (2005 Tokyo)
- Nihonbashi Muromachi Mitsui Tower (2019 Tokyo)

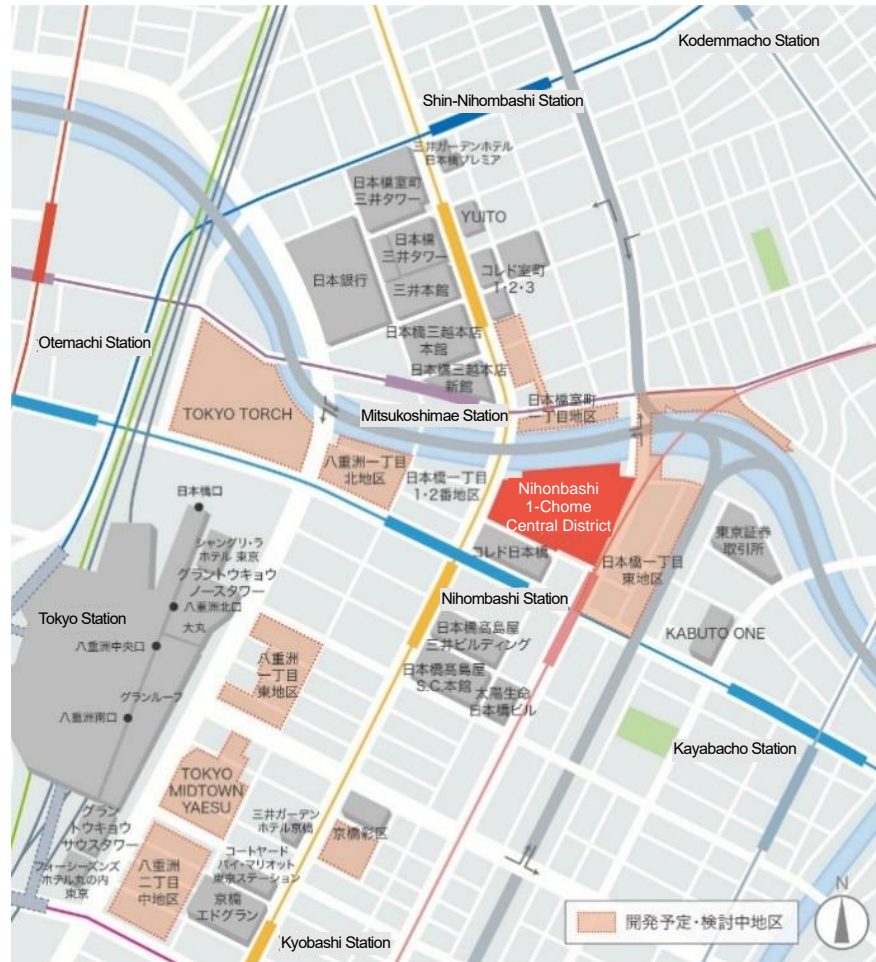
Perspective drawing of exterior  
(looking northwest from Chuo-dori Street)

**【Project Overview】**

Project name	Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project		
Project manager	Nihonbashi 1-Chome Central District Urban Redevelopment Association		
Location	Nihonbashi 1-Chome 30-32 (parcel numbers), Chuo-ku, Tokyo		
Zone area	Approx. 3 ha. (30,000 m <sup>2</sup> )		
	Zone A	Zone B	Zone C
Site Area	Approx. 14,747 ft <sup>2</sup> (1,370 m <sup>2</sup> )	Approx. 22,174 ft <sup>2</sup> (2,060 m <sup>2</sup> )	Approx. 167,486 ft <sup>2</sup> (15,560 m <sup>2</sup> )
Total Floor Area	Approx. 54,896 ft <sup>2</sup> (5,100 m <sup>2</sup> )	Approx. 69,965 ft <sup>2</sup> (6,500 m <sup>2</sup> )	Approx. 3,969,000 ft <sup>2</sup> (368,700 m <sup>2</sup> )
Use	Business facilities, retail facilities	Housing, retail facilities	Offices, retail facilities, hotel, residential facilities, MICE facilities, business support facilities, parking lot, etc.
Number of Floors Max. height	4 floors above ground, 1 floor below ground Approx. 32 m	7 floors above ground, 2 floors below ground Approx. 31 m	52 floors above ground, 5 floors below ground, 3 penthouse floors Approx. 284 m
Design Architect / Contractor	Urban planning / business consultant / basic design / execution / management: Nikken Sekkei Ltd.  Design architect: Nikken Sekkei Ltd., Pelli Clarke Pelli Architects, Inc. Contractor: Joint construction group formed by the Nihonbashi 1-chome Central District CategoryType 1 Urban Redevelopment Project		
Access	Direct access via Nihombashi Station on the Tokyo Metro Ginza Line and the Tokyo Metro Tozai Line, and Nihombashi Station on the Toei Asakusa Line 3-minute walk from Mitsukoshimae Station on the Tokyo Metro Hanzomon Line and 10-minute walk from JR Tokyo Station		
End of Construction	Completion at the end of March 2026 (planned)		



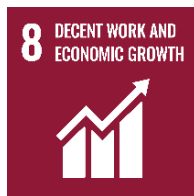
## 【Location】



## ■ Sustainable Development Goals (SDGs)

The Sustainable Development Goals (SDGs) are a set of international goals for 2030 adopted by the UN Summit in 2015. Seventeen goals and 169 targets have been set, with various entities required to work together to achieve them. This project is intended to contribute to the following four goals in particular.

- Goal 7 Affordable and Clean Energy
- Goal 8 Decent Work and Economic Growth
- Goal 11 Sustainable Cities and Communities
- Goal 13 Climate Action



< Attachment 1 >

## **Mitsui Fudosan's Commitment and Initiatives in the Nihonbashi 1-chome Central District Category 1 Urban Redevelopment Project**

### **■ Stage 3 of the Nihonbashi Revitalization Plan**

Mitsui Fudosan has promoted the Nihonbashi Revitalization Plan, a joint public-private-community initiative, based on the concept of "Preserving and Revitalizing the Heritage while Creating the Future." The third stage of the Nihonbashi Revitalization Plan which started in 2019 focuses on three major concepts: "revitalization of the rich waterfront," "creation of new industries," and "connecting the world with international events".

The Project will play an important role as a leading project in the development of the surrounding area. It is scheduled to be completed first among the five redevelopment projects along the Nihonbashi river as the third stage of the Nihonbashi Revitalization Plan. After the completion of the five redevelopment projects, and the undergrounding of the Metropolitan Expressway, a vast waterfront space will be created, with a width of approximately 100 meters, including the width of the river, and a length of approximately 1,200 meters.

\* For further details on the Nihonbashi Revitalization Plan, please see Mitsui Fudosan's news release dated August 29, 2019

[https://www.mitsuifudosan.co.jp/english/corporate/news/2019/0829\\_02/](https://www.mitsuifudosan.co.jp/english/corporate/news/2019/0829_02/)



\* The above picture was created in August 2019 as renderings of Nihonbashi in the future and may differ from actual development plans and so forth

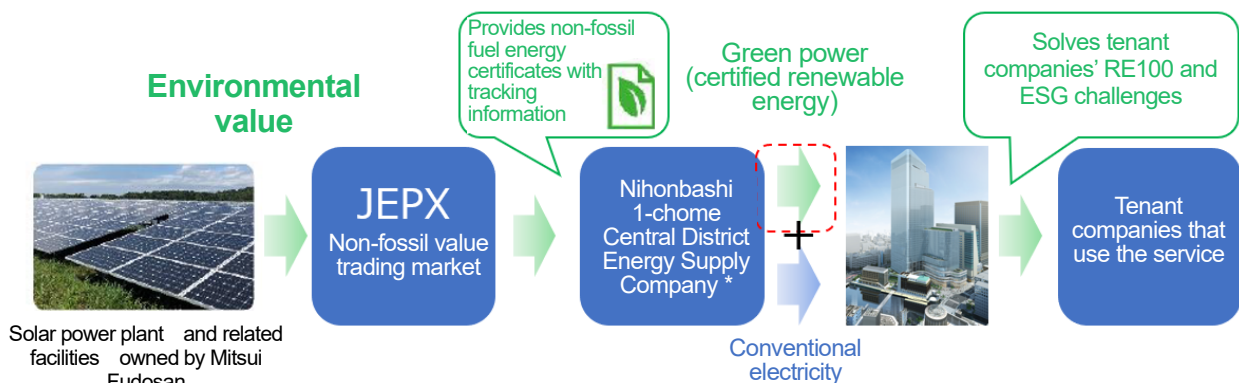
■ **Aiming for Safe, Secure and Sustainable Offices**

(1) Use of Green Electricity

The Project will introduce the “Green Energy Supply Service” for the greening of power consumption. Depending on tenant company needs, the environmental value of solar power plant and related facilities owned and developed by Mitsui Fudosan will be added as “Non-Fossil Certificates with Tracking Information” and scheduled to be supplied as green electricity. The power consumed by companies using this service will be certified as conforming to the RE100 international standard. Through this service, the Project will accelerate the solution of RE100 and ESG challenges faced by companies, thereby helping to achieve the SDGs and realize a decarbonized society.

Moreover, we are promoting the greening of electricity consumption at all of our facilities (including partially owned facilities) in the Tokyo metropolitan area by fiscal 2030. We will also green the electricity used in the common areas of the Project (equivalent to our portion of the area).

< Diagram of the Green Power Supply Service >



\* A company to undertake the specified power transmission and distribution business and retail power business is scheduled to be established in the future.

\* For further details on the Green Energy Supply Service, please see Mitsui Fudosan’s news release dated May 10, 2021 below.  
<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/0510/>

(2) Infection Prevention Measures

The “Mitsui Fudosan 9BOX Infection Control Measure Standards,” which systematically compiles basic infection control measures, will be applied to the Project. This will ensure that the Project offers next-generation facilities that anticipate the post-COVID-19 era.

Moreover, the Project will actively consider the introduction of “Advanced Measures,” to further reduce the risk of infection through the use of advanced technology and create a peaceful environment



\* For further details on Mitsui Fudosan 9BOX Infection Control Measure Standards, please see the website below:  
[https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1001\\_01/](https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1001_01/)

< Attachment 2 >

## **The Significance of the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project to the Nomura Real Estate Group**

### **■ The Origin of Nomura Real Estate**

In 1957, Nomura Real Estate Development Co., Ltd. was established accompanying the construction of Nomura Securities' new head office building. Subsequently, Nomura Real Estate took its first step in entering the large-scale residential development business to solve the housing shortage during the postwar reconstruction boom, setting it on the path to becoming the real estate developer it has grown into today.

The Nihonbashi 1-Chome Central District redevelopment area is the origin of our company, and we forged a strong connection with Nihonbashi over the course of some 20 years, until we moved to our current head office in Shinjuku in 1978.

Together with the urban redevelopment association and project partners, we will be involved not only in the construction of the skyscraper building, but also in the repair and preservation of the Nihonbashi Nomura Building.

Based on our group vision of “New Value, Real Value,” we will contribute to urban development in the Nihonbashi area that connects today with tomorrow’s possibilities.



▲ View of Nihonbashi at the time of establishment