

Press release

July 25, 2007

Hirakawacho 2-chome Southeast Area Urban Redevelopment Project Association

**Beginning of construction on Hirakawacho 2-chome Southeast Area
Type I Urban Redevelopment Project**

On Wednesday, July 25, the Hirakawacho 2-chome Southeast Area Urban Redevelopment Project Association (Chairman: Kyoichi Arai) held a cornerstone-laying ceremony for the Hirakawacho 2-chome Southeast Area Type I Urban Redevelopment Project. This redevelopment is currently underway in the Hirakawacho district of Tokyo's Chiyoda Ward. Actual construction is slated to begin in mid-August.

The project will occupy the 2-15 block and part of the 2-16 block in Hirakawacho, Chiyoda Ward, near Japan's nerve center. The site abuts the grounds of the Imperial Palace and is located close to numerous facilities belonging to Japan's national government, including government offices, the Diet, and the Supreme Court.

In addition to its proximity to government centers, the project site offers convenient transportation access, facing both Aoyama-Dori (National Route 246) and Tokyo Metropolitan Expressway Route 4. The Nagatacho and Akasaka-Mitsuke stations are located nearby.

Rising 24 stories aboveground, this multipurpose building with a total floor area of approximately 51,900 m² will feature offices, residential properties, and retail space. In addition to top-tier office space, the project will expand central Tokyo's residential base, with luxury residential units tailored to this location. The project design will establish uniform heights for structures making up the redevelopment. Project design also calls for the creation of an open public space.

Taisei Corporation was selected last September to serve as the designated contractor handling project design and construction. As project administrator and a participating member of the Redevelopment Project Association, Mori Building Co., Ltd., is responsible for preparing project plans and coordinating facilities planning.

Construction on this project will begin in mid-August, with completion slated for December 2009.

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Reference

History

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| November 2003: | Establishment of Hirakawacho 2-Chome Urban Redevelopment Preparation Association |
| February 2006: | City planning decisions announced concerning Hirakawacho 2-chome Southeast Area Type I Urban Redevelopment Project |
| March 2006: | Bidding begins for designated contractorship |
| September 2006: | Taisei Corporation chosen as designated contractor |
| March 2007: | Establishment of Hirakawacho 2-chome Southeast Area Urban Redevelopment Project Association authorized |
| July 2007: | Property rights conversion plan approved |
| August 2007: | Construction begins (planned) |
| December 2009: | Construction completed (planned) |
| 2010: | Redevelopment Project Association dissolved (planned) |

Project summary

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|-------------------|---|
| Name: | Hirakawacho 2-chome Southeast Area Type I Urban Redevelopment Project |
| Operator: | Hirakawacho 2-chome Southeast Area Urban Redevelopment Project Association |
| Site area: | Approximately 0.7 ha |
| Building Area: | Approximately 5,600 sq. m. |
| Floors: | 24 above-ground floors, two below-ground floors, one penthouse |
| Uses: | Offices (floors 2–13), residences (floors 14–23), retail space (first floor), parking |
| Building height: | Approximately 102 m (max. height: approximately 105 m) |
| Total floor area: | Approximately 51,900 sq. m. |



Conceptual drawing