

February 18, 2022

To whom it may concern

DAIBIRU CORPORATION

Commencement of Construction Work under the Plan for Reconstruction of Midosuji Daibiru Building

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Toshiyuki Sonobe) would like to announce that it has commenced construction work under the plan for reconstruction of Midosuji Daibiru Building and held a groundbreaking ceremony on February 17, 2022. The Daibiru Group has been working on this project as part of its investment to enhance the competitiveness of existing assets, which is one of the priority strategies under the current medium-term management plan “Design 100” Project Phase-II (fiscal 2018 - 2022).

This is a project to build an office building for a new era in a great location facing the Midosuji Street, Osaka’s main street, complete with a view of greenery of the Namba Shrine. The new building will include features that meet the emerging needs for office buildings, such as work places that can accommodate diversifying work styles and building facilities that can help maintain physical and mental health, while valuing the Company’s time-honored spirit of coexisting with nature. To address climate change, the Company is implementing measures to reduce environmental burden and BCP measures in case of disasters, and plans to obtain the S rank, the highest grade, in both the CASBEE-WO (Wellness Office)^{*1} building evaluation by the Institute for Building Environment and Energy Conservation (IBEC) and the CASBEE Osaka Mirai^{*2} evaluation by Osaka City. The construction is scheduled to be completed in early 2024.

■ Project outline

Name	Plan for reconstruction of Midosuji Daibiru Building
Location	4-chome Minamikyuhojimachi, Chuo-ku, Osaka
Access	3 minutes on foot from Hommachi Station on Osaka Metro Midosuji Line 5 minutes on foot from Shinsaibashi Station on Osaka Metro Midosuji Line 3 minutes on foot from Hommachi Station on Osaka Metro Chuo Line 5 minutes on foot from Hommachi Station on Osaka Metro Yotsubashi Line
Site area	1,577m ²
Gross floor area	Approx. 20,300m ²
Number of stories	20 floors above ground, 1 floor below ground
Structure	Steel frame construction (partially steel frame reinforced concrete construction)
Usage	Office and retail (planned)
Architect and supervision	Nikken Sekkei Ltd
Construction	OBAYASHI CORPORATION
Construction schedule	December 2021 – early 2024 (planned)

*1 A building certification system for evaluating building specifications, performance, and initiatives that contribute to maintaining and improving building users’ well-being and comfort.

*2 A building certification system for evaluating comprehensive environmental performance of buildings, including environmental friendliness such as energy-saving measures, resource conservation measures, and recycling performance, as well as comfortableness of the indoor environment, durability of the buildings, and consideration for landscape (Osaka City Building Comprehensive Environment Assessment System)

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■ Location

Under this plan, the Company will build a new building on the former site of Midosuji Daibiru Building, which was closed at the end of December 2020. There are future plans to abolish the side roads of Midosuji and expand pedestrian streets, and the resulting increase in pedestrians is expected to make the surrounding neighborhood more bustling. Taking advantage of its corner location facing Midosuji at a junction of an office area and a commercial area, the building will have spaces for stores not only on the side facing Midosuji but also on the south side, helping to create more bustle in the city.

■ Concept

The project concept is “Your Premium, Your Workplace,” aimed at offering workplaces that accommodate various work styles in the post-COVID-19 era.

(1) Diversity (accommodating various work styles)

In the entrance area on the 2nd floor, multiple spaces including a lounge exclusively for tenants, which may be used for meetings and solo work, as well as a green-covered terrace and a café with a view of the ginkgo trees along Midosuji, will be available so that workers can select the best environment according to their mood and purpose of the moment.

(2) Wellness (mental and physical well-being)

With the aim of creating a building that can help its users maintain their physical and mental health, Wellness Stairs, filled with natural light to encourage walking, and a Refresh Terrace, where people can get a breath of fresh air, will be placed on each floor. Furthermore, the Company plans to obtain the S rank, the highest grade, in the CASBEE-WO (Wellness Office) building evaluation by the Institute for Building Environment and Energy Conservation (IBEC).

(3) Biophilic (coexisting with nature)

The building will create an environment in which people can feel nature in their everyday use, through designs that emphasize cohesion with the external environment. Greenery will be placed in terraces and entrance halls to ensure harmony with the outdoor landscape, making the most of the ginkgo trees along Midosuji and surrounding green spaces such as the Namba Shrine.

■ Features

(1) Building overview

- The exterior design will feature dark gray, metal panels reminiscent of the former building, on which the bustle of Midosuji and greenery of the Namba Shrine will be reflected. Horizontal fins in an earth color will be placed on mid- to high-floors to reduce environmental burden from direct sunlight while ensuring a great view. These exterior design features will convey a sense of natural beauty in harmony with the surrounding environment.
- Mid- to high-floors, from the 4th to 19th floors, will be office areas, the primary usage of the building. Each floor will have more than 200 *tsubo* [approx. 660m²] of open space with no pillars to allow for efficient layout.
- Lower levels from the 1st to 3rd floors will be designated Premium Floors, with spaces for stores on the 1st floor to create more bustle in the Midosuji area, a lounge, a café, and a terrace on the 2nd floor, and meeting rooms for hire and a section for small offices on the 3rd floor.

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(2) BCP support

- The building structure will adopt seismic control systems, including vibration control braces and oil dampers, to ensure robust earthquake-resistant performance. Safety verifications have been carried out for massive ground motions up to 1.5 times that stipulated in the Building Standards Act as well as inland earthquakes directly below Tokyo, equivalent to the “Excellent” grade in the earthquake-resistant performance ratings of the Japan Structural Consultants Association (JSCA).
- Emergency generators capable of supplying power for 72 hours will be installed in case of power outage, so that electricity can be supplied to key functions such as disaster management facilities, lighting fixtures, and restrooms, as well as some of the leased spaces.
- The electrical room will be located on the top floor to address the risk of water-related disasters.
- Furthermore, various other measures are taken to prepare even for rare disasters, such as installation of an emergency sewage tank to allow for use of toilets even when the water supply and sewage systems are shut down.

(3) Environmental performance

- Horizontal fins placed on mid- to high-floors will reduce environmental burden from direct sunlight while ensuring a great view.
- In addition to the fins for shielding offices from sunlight, the building will be equipped with an array of environmental features such as a natural ventilation system and low-emissivity (Low-E) multi-paned glass. The Company plans to obtain the S rank, the highest grade, in the CASBEE Osaka Mirai building evaluation.
- The Company is planning to introduce emissions-free power^{*3} to the building as part of its carbon-free efforts.

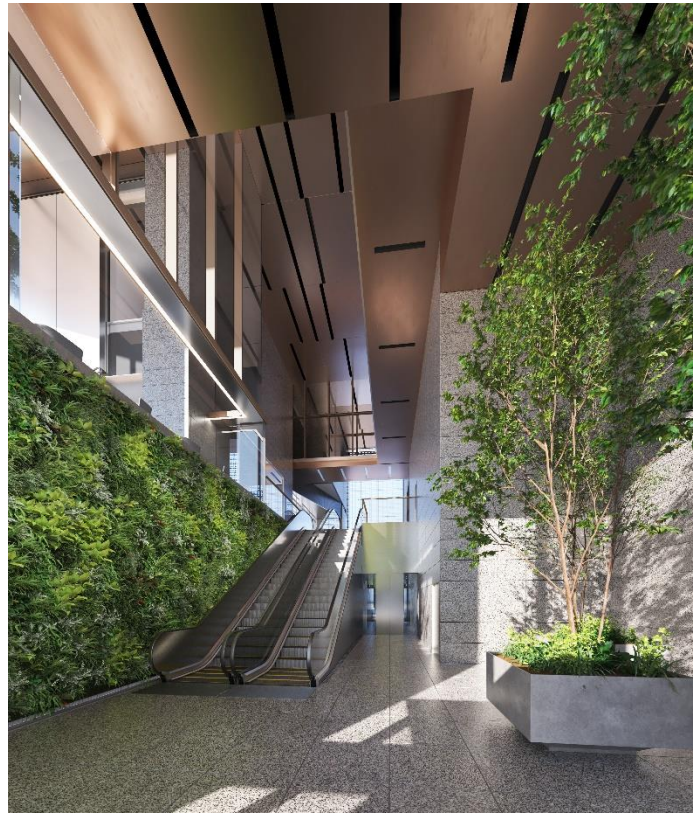
■ SDGs corresponding to this initiative



*3 Electricity that is substantially derived from renewable energy sources using Non-Fossil Certificates.

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■ Design drawings



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■ Project map

