

October 6, 2023

To Whom It May Concern

DAIBIRU CORPORATION

Overview of the Plan for the Sapporo Daibiru Building Redevelopment Project

DAIBIRU CORPORATION (Head Office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) released an overview of its plan for the Sapporo Daibiru Building Redevelopment Project currently underway in Sapporo City, Hokkaido Prefecture, during a press conference held October 6, 2023.

One of the core functions of the completed project will be hotel services. Therefore, we would like to announce the decision to establish TRUNK (HOTEL) SAPPORO (tentative name), a luxury boutique hotel, as part of this project. TRUNK (HOTEL) SAPPORO will be managed by TAKE and GIVE NEEDS Co., Ltd. (Head Office: Higashi-Shinagawa, Shinagawa-ku; President and Representative Director: Kenji Iwase).

■ Southeast perspective views of the exterior and main entrance of the Sapporo Daibiru Building



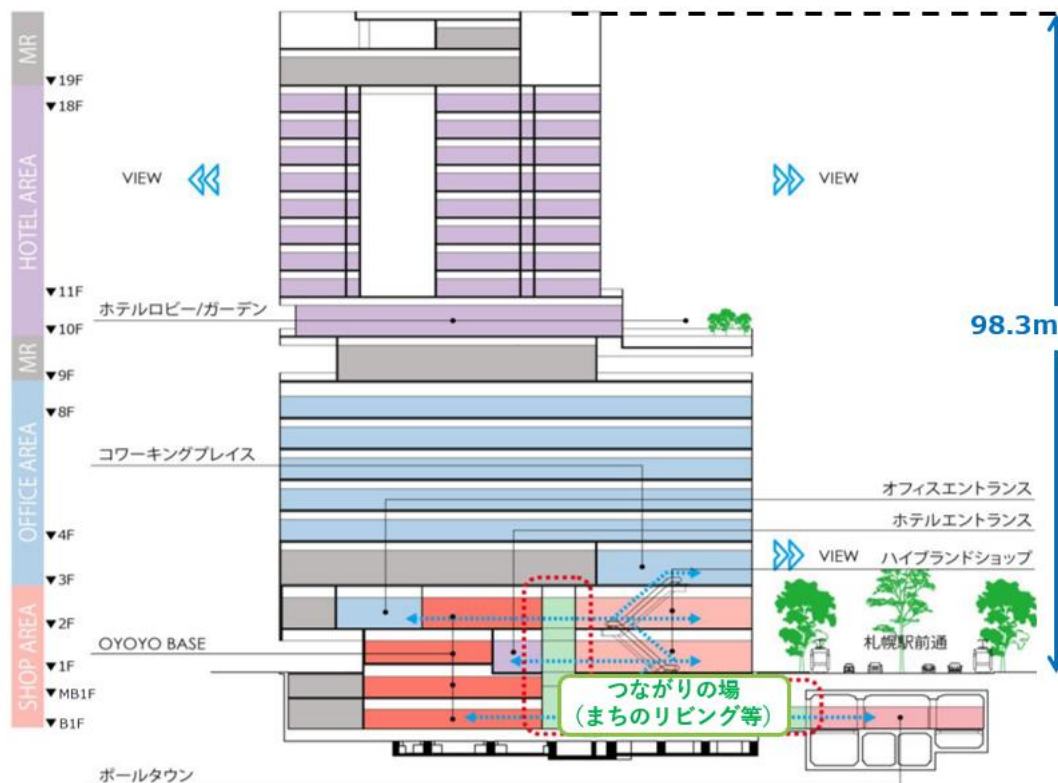
October 9, 2023, will mark the 100th anniversary of Daibiru and over this time we have expanded in Japan from Osaka, to Tokyo, to our third city, Sapporo. In 2019, our company acquired three properties, including PIVOT, a long-adored fixture for the people of Sapporo, and established the Sapporo Project Office, which is now the Sapporo Project Department. After active communication with Sapporo City and the local community, we have followed this up with a plan for a redevelopment project. This plan involves the construction of a mixed-use building that consists of a section for offices, a hotel, and shops, making optimal use of its location, where business and commercial areas converge.

We selected a TRUNK (HOTEL) brand hotel for this project, fulfilling one of the project's core functions. TRUNK (HOTEL) is a brand of luxury boutique hotels managed by TAKE and GIVE NEEDS, which operates Japan's largest wedding business. The first TRUNK (HOTEL) opened in 2017, in Jingumae, Tokyo, and the second opened in September 2023 in Yoyogi Park, Tokyo. The hotel established as part of this project will be the first TRUNK (HOTEL) in Hokkaido Prefecture.

Construction of the property is scheduled to be completed at the end of January 2027 and opening of the hotel is scheduled for Spring 2027.

■ Overview of the Plan for the Sapporo Daibiru Building Redevelopment Project

- Owner DAIBIRU CORPORATION
- Location Nishi-4-chome, Chuo-ku, Minami 2-jo, Sapporo, Hokkaido (on the site of DAIBIRU PIVOT and other buildings)
- Site area Approx. 3,150 m²
- Gross floor area Approx. 42,000m²
 - Hotel area (floors 10 to 18) Approx. 16,000 m²
 - Office area (floors 3 to 8) Approx. 19,000 m²
 - Shopping area (floors B2 to 2) Approx. 5,000 m²
- Number of stories and height 19 floors above ground, 2 floors below ground, height: 98.3 m
- Building schedule
 - June 2023: Demolition of existing buildings
 - June 2024: Start of construction (scheduled)
 - End of January 2027: Construction completed (scheduled)



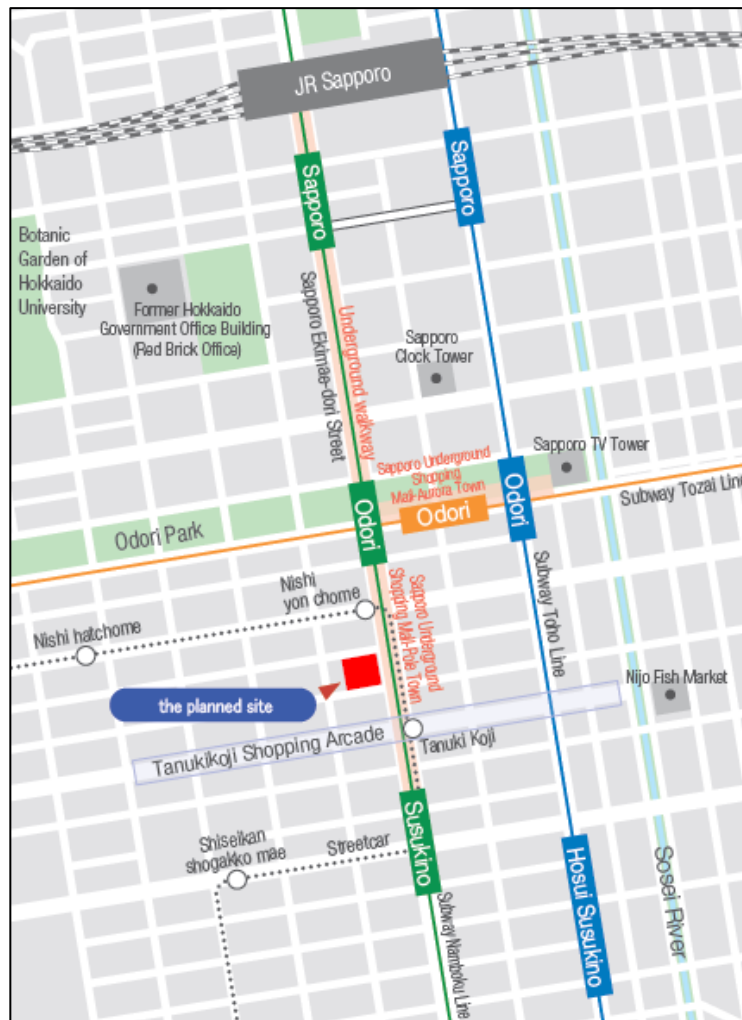
■ Overview of TRUNK (HOTEL) SAPPORO (tentative name)

- Owner TAKE and GIVE NEEDS Co., Ltd.
- Hotel brand TRUNK (HOTEL)
- Gross floor area Approx. 16,000m²
- Number of stories Nine (floors 10 to 18)
- Number of rooms 100 rooms to 110 rooms
- Auxiliary facilities Cafe Bar & Lounge, all-day dining, specialty restaurant, theater room, board room, spa, gym, chapel, banquet
- Assumed room rate ¥60,000 to ¥600,000
- Opening date Spring 2027 (scheduled)

■ Perspective views of TRUNK(HOTEL) SAPPORO (tentative name)



■ Map



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