

February 8, 2024

To Whom It May Concern

DAIBIRU CORPORATION

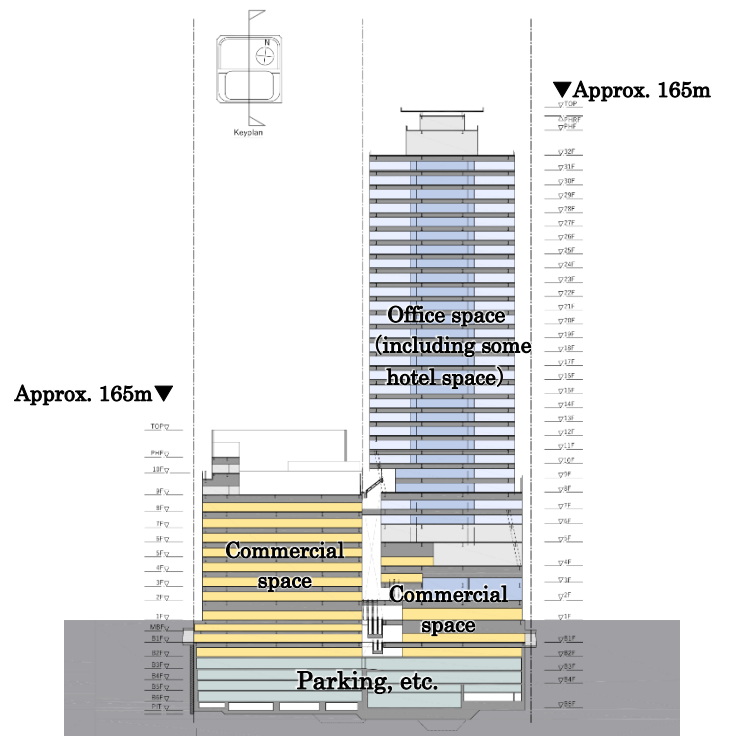
Notice Regarding Participation in the North 4 West 3 District Type 1 Urban Redevelopment Project in the South Exit Area of Sapporo Station

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) would like to announce its selection as a participating association member for the North 4 West 3 District Type 1 Urban Redevelopment Project (hereinafter “the Project”) moving forward in the area facing the South Exit of Sapporo Station.

Participation in the Project is part of Daibiru’s effort to “engage in redevelopment and town creation,” which is one aspect of the domestic business strategy highlighted under the Daibiru Group Medium- to Long-Term Management Plan 2035 “BUILD NEXT.” The Project will constitute Daibiru’s second investment in the Sapporo area, following the [Sapporo Daibiru Redevelopment Project](#), the plan for which was announced on October 6, 2023. As a result, Daibiru will have assets in two major areas in Sapporo—the area surrounding Sapporo Station and the Odori area—with the intention of contributing further to the lively atmosphere and development of central Sapporo.

Going forward, we will continue our active efforts to acquire high-quality properties and strive to promote “BUILD NEXT.”

■ Perspective view and cross-section of the completed building (according to current design; subject to change)



News Release

■ Urban Redevelopment as a Result of the Project

1) Stronger infrastructure in the Sapporo Station area through the expansion of Sapporo Subway Station and the below-ground network of pedestrian passageways

Work on the project will take place in conjunction with renovations to expand the Namboku Subway Line section of Sapporo Subway Station, which involve integration with the project site and the construction of below-ground pedestrian pathways that will connect the site to the greater network of below-ground facilities. These efforts will facilitate more convenient transport around the Sapporo Station area and greater ease of movement.

2) Stronger functions for business networking and creation of spaces that cultivate a lively atmosphere in central Sapporo

In addition to commercial facilities that will invigorate the Sapporo Station area, the Project will also establish highly functional office spaces well-suited for business continuity, as well as office support services that facilitate diverse work styles and business networking. These latter efforts will direct how the city of Sapporo functions as a place of business.

Another goal of the Project is to connect Sapporo Ekimae-dori Avenue and the subway concourse with the bustle of Sapporo Station and the city center.

3) Establishment of a business continuity district to solidify the Sapporo Station area as a business hub

The Project aims to form a business continuity district that will help solidify Sapporo Station as a business hub, in addition to initiatives that will reduce environmental impact and thereby reduce CO₂ emissions in central Sapporo.

■ Project Specifications

Zone area	Approx. 1.7 ha
Site area	Approx. 1.1 ha
Gross floor area	Approx. 203,290 m ²
Building height/No. of floors	Approx. 165 m, 32 floors above ground, 7 floors below ground

■ Timeline

Fiscal 2019	Established preparatory association
Fiscal 2021	Plan decided by city government
Fiscal 2023	Received approval for establishing redevelopment association
Fiscal 2024	Receive approval for the transfer of property rights (scheduled)
Fiscal 2024	Begin construction (scheduled)
Fiscal 2028	Complete construction (scheduled)

■ Location Map

