

February 8, 2024

To Whom It May Concern

DAIBIRU CORPORATION

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## Completion of the Midosuji Daibiru Building

Building receives CASBEE Smart Wellness Office certification at the “S” rank—the highest level—and is scheduled to receive ZEB Oriented certification under BELS

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DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) would like to announce that it completed the construction of Midosuji Daibiru Building in Minami-kyuhojimachi, Chuo-ku, Osaka, on January 31, 2024, and held a completion ceremony on the same day.

The completion marks the rebuilding of the former Midosuji Daibiru Building, which closed at the end of December 2020. The decision to keep the Midosuji Daibiru Building name reflects our desire for the new building to benefit from the affection held toward the former building.

A high rise building with 20 floors above ground, the new Midosuji Daibiru Building has offices on the 3rd floor and on the 5th to 19th floors. In addition, it features an area for stores (1st floor), a tenants-only lounge (2nd floor), rental meeting rooms (3rd floor), and “ouno”, a members-only shared office (4th floor). The building’s standard office floors provide highly efficient, pillar-free layouts of approximately 670 m<sup>2</sup> per floor, enabling efficiently laid out offices without any dead space. With dark-gray metallic panels on the exterior that call to mind the former building, the design reflects the bustle of Midosuji and the greenery of the Namba Shrine.

【Exterior】



【Lower floors】



## News Release

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### ■Concept

Under the concept of “Your Premium, Your Workplace,” the Midosuji Daibiru Building will provide tenants with a workplace that accommodates a variety of work styles (including solo work, meetings, and telework) and an environment that supports physical and mental health while placing a special emphasis on our belief in the coexistence between office buildings and nature, which has been passed on since our establishment.

#### (1) Premium floors

Designated as the building’s premium floors, the 2nd and 3rd floors offer premium workplaces that cannot be achieved through working from home

The second floor features an approximately 330 m<sup>2</sup>-tenants-only lounge (manned). In addition to meeting rooms (equipped with monitors and suitable for online meetings), telephone booths, counter seats, and a powder room. this refined and calm space—inspired by a perch in the forest—has a spacious two-story atrium facing Midosuji. As the lounge can be used in a variety of ways, including for work and for downtime, it offers alternative place —distinct from an office—for tenants to go.

The 3rd floor will have sectional office units and rental meeting rooms for use by tenant companies.

#### (2) Shared Office

The 4th floor is dedicated to “ouno”, our first shared office. The shared office embodies the concept of “a premium space for each and every person.” In other words, it provides an optimal environment (“a premium space”) for each person to work by offering up a sophisticated design and services that can meet the changing day-to-day needs of a society where working styles are becoming increasingly diverse.

#### (3) Physical and mental health

Aiming to create a building that facilitates the good physical and mental health of those who use it, we have established naturally lit “Wellness Stairs” that encourage people to take the stairs, and Refresh Terraces on each floor for recharging with some fresh air. For common areas on the 1st to 3rd floors and for lighting, the building offers a comfortable and pleasant environment attuned to biological rhythms (circadian rhythms) through the adoption of dimming and toning control aligned with changes over time in the external lighting environment.

#### (4) Coexistence with nature

Creating an environment that allows people to feel nature on a daily basis through a design that gives due consideration to continuity with the external environment, the building uses the greenery of the surrounding area, such as Midosuji’s ginkgo trees and Namba Shrine, maximizing the greenification of the 1st floor entrance hall and the 2nd floor terrace to ensure its connectivity with the outside world.

**News Release**

【2nd floor lounge (projected design)】



【“ouno” 4th floor shared office, (projected design)】



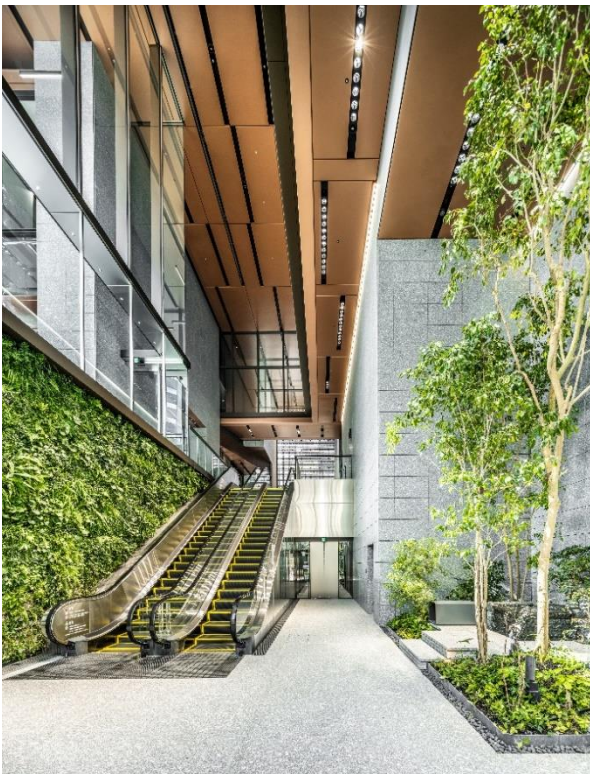
## News Release

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【Wellness Stairs】



【1st floor entrance hall】



## News Release

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### ■Environmental performance and business continuity plan (BCP) readiness

- (1) The building has received CASBEE Smart Wellness Office<sup>\*1</sup> certification at the “S” rank, the highest level, and is scheduled to receive ZEB Oriented<sup>\*2</sup> certification under the Building-Housing Energy-efficiency Labeling System (BELS).

In addition to offering a healthy and pleasant environment for the mind and body, the Midosuji Daibiru Building realizes advanced BCP readiness and environmental performance. In recognition of such efforts, the building has received CASBEE Smart Wellness Office certification at the “S” rank, the highest level, as outlined below. Such recognition is in addition to the CASBEE Osaka Mirai certification that the building has already received. Meanwhile, plans are in place to obtain ZEB Oriented certification by achieving a reduction of 40% or more from the standard primary energy consumption in offices and other areas.

- (2) Environmental performance

Horizontal fins on middle to high floors block solar radiation and reduce environmental burden by curbing air conditioning load while ensuring a great view overlooking Midosuji Avenue and Namba Shrine and maintaining brightness.

Solar panels installed on the roof will generate a portion of the electricity used by Midosuji Daibiru Building. Similar to our other properties, we will provide decarbonized offices by making the electricity used at Midosuji Daibiru Building emissions-free through the introduction of emissions-free electricity<sup>\*3</sup>.

- (3) BCP readiness

The adoption of vibration-damping structures using damping braces and oil dampers in the structure ensures that the building has a robust seismic performance equivalent to the classification of “high grade” in the seismic performance grades established by the Japan Structural Consultants Association (JSCA).

In terms of measures to address power outages, the building has a power supply system with an emergency power generator that can remain operational continuously for 72 hours. This system enables a certain level of electricity to be supplied to the building’s key functions, such as disaster management facilities and restrooms, and to leasing areas during power outages. The building also features natural air vents, which enable fresh air to be taken in without using electricity.

To prepare against water damage, we have installed flood control panels and established the electrical room on the top floor. In addition, plans give full consideration to potential disasters. For example, restrooms can still be used during interruptions to the water supply and sewerage thanks to countermeasures including the installation of emergency waste water tanks.

\*1 CASBEE Smart Wellness Office is a certification system combining both CASBEE Wellness Office certification and a building’s environmental performance assessment (CASBEE Osaka Mirai for Midosuji Daibiru Building). CASBEE Wellness Office is a tool for assessing the specifications, performance, and initiatives of buildings that support the maintenance and promotion of the building users’ health and comfort. In addition to elements that directly affect the health and comfort of workers who perform their duties inside the building, it assesses factors that contribute to the improvement of intellectual productivity and performance in relation to safety and security.

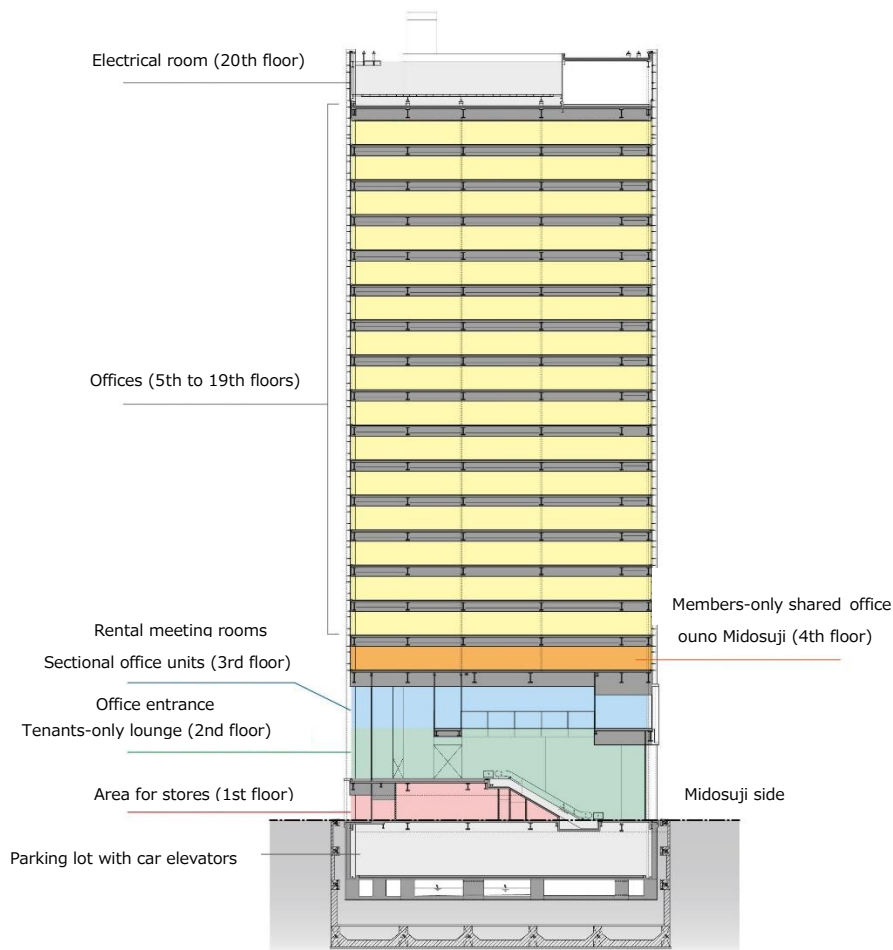
\*2 ZEB Oriented is a certification system for buildings with a gross floor area of 10,000 m<sup>2</sup> or more that have a high performance exterior and high-efficiency energy conservation systems and have taken measures to realize further energy conservation. The system defines the criteria for determining energy consumption as reducing primary energy consumption specified from the standard primary energy consumption, excluding renewable energy, for applicable uses (reduction of 40% or more for offices, schools, factories, etc., and 30% or more for hotels, hospitals, department stores, restaurants, meeting places, etc.). The scope of Midosuji Daibiru Building’s ZEB Oriented certification includes offices, etc.

\*3 Electricity that is effectively derived from renewable energy sources through the use of non-fossil certificates. Midosuji Daibiru Building has also adopted RE100-compliant electricity with non-fossil certificates (with tracking information) that utilizes non-fossil certificates that include tracking information on the place of power generation.

## News Release

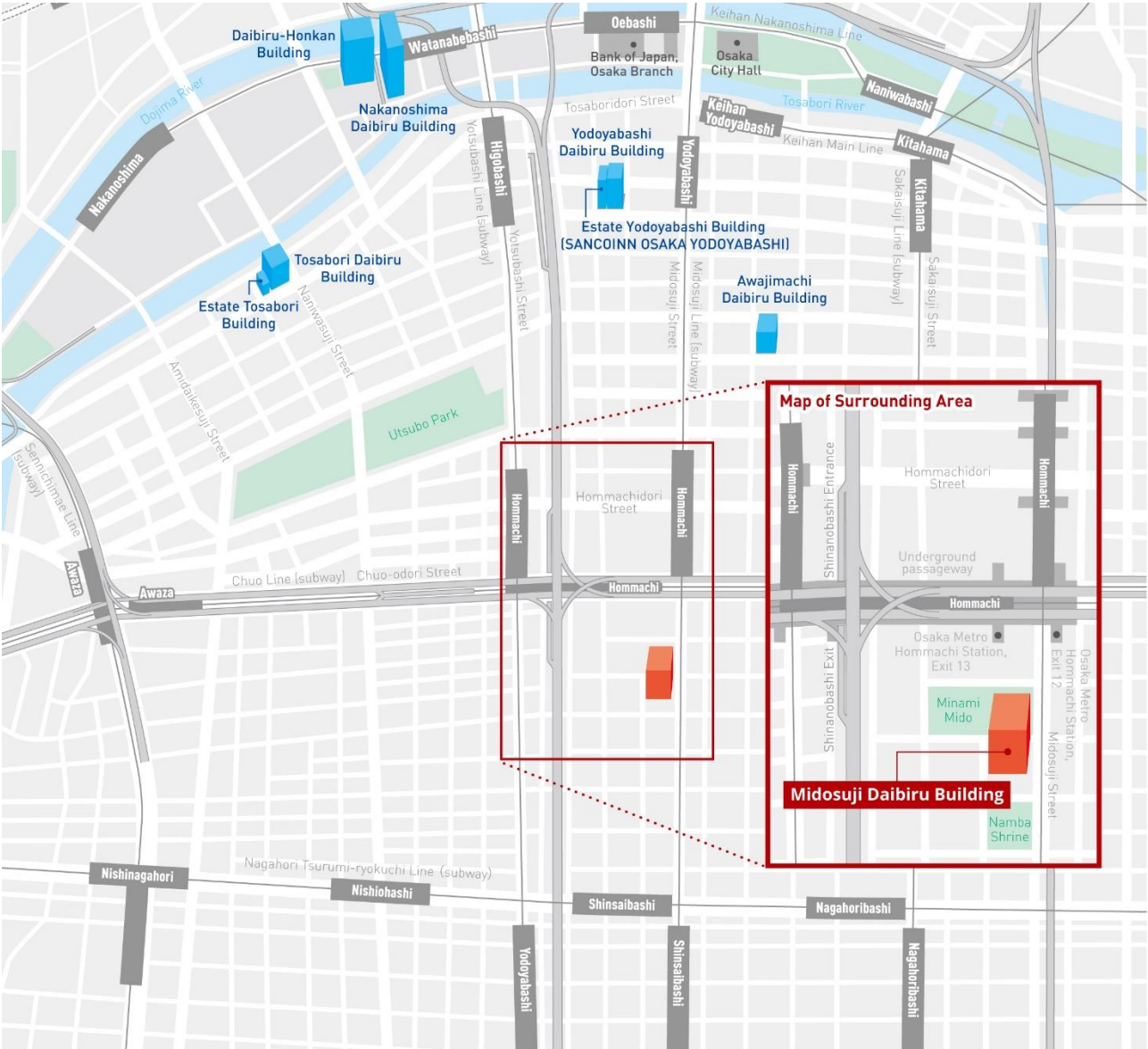
### ■Building Overview

Name	Midosuji Daibiru Building
Location	4-1-2, Minami-kyuhojimachi, Chuo-ku, Osaka
Access	3 minutes on foot from Hommachi Station on the Osaka Metro Midosuji Line and Chuo Line 5 minutes on foot from Hommachi Station on the Osaka Metro Yotsubashi Line
Usage	Offices, retail stores, parking lot, and bicycle parking lot
Size	1 floor below ground, 20 floors above ground, and 1penthouse
Gross Floor Area	20,275.57 m <sup>2</sup> (6,133 tsubo)
Height	97m
Design and Project Management	NIKKEN SEKKEI LTD.
Construction	OBAYASHI CORPORATION
Completion	January 31, 2024



**News Release**

Map



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