

July 11, 2024

To Whom It May Concern

DAIBIRU CORPORATION

Notification of Start of New Building Construction in Sapporo Daibiru Building Redevelopment Project

Daibiru Corporation (Head office: Kita-ku, Osaka; Representative Director, President, and Chief Executive Officer: Takashi Maruyama) hereby gives notification that a ground-breaking ceremony was held today to begin construction of a new building in the Sapporo Daibiru Building Redevelopment Project, which we have been promoting for some time now. This project is an embodiment of our domestic business strategy of redevelopment and town creation, which is one of the priority strategies in the Daibiru Group Medium- to Long-Term Management Plan 2035 “BUILD NEXT.”

The project involves the construction of a new landmark building at one of the finest locations in Sapporo facing Ekimae-dori avenue, the city’s main street, and directly linked to the underground town. As an initiative contributing to the community, the project will create a public space to attract people, arrange commercial functions in the lower part of the building for lively shopping, and rejuvenate Naka-dori avenue. As a means of combating climate change, the building will control its environmental load, and measures also will be taken to ensure business continuity in the event of an emergency. As for the office floors, they are expected to acquire “ZEB Oriented” ranking in the Building-Housing Energy-Efficiency Labeling System (BELS).^{*1} In addition, the building is expected to receive certification as a “building promoting zero carbon” based on the Sapporo Downtown “E! MACHI” Urban Development Promotion System. Construction is scheduled to finish at the end of January 2027.

*1. A third-party certification system that grants labeling denoting the energy-saving performance of buildings

■ Overview of the Plan

Name of building	Sapporo Daibiru Building
Location	Nishi-4-chome, Chuo-ku, Minami 2-jo, Sapporo, Hokkaido
Access	By train: 2 min. on foot from Odori Station on the Sapporo Municipal Subway (direct link) 1 min. on foot from the Nishi-Yon-Chome Stop of the Sapporo Streetcar
Site area	3,143 m ²
Gross floor area	Approx. 42,000 m ²
Number of floors	19 floors above ground, 2 floors below ground
Structure	Steel-frame structure (partly steel-frame ferroconcrete structure)
Uses	Offices and some shops; hotel
Design management	Nikken Sekkei Ltd.
Construction	Obayashi Corporation
Construction period	June 2024 – End of January 2027 (scheduled)

News Release

■Location

The plan is to construct the new building on the site of the former Daibiru Pivot, which closed at the end of May 2023, and other buildings. It is expected that the large-scale redevelopment projects taking place one after the other in Sapporo will boost the number of domestic and international visitors to the city and generate even more liveliness in surrounding areas.

Furthermore, the location of this project offers a convergence of business and commercial functions. While facing Sapporo-ekimae-dori, Minami 2-jo, and Naka-dori avenues, which have very different appearances, the site has an extremely convenient direct link to the underground town, which is especially important in a cold and snowy region. By drawing on this potential to the full, the project will contribute to the creation of vigor in the community.

■Concept

Based on the concept of “creating and spreading links,” this project will connect “things” through collaboration among the various businesses engaged in commercial, office, and hotel operations; “people” through interaction between local residents and visitors from outside Hokkaido; and “time” through Sapporo’s history, culture, and future development. By expanding the synergy born therefrom, we will construct a landmark building that will blow a fresh breeze throughout the city of Sapporo.

The exterior of the building will express the three-way diversity through a combination of differing designs. By facilitating redevelopment of the surroundings and differentiation, we will endeavor to create a new scene in Sapporo.

■Building Profile

(1) Lower floors (shops and restaurants)

The lower floors will be a commercial facility comprising shops with three differing characteristics—those in the maisonette zone along Ekimae-dori avenue, those in the B2 basement zone, and those in the north-side zone along Naka-dori Avenue (commonly known as Oyoyo-dori). The maisonette zone along Ekimae-dori avenue will feature street-facing shops that will add a splash of color to the area with their brand displays; the B2 basement zone will have shops open to the basement plaza served by escalators following the daily flow lines; and in the north-side zone along Naka-dori avenue we will create a high-density bustling space with a concentration of small-scale lots. We are planning to build a commercial facility that is open to the community.

(2) Middle floors (offices)

The offices on the middle floors (3F–8F) will occupy shapely space looking out broadly over Ekimae-dori, Minami 2-jo, and Naka-dori avenues. By concentrating the equipment space on the core side, while ensuring adequate depth, we will create highly flexible office space that is easily adaptable to subdivision.

(3) Upper floors (hotel)

The upper floors are scheduled to be occupied by TRUNK HOTEL, a luxury boutique hotel managed by TAKE AND GIVE NEEDS Co., Ltd. (Shinagawa-ku, Tokyo; President and Representative Director Kenji Iwase), which operates Japan’s largest wedding business.

The first Trunk Hotel opened in Tokyo’s Jingumae in 2017 and the second in Tokyo’s Yoyogi Park in September 2023. This project will mark the hotel’s first venture into Hokkaido.

News Release

■Features

(1) Business continuity plan

- 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).
- As a response in times of power failure, the building will have an emergency generator operable for 72 hours, so electricity can be supplied for main functions, such as disaster-prevention equipment, lighting, and toilets, and for some rental rooms. Also, it will be possible to supply water for continued use over 10 days.
- There are plans to provide temporary-stay space for 100 persons unable to return home in the event of a disaster, as well as a storeroom for disaster-prevention equipment, in the B2 basement plaza (“Communal Lounge”).

(2) Environmental performance

- The building will control its environmental load by employing highly efficient heat sources, a water-conveyance system by large temperature differences, a district heating and cooling system, low-emissivity multilayer glass, and so on.
- As an initiative toward decarbonization, the building is scheduled to introduce CO₂-free electricity.*²

*2. Electricity substantially derived from renewable energy sources with net-zero CO₂ emissions as proven through non-fossil fuel energy certificates

■SDGs Relevant to This Project



News Release

■ Architectural Rendering of Finished Building



■ Map of Building's Location

