

March 24, 2025

To Whom It May Concern

DAIBIRU CORPORATION

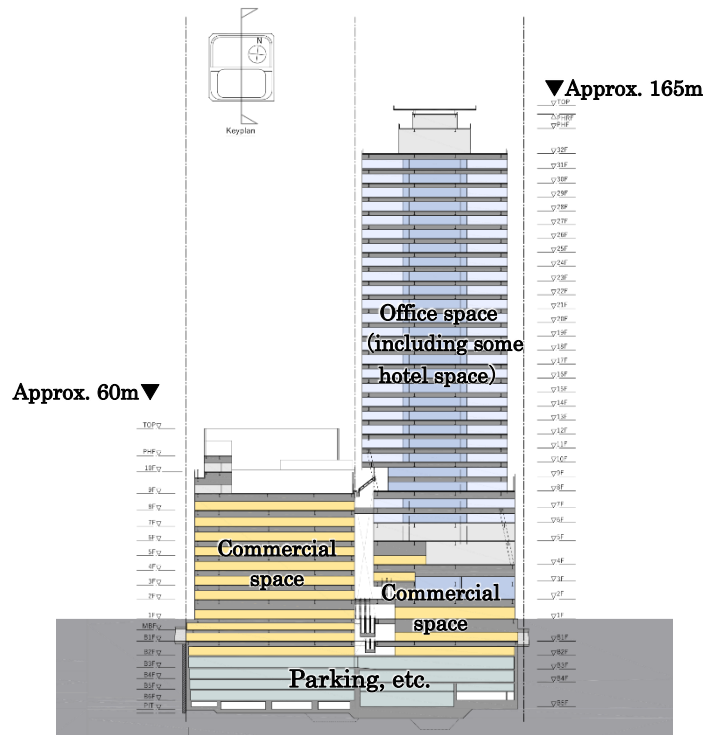
Notice of Start of Construction of North 4 West 3 District Type 1 Urban Redevelopment Project in South Exit Area of Sapporo Station

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; President & CEO: Takashi Maruyama) hereby gives notification that a groundbreaking ceremony was held and construction started on March 3, 2025 for the North 4 West 3 District Type 1 Urban Redevelopment Project (hereinafter “the Project”) being undertaken in the area facing the South Exit of Sapporo Station with Daibiru as a participating association member.

The Project is positioned as 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.” This Project is one of Daibiru’s initiatives in the Sapporo region, along with the [Sapporo Daibiru Redevelopment Project](#), for which Daibiru announced the start of construction on July 11, 2024.

Going forward, Daibiru will continue its efforts 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

	North building	South building
Site area	Approx. 5,330 m ²	Approx. 5,330 m ²
Building area	Approx. 4,810 m ²	Approx. 4,760 m ²
Building coverage ratio	Approx. 90%	Approx. 89%
Gross floor area	Approx. 74,510 m ²	Approx. 128,270 m ²
Floor area subject to volume calculation	Approx. 54,740 m ²	Approx. 109,090 m ²
Floor area ratio	Approx. 1,025%	Approx. 2,050%
Max. height	Approx. 60m	Approx. 160m
Main uses	Stores, parking, etc.	Offices, hotel space, stores, parking, etc.
Scale	7 floors below ground/ 9 floors above ground	5 floors below ground/ 33 floors above ground
Structure	Steel frame with partial steel-reinforced concrete structure	Steel frame with partial steel-reinforced concrete structure

■ Timeline

- Feb. 2017 North 4 West 3 District Urban Redevelopment Project Investigation Committee established
- May 2019 Redevelopment preparatory association established
- Mar. 2022 Urban plan decision announced
- Jan. 2024 Approval of consortium formation announced
- Jul. 2024 Plan for transfer of property rights approved
- Aug. 2024 Demolition work started
- Mar. 2025 Construction started
- Jul. 2028 Completion of construction announced (planned)

■ Project Website (Japanese) : <https://n4w3pro.com>

■ Location Map

