May 26, 2017
Kenedix, Inc.
Tokyu Land Corporation
Development Bank of Japan Inc.

Construction of Hibiya Parkfront Will Be Completed on May 31

An ideal workplace environment in an "office within a park"

Construction of the Hibiya Parkfront Building will be completed on Wednesday, May 31, 2017. The building is a joint development project of Kenedix, Inc., Tokyu Land Corporation and Development Bank of Japan, Inc. The three companies are constructing this building through a special-purpose company called Green Asset Investment Tokutei Mokuteki Kaisha.

Hibiya Parkfront is in a prime location that faces Hibiya Park and has direct access through adjacent buildings to the Kasumigaseki and Uchisaiwaicho subway stations. The building was designed to create the atmosphere of "offices within a park." There is a large amount of greenery inside and outside the building as well as a variety of services and equipment for the support of office workers. The result is a new concept for an ideal office environment where people can feel they are surrounded by nature and are able to do their jobs in comfort.

■ An ideal environment for work with the sensation of being outside surrounded by nature

Hibiya Parkfront is designed to provide office space with flexibility so that all office workers can do their jobs in the best possible manner. This comfort is important due to the considerable amount of each day that these people spend in an office. There is also space that can be used as needed for the specific requirements of individual tenants.

An office layout with a feeling of openness

- Each floor has more than 2,000 square meters of space and a ceiling height of 3 meters. Furthermore, there are no columns. The result is an expansive space that gives each tenant the freedom to use a floor configuration that best meets its own requirements.
- Windows facing Hibiya Park are 3.2 meters wide to give occupants an expansive view of the park. Adding to the park-like atmosphere are spaces where people can enjoy outdoor fresh air. Overall, these features give offices a strong link with the natural surroundings.



The view of Hibiya Park from an office



One of the building's fresh air corners

The Sky Lounge/Sky Garden atrium – An innovative idea for a working space

- All Hibiya Parkfront tenants have access to the Sky Lounge/Sky Garden atrium at the top of the building. Located on the 21st floor, the 630 square meter atrium has an atmosphere of openness and is full of greenery.
- The facility adds more flexibility to how occupants can use the building. People can use this space for lunch, a brief rest, a business meeting, a quiet place to think or for many other purposes.
- The Sky Lounge opens early to serve breakfast.
- Features audio-visual equipment and is ideally suited for private social gatherings and press conferences. The facility is also suitable for promoting communication between office workers and for public relations activities.



The Sky Lounge



Sky Garden atrium

■ Office support for the greatest possible ease for doing work

Hibiya Parkfront has services and equipment in common areas to increase the comfort of office workers. These amenities boost productivity and increase lines of communication.

Second floor Green Lounge with café service

- At the second floor Green Lounge, a meeting space inside the security gate, iPads are provided to send beverage orders to the first floor Bondolfi Boncaffè.

Air shower

- Pollen air shower in the second floor entrance lobby. People can use this air shower before entering the building to blow away pollen. Reducing hay fever problems in offices helps improve productivity.



The Green Lounge on the second floor

ELE-NAVI System

- Hibiya Parkfront's ELE-NAVI system links security gates with elevators. The destination floors of people entering the building are input at the gate to reduce elevator waiting time and congestion. People are automatically registered and assigned an elevator number.

■ In harmony with Hibiya Park's natural environment

Plans for the property call for planting trees to harmonize with the close by Hibiya Park. Hundred types of trees are used for greening the building. Greening is not limited to the area surrounding the building but also extends to the interior to create a park-like environment.



Escalator from the first floor entrance hall to the second floor entrance lobby



The second floor entrance lobby

The Hibiya Centrium links the building with the greenery of Hibiya Park

- To help preserve biodiversity, the centrium has about 100 types of plants that were selected based on a survey of the vegetation in neighboring Hibiya Park.
- The name Centrium is the combination of "Centi" (100) and "rium" (a place). This spacious area full of greenery will undoubtedly be one of the building's most popular places among neighboring office workers.
- Information panels use wood obtained from trees grown in forests that are part of the greenery project of the Tokyu Fudosan Holdings Group. The signs are thus symbols of activities to protect forests and use and recycle lumber in a responsible manner.



The Hibiya Centrium



Information panel about plants

Recognition of measures to protect biodiversity

- Hibiya Parkfront has received ABINC Certification (for urban facilities and shopping centers) as a business site that coexists with living things. This certification is given by the Association for Business Innovation in harmony with Nature and Community (ABINC).

■ Hibiya Gourmerium Opens on Monday, June 19



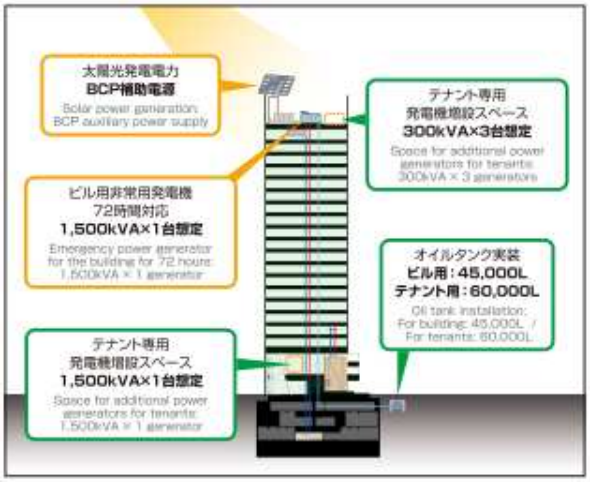
The first underground level
Shop and Restaurant area (before opening)

- Shops and restaurants on the first floor and first underground level, an area named the Hibiya Gourmerium, will start operating on Monday, June 19. More information is in the Shop and Restaurant Information section at the end of this press release.
- All shops and restaurants have been carefully selected with working women as the primary target. Many of these businesses are operating in this part of Tokyo for the first time.
- Hibiya Gourmerium is intended to be a new gathering place in the underground area that links Uchisaiwaicho and Kasumigaseki subway stations.

■ Business continuity planning and environmental responsibility

A multitude of measures for disaster readiness

- High-performance oil dampers reduce building movement in the event of an earthquake. In addition, a damage evaluation system automatically examines how much the building is misshapen in order to assess the level of damage for faster repairs. Many other systems further enhance the building's safety.
- The building has a reliable emergency electricity back-up system that can maintain the power supply in offices and common areas for up to 72 hours. The back-up system includes a highly reliable three-line spot network power input system and emergency generators.
- Digital signs in entrances, elevator halls and lower-floor common areas give tenants information when an emergency occurs.



Electricity back-up system



Emergency electricity supply in common areas

Environmental and social responsibility

- Environmental features of the building include LED lights, water-efficient toilets and other facilities to conserve energy and resources, and a system that allows tenants to easily see the level of energy consumption.
- The building has an emergency temporary evacuation area with a capacity of about 300 people for tenants and others.
- Hibiya Parkfront has been certified by the Development Bank of Japan as a property with best-class environmental and social awareness under this bank's DBJ Green Building Certification program.

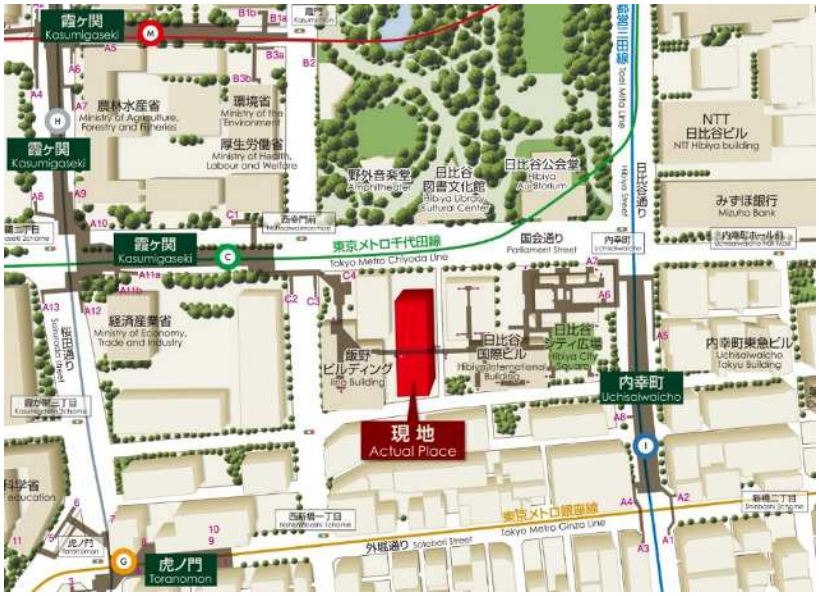
DBJ Green Building
2016 Plan

■ Outline of property

Location:	2-1-6 Uchisaiwaicho, Chiyoda-ku, Tokyo
Access:	Tokyo Metro Chiyoda Line, etc. Kasumigaseki Station (3-minute walk) Toei Subway Mita Line Uchisaiwaicho Station (5-minute walk)
Site area:	6,089.61 m^2
Floor area:	67,123.88 m^2
Structure and scale:	Steel frame structure, and partly steel-framed and reinforced concrete structure 4 underground floors and 21 above-ground floors
Designer:	Kajima Corporation
Construction:	Kajima Corporation
Construction completion:	May 31, 2017



Appearance of Hibiya Parkfront



Location of Hibiya Parkfront and nearby subway stations

Reference

Hibiya Gourmerium Shop and Restaurant Information

Shop name	Information	Floor
Bondolfi Boncaffè	This is an official coffee shop of Bondolfi, an Italian company that has been roasting coffee beans for more than 160 years. Designed to serve hard-working men and women, the café is the perfect place to relax at any time of the day or evening. Website: http://tenoha.jp/bondolfi-boncaffe/	First floor
Hakata Motsunabe Yamaya	Yamaya, a producer of *karashi mentaiko* (salted cod roe with red pepper) operates this *motsunabe* (Japanese hot pot with offal) restaurant. Diners can combine Japanese beef offal with either soy sauce or miso soup to enjoy sensational flavors. Lunch includes unlimited *karashi mentaiko*, *karashi* mustard greens and rice. Website: http://www.y-shokukobo.com/	First underground level
Yonpachi Gyojo	This seafood Japanese pub features fresh fish that has undergone only minor processing by fishermen and is served shortly after being caught. Customers can enjoy fish normally served only in specific regions of Japan and are thus difficult to find on menus of Tokyo restaurants. “Today’s special” provides fresh fish that changes every day. Website: http://www.48gyojyou.com/	First underground level
Dip garden	Spicy and rich Indian food cooked by blending several tens of spices and Thai food made with Thai herbs and seasonings that create special flavor which can be habit forming. Offers original Thai and Indian dishes prepared by chefs who have polished their cooking skills in India and Thailand. Website: http://dippalace.com/	First underground level
Gyoza no Osama Ryugin	Famous for fried gyoza, this restaurant spends one hour for carefully blending premium ground pork and fresh vegetables sent directly from growers every day. Gyoza are prepared immediately after orders are received by chefs who know how to create just the right combination of a crispy outer crust and hot, juicy interior. No one can visit this restaurant only once!	First underground level
Ramen Due Edo Japan	This is the newest location of Due Italian, an Italian-style ramen restaurant that has been listed in the Michelin Guide Tokyo for three consecutive years. Chef Ishizuka serves a new type of Ramen (noodles) made mainly from carefully selected Japanese food ingredients. Website: http://www.dueitalian.jp/	First underground level
7-Eleven	7-Eleven is dedicated to creating a new age of convenience stores that are “close and convenient.” The store will have a diverse lineup of food products, including delicatessen-style dishes and frozen food, along with detergents and other household products, banking services, a copying service and many other products and services to meet customers’ needs. Website: http://www.sej.co.jp/	First underground level