

For Immediate Release

Empire Motor Co.,Ltd.
Tokyo Tatemono Co.,Ltd.

Launch of the Hacchobori Project (working name)

**—Development of a high-function, spacious office building;
1-minute walking distance from the Hacchobori subway station
and each floor over 1,000 square meters—**

Empire Motor Co., Ltd. and Tokyo Tatemono Co., Ltd. hereby announce the start of construction to rebuild the Empire Building on January 4. The joint building project, tentatively dubbed the Hacchobori Project, is underway at 2-2-1 Hacchobori, Chuo-ku, Tokyo.

Positioning of the Hacchobori Project

Empire Motor and Tokyo Tatemono are jointly carrying out the reconstruction of the Empire Building as the building is aging.

The new building is being constructed in a very convenient location, accessible by both train and car, and will adorn the corner of Shin-ohashi-dori and Yaesu-dori roads. It is 1-minute walking distance from the Hacchobori station on the Tokyo Metro Hibiya line, 4-minutes walking distance from the Kayabacho station on the Tokyo Metro Tozai line, and 4-minutes walking distance from the Hacchobori station on the JR Keiyo line, as well as within walking distance from Takaracho station on the Toei Asakusa line, and Tokyo station. Taking advantage of the space this location offers, each floor will have an exclusive floor area of over 1,000 square meters. The goal is to make the building the new business center of the Hacchobori area by developing a high-function office building that boasts high safety and environmental performance.

Once complete, the building will be jointly owned by Empire Motor and Tokyo Tatemono. Empire Motor plans to use several floors for its headquarters. Tokyo Tatemono is scheduled to lease the remaining floors.



(Exterior image of the building)

Project details

1. Office space that flexibly meets diverse needs

- Standard office floor space will be about 1,000 square meters of open (pillar- and column-free) space. Flexible plans will be offered to suit diverse corporate needs.
- The developers plan to use Piloti architecture for the first floor, which will have a 6 meter high ceiling and a spacious entrance hall. A store area (with floor space of around 260 square meters) will be positioned facing Shin-ohashi-dori.



(Image of the entrance hall)

2. Safety features congruent with a high level of disaster awareness

- Since the Great East Japan earthquake, there has been an increase in the need to deal with disaster awareness and business continuity in the corporate sector. In light of this, the building's structural plans call for a high level of earthquake resistance that is 1.5x the earthquake resistance standards stipulated by the Building Standards Act.
- The building has its own emergency power generator that can provide power for up to 72 hours. In addition to emergency power for disaster prevention and security purposes, during blackouts 15VA/square meter of power will be supplied to office areas. This will contribute to the business continuity plans (BCPs) of building tenants. Moreover, as another backup measure and added support to tenant BCPs, there is space on the roof for tenants to install their own emergency power generators.

3. Environmentally friendly

- Given the growing need to deal with serious global environmental issues, Low-E multilayer glass will be used on the office exterior and LED lighting will be installed in the leased and common areas. This should reduce the Perimeter Annual Load (PAL; thermal load) by 16% and the Energy Reduction Ratio (ERR) by 19%. The building will have the equivalent to a Grade A CASBEE (Comprehensive Assessment System for Built Environment Efficiency).
- Greenery will be planted all around the grounds. This includes trees in the outer areas and on the roof-top terrace. This should contribute to the alleviation of the heat island effect.

Project summary

Location	2-2-1 Hacchobori, Chuo-ku, Tokyo
Use	1st floor: Store area 2nd-9th floors: office space
Total area	About 1,588 square meters
Planned floor-area ratio	About 700%
Total floor space	About 12,800 square meters
Size	10 floors above ground, one basement floor, and one-story penthouse
Maximum height	About 50 meters
Start of construction	January 2016
Completion	September 2017 (tentative)

*The details of the project summary are subject to change.

Location of building

