

# OFFICE LAYOUT

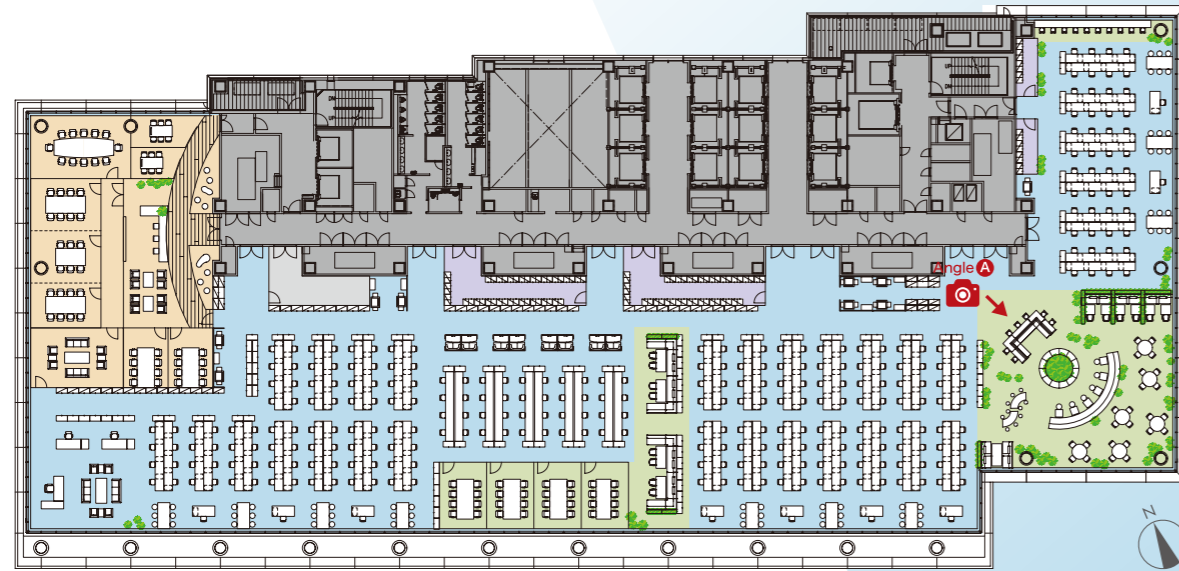
## Support for diverse office layouts

The spacious floors of approximately 2,380 m<sup>2</sup> have a simple shape providing a good overview, allowing flexible layouts to accommodate diverse workstyles.

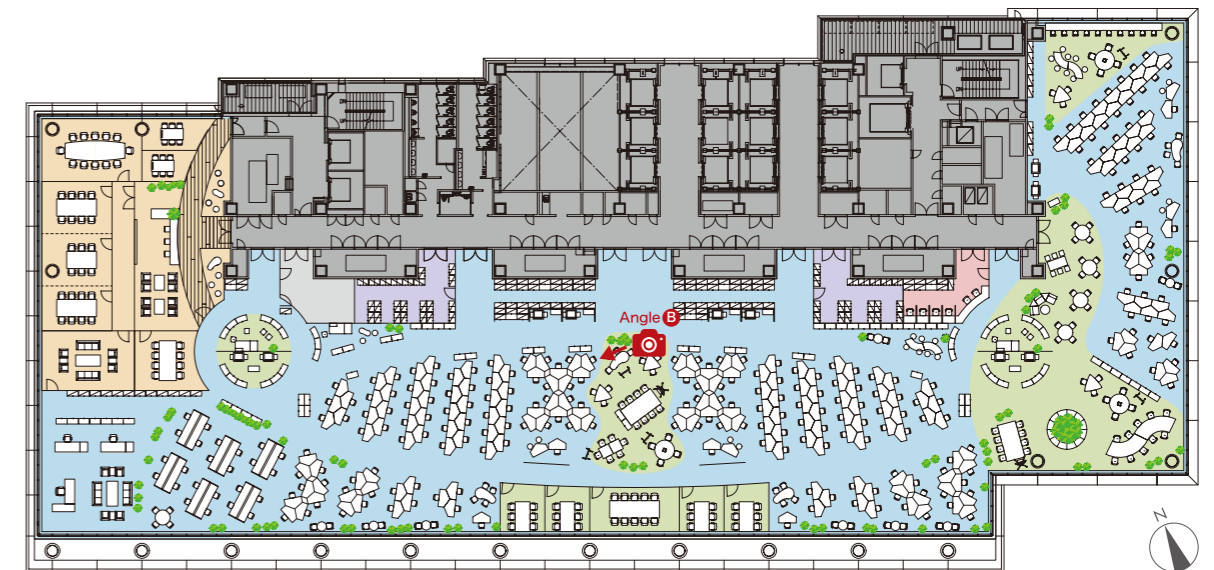
### A. Island Office Layout

Number of seats: **297**

8.01 m<sup>2</sup> floor space per person ( 9 executive seats, 248 general seats, 40 free-address seats )



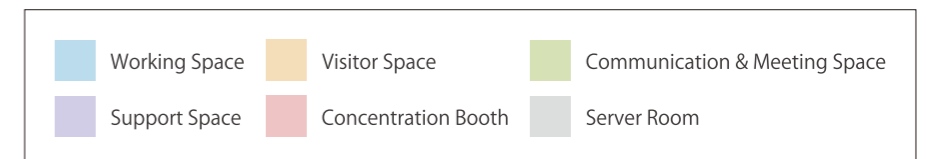
Creative Office Layout **B**



Number of seats: **250**

9.52 m<sup>2</sup> floor space per person ( 6 executive seats, 220 general seats, 24 free-address seats )

### B. Creative Office Layout

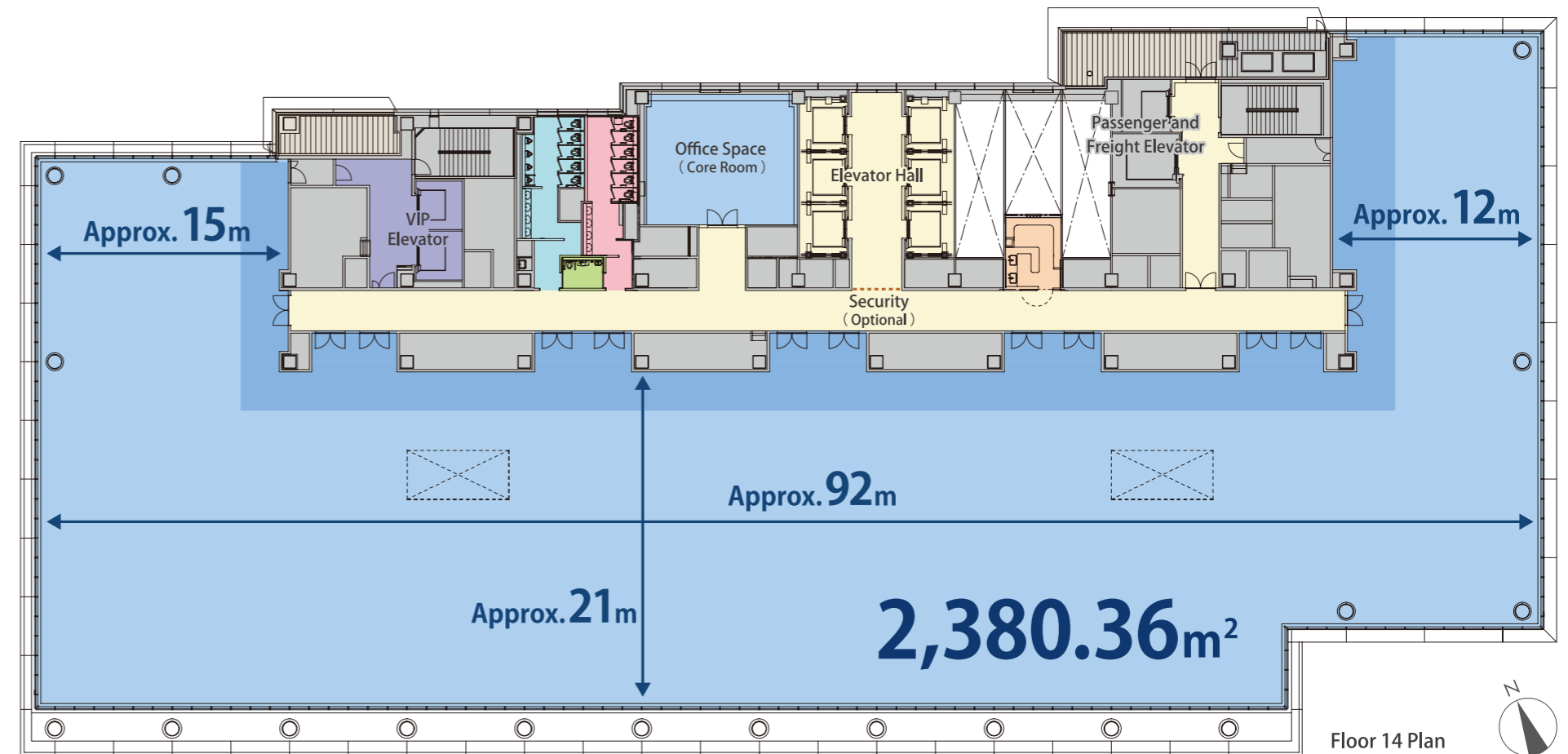


\* Decisions regarding the layout need to comply with various laws ( evacuation safety verification law, barrier free law, etc. ).



**A** Island Office Layout

# FACILITIES



\* Total rentable area may change based on the final measurement.

## The latest equipment and facilities, enabling smooth work and comfort



### Environmental Efficiency improved by Design of Windows and Eaves

The eaves and Low-E double-glazed windows prevent direct sunlight from entering, and electric blinds with sunlight tracking have been installed. This reduces the cost of cooling and heating systems in the summer and winter.



### 2.8 m Ceiling Height

Each floor has a comfortable ceiling height of 2.8 m. This creates an open, spacious atmosphere.



### Comfortable OA Flooring

Spacious 100 mm free-access flooring is fitted under the floor.



### Highly Customizable Grid-System Ceiling

Each floor has a grid-system ceiling with 600 mm<sup>2</sup> blocks. This allows a great deal of freedom in creating a layout, and changing partitions is also easy.



### Maximum Floor Load of 1,000 kg per m<sup>2</sup>

Floor load capacity of up to 500 kg/m<sup>2</sup> in general zones and 1,000 kg/m<sup>2</sup> in heavy-duty zones (800 kg/m<sup>2</sup> in some zones) are supported.



### Ample Power Capacity

60 VA/m<sup>2</sup> capacity supplied as standard. This can be expanded up to 30 VA/m<sup>2</sup> (optional).



### Fine-Tuned Air-Conditioning Control

Comfortable temperatures can be set per zone.



### Equipped with a Rest Space

The rest space, available for taking some time out, has an adjoining kitchenette.



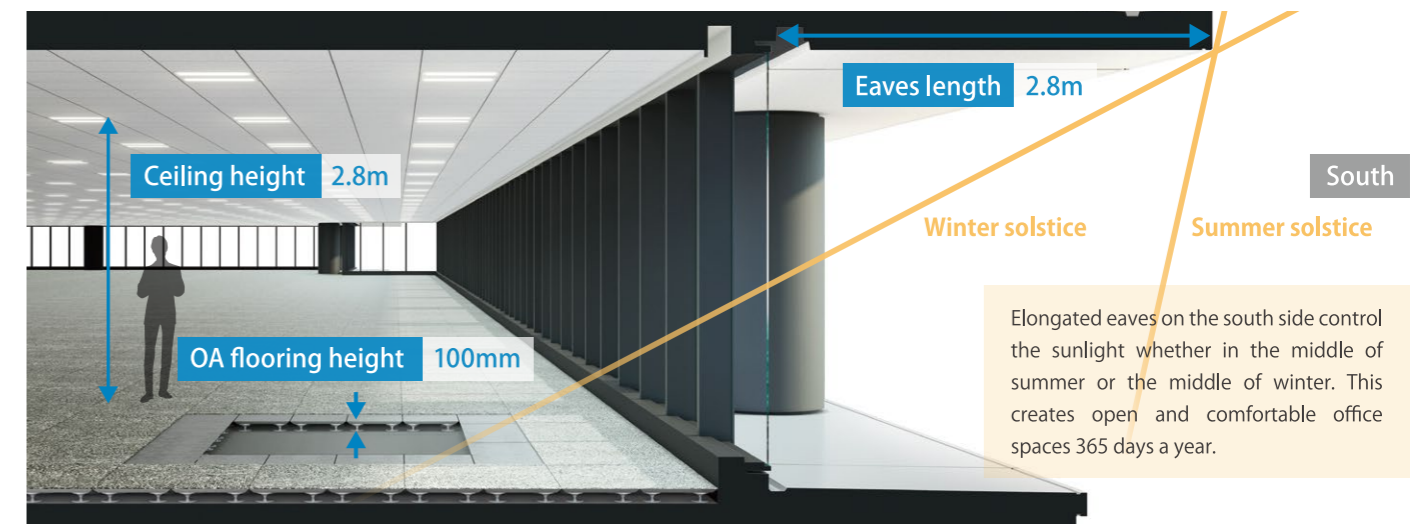
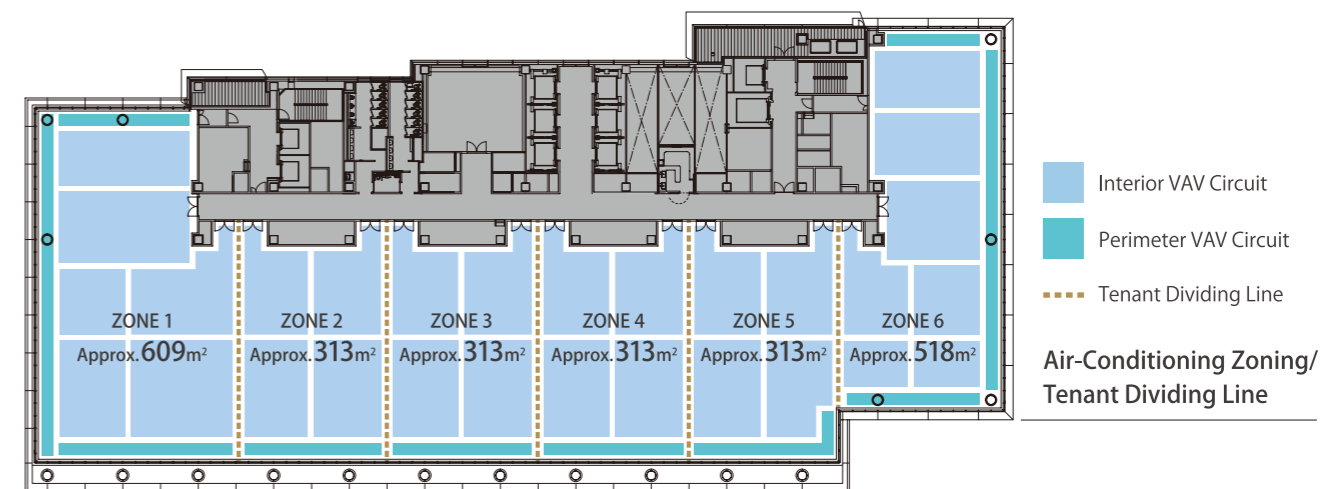
### Customizable Plumbing System and Exhaust Ducts

The plumbing system and exhaust ducts can be customized to your needs. These can be installed when adding extra functions such as a smoking room, kitchenette, or toilets.



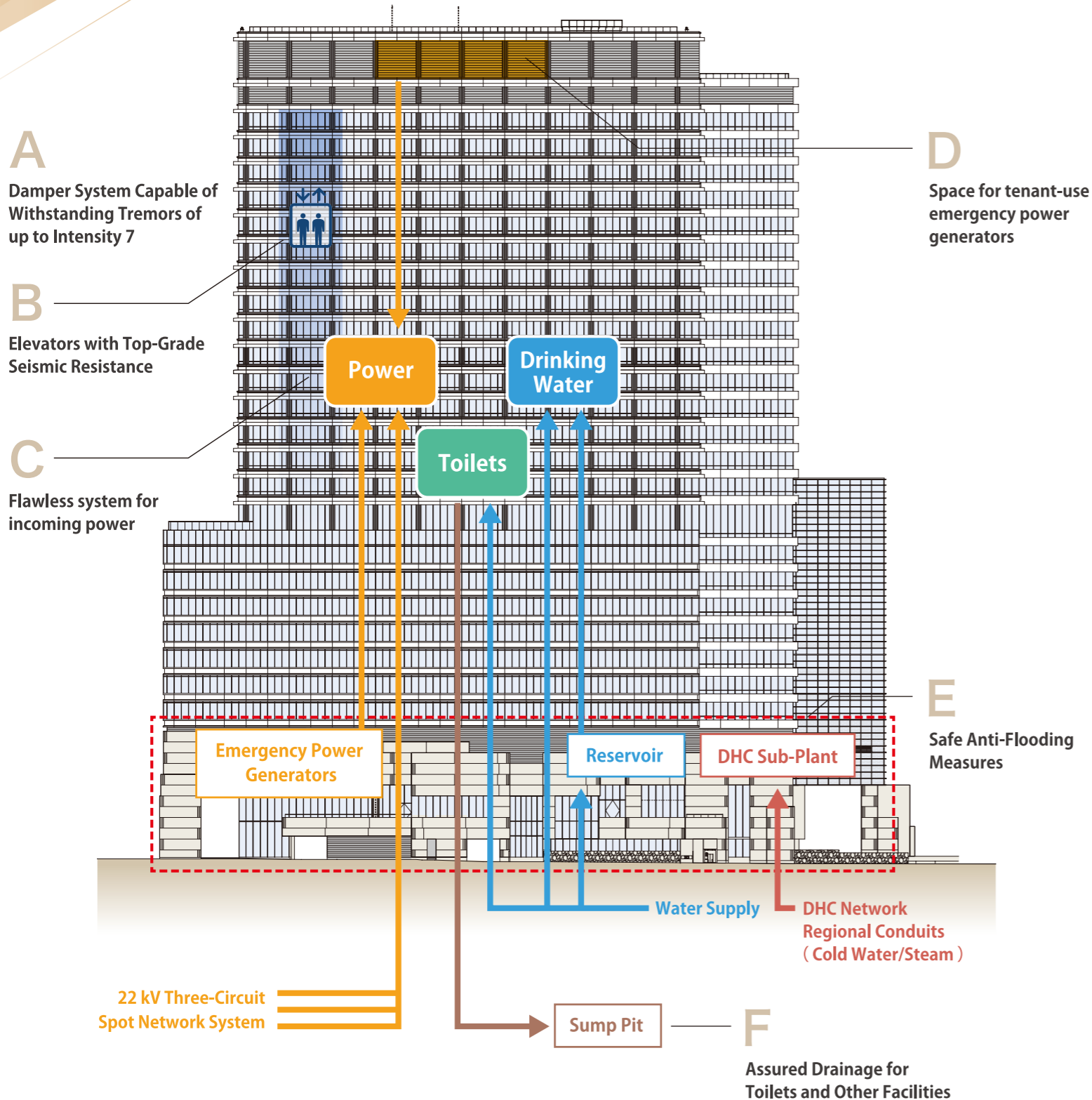
### Barrier-Free Design

Each floor is equipped with a multipurpose toilet that allows the use with wheelchairs to ensure a barrier-free office space.



# BCP SUPPORT

## BCP functions and seismic resistance keep your business running during emergencies



## Seismic Resistance

### A Damper System Capable of Withstanding Tremors of up to Intensity 7 (Level equivalent to Great Hanshin Earthquake of 1995)

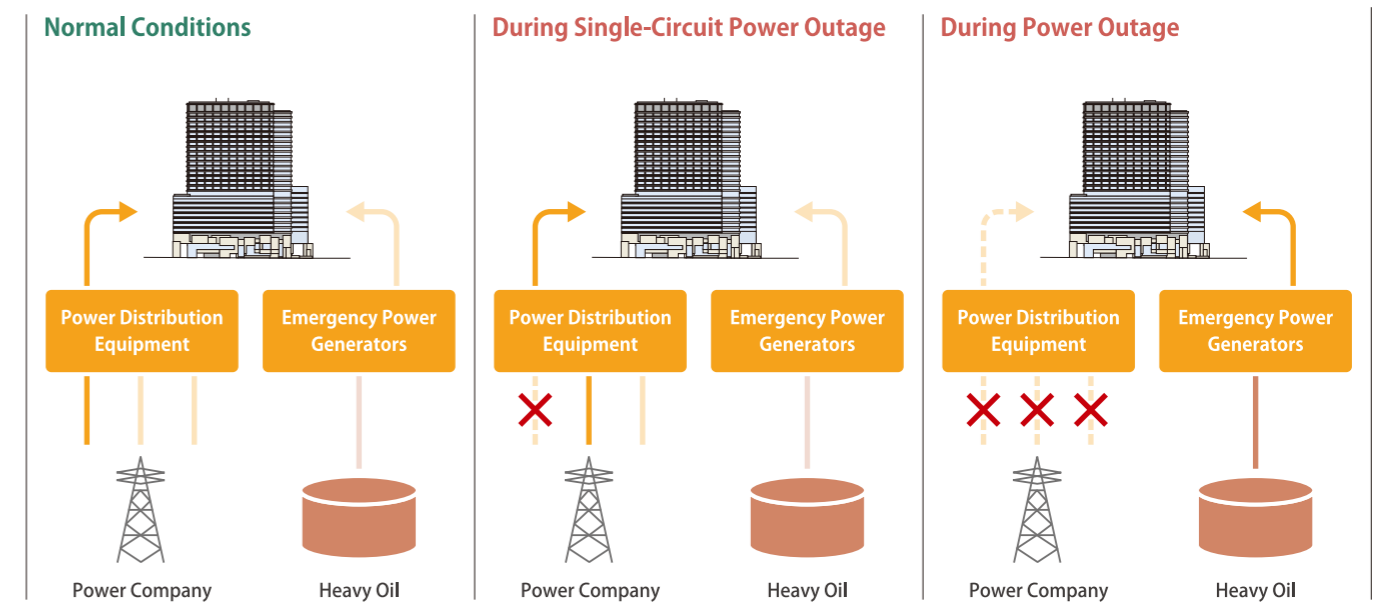
The building implements the latest double concentrated damper system. This ensures a level of safety that prevents collapse or breakdown in the event of an earthquake of the kind of intensity that occurs only once in a thousand years (intensity 7). This protection contributes to the safety and security of facility users.

### B Elevators with Top-Grade Seismic Resistance

The building uses elevators with the top grade of seismic resistance under the standards for elevator seismic resistance safety defined by the Ministry of Land, Infrastructure, Transport and Tourism.

## System for Incoming Power

**C** The building receives electric power from power companies using a 3-loop transmission line system, which allows the other transmission lines to continue to supply power in the event of a power outage in one circuit. In the event of a complete power outage, emergency power generators using heavy oil can continue to supply electricity for 72 hours.



## BCP Functions

### D Assured Space for Tenant-Use Emergency Power Generators

The 27th floor has space where tenants can install individual emergency power generators. Up to three units (diesel, corresponding to 300 kVA) can be installed.

### E Safe Anti-Flooding Measures

To protect against flooding, all major equipment is installed on the 3rd floor. Based on the Minato-ku flooding hazard map, the 1st floor is elevated to prevent flooding, and is also equipped with damp-proofing barriers.

### F Assured Drainage for Toilets and Other Facilities

Drainage functions will remain in operation during emergencies. Drainage for seven days' use by the assumed number of people in the building (30 L/day per person) is ensured.

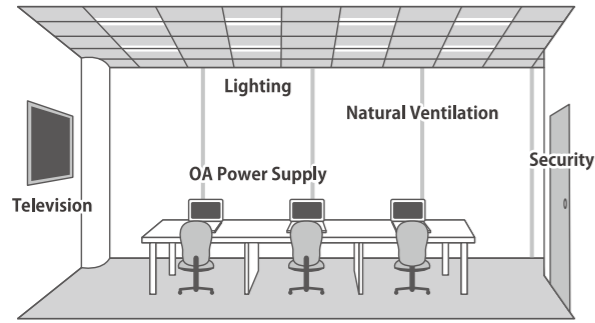
### Disaster Prevention Warehouses Installed in Basement and Lower-Story Floors

Those who cannot return home easily in the event of a major disaster will be able to stay in the building temporarily. Stocks of water, food supplies, portable toilets, medical supplies, rescue equipment, etc. for three days' use by approximately 1,000 people are stored in the building.

Power Supply During Power Outages

72 Hours' Power Supply (20 VA/m<sup>2</sup>) in Tenant Office Space

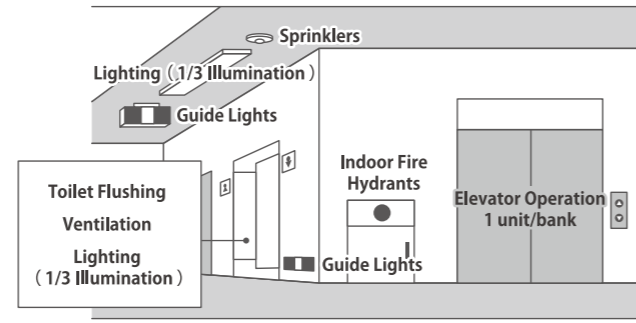
Tenant office space can receive a three-day continuous power supply (72 hours, 20 VA/m<sup>2</sup>) from the building emergency power generators.



- \* Power supply from emergency power generators to private office areas is provided for a fee.
- \* Secondary-side construction for emergency power generators is done at the customer's expense.
- \* UPS should be prepared on the customer side for continued power supply during the switchover from commercial power supply to power generators.
- \* Power cannot be supplied during legal inspections.

72 Hours' Power Supply to Shared Building Areas

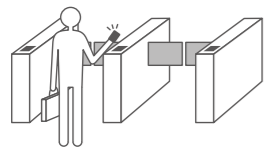
During power outages, shared areas of the building will receive a 72-hour power supply for lighting and evacuation/emergency equipment, etc.



- \* If the emergency operation for secondary-wave tremor activates, staff will perform a safety inspection before allowing further operation.

Assured Security

Office Entrance



Security Gates

The 1st floor and the sky lobby entrance are equipped with gates using contactless IC card readers.

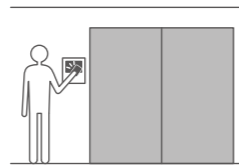
Elevators



Elevator No-Stop Control

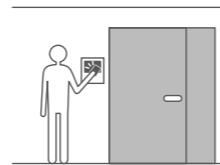
Elevators can be equipped with a no-stop control (optional), which ensures that only individuals with permission can get on or off elevators on a given floor. Once the last exiting person from the floor has been confirmed, the no-stop control will activate, locking the floor for each elevator.

Office Floors



Security for the Entire Floor

For tenants using an entire floor, the elevator hall can be equipped with doors, security gates, and electric locks, providing security for the entire floor (optional).



Card Readers

Card readers installed to each entrance/exit for private office areas prevent intrusion by third parties who do not have a card (card readers can also be installed within private areas).



24-Hour Management On-Site

Security staff and facilities maintenance staff are stationed in the disaster center 24 hours a day. In addition to working alongside security systems to prevent crime, they also swiftly respond to ensure safety within the building.

Top CASBEE Grade S-Rank Environmental Efficiency

This project includes numerous environmental features, such as installation of solar panels, green roofing, low heat-retention paving, Low-E glass, and eaves that shield from direct sunlight. This corresponds to the top CASBEE grade, S-Rank.

Building Overview

Project Name	HIBIYA FORT TOWER
Address	500 (lot number), Nishi Shimbashi 1-chome, Minato-ku, Tokyo
Transport	Uchisaiwaicho Station, Toei Mita Line... 2 minutes on foot Kasumigaseki Station, Tokyo Metro Hibiya Line/Chiyoda Line... 2 minutes on foot Toranomon Station, Tokyo Metro Ginza Line... 3 minutes on foot Kasumigaseki Station, Tokyo Metro Marunouchi Line... 5 minutes on foot Shimbashi Station, JR Line/Tokyo Metro Ginza Line/Toei Asakusa Line/New Transit Yurikamome... 7 minutes on foot
Principal Uses	Offices/shops/parking, etc.
Site Area	7,688.50m <sup>2</sup>
Total Floor Space	105,633.16m <sup>2</sup> (planned)
Maximum Height	138.4m
Floors	Two basement floors/27 floors above ground
Structure	Steel-reinforced concrete with steel frame, steel-reinforced concrete, steel frame
Damping Equipment	Oil dampers, steel dampers
Elevators	Shuttle elevators: 4 (48 passengers each) Office elevators: 18 (27 passengers each, 6 units × 3 banks) Emergency passenger and freight elevators: 1 (17 passengers) Passenger and freight elevators: 1 (50 passengers) VIP elevators: 2 (17 passengers each) SOHO elevators: 2 (11 passengers each) 3 other units (31 units total)
Parking Capacity	Mechanical parking: 179 spaces, drive-in: 65 spaces (includes 17 spaces for handling cargo and 5 disabled spaces) * Two power-supply stands for electric vehicles installed Two-wheel vehicles: 11 spaces
Bicycle Parking	176 spaces (Minato-ku bicycle sharing space available separately)
Expected Completion Date	June 2021 (planned)
Operator	Shimbashi Tamuracho Project Partnership
Design and Supervision	Shimizu Corporation/Nikken Sekkei, joint design venture
Construction	Shimizu Corporation

Equipment/Facilities Overview

Power Receiving System	22 kV extra-high voltage, three-circuit spot network system
Power Distribution System	Lighting: 200 V/100 V single-phase three-wire system, Outlets: 200 V/100 V single-phase three-wire system, Power: 400 V/200 V single-phase three-wire system
Generator Safety Power Supply	Two 2,500 kVA air-cooled gas turbine generators Four oil tanks containing a total of 160,000 liters (allowing 72-hour operation)
Space for Tenant-Use Emergency Power Generators	Up to three 300 kVA units can be installed Generator space only (assumed: three 300 kVA air-cooled diesel generators) Three oil tanks containing a total of 15,000 liters (allowing 72-hour operation)
Common Antenna Television Equipment	Implementation of UHF, BS/CS110°, cable broadcasting possible (antenna drop cable route only)
Communications Equipment	Drop cabling planned (fiber cable, metal cable)
Space Supporting Information Communication	Space provided for installing tenant antennas
Air-Conditioning/Heating System	DHC (district cooling and heating system)
Air-Conditioning Expansion Space	Equipment balconies installed on each floor
Security	Security gates, contactless IC card readers installed within elevators and entrances/exits of rental space, and 24-hour, 365 days/year building management staff on-site

Rental Office Space Overview

Target Floors	Floors 8-10 and 12-26
Total Rental Floor Area	42,929.96 m <sup>2</sup>
Standard Floor Area of Rental Spaces	[ Bank B/C ] 2,380.36 m <sup>2</sup> [ Bank A ] 2,554.41 m <sup>2</sup> * There are also separate rental spaces within core areas (9th floor: 190.00 m <sup>2</sup> , 14th floor: 83.09 m <sup>2</sup> , 24/25th floors: 182.91 m <sup>2</sup> ).
Ceiling Height	2,800mm
OA Flooring	100mm
Floor Load	500 kg/m <sup>2</sup> , heavy-duty zones: 1,000 kg/m <sup>2</sup> (800 kg/m <sup>2</sup> in parts)
Outlet Electric Capacity	60VA/m <sup>2</sup>
Power Supply Expansion Support	30VA/m <sup>2</sup>
Basic Modules	3,600mm × 3,600mm
Ceiling	Grid-system ceiling (600 mm by 600 mm)
Lighting	LED lighting (approx. 700 Lx average desktop illuminance), and automatic light control using motion sensors and daylight sensors
Air-Conditioning System	Central air-conditioning system (district heating and cooling) [ Bank B/C ] VAV zoning: 29 interior zones + 10 perimeter zones/floor [ Bank A ] VAV zoning: 30 interior zones + 9 perimeter zones/floor

- \* Information such as floor area figures are as given in the current plan. (Accurate as of February 2021)
- \* Printed details are created based on plan overviews and may differ slightly from the final building.
- \* Images are artist's impressions only.