

## New office building completed in summer, 2010

### New landmark for Toyosu with sophisticated design.

- 12 floors, symbolic cube and quality facade.
- High spec spaces and facilities designed for comfortable office work and lifestyle.
- Retail spaces will occupy the lower floors and the facility will also include a park, so as to contribute to an aesthetic that is in harmony with the surrounding area.
- Advanced, environmentally considerate features maximize that desirability of the building for tenants.



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## Convenient location with speedy access.

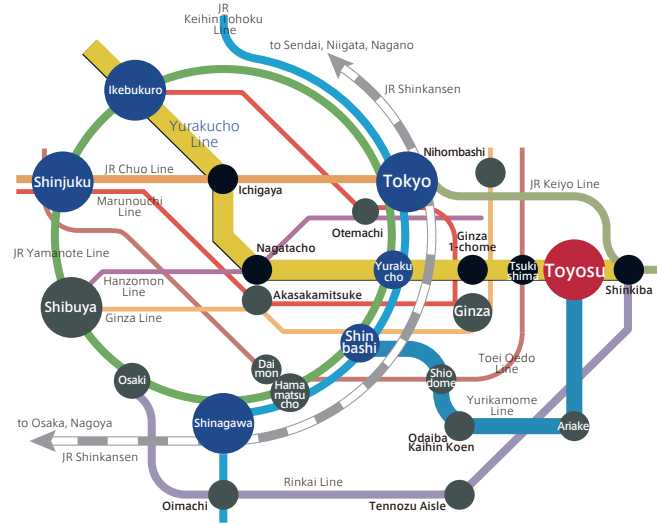
### Near the Toyosu station, Neighborhood of Ginza and Tokyo.

Convenient location that is 3 minutes walk from Toyosu station, and within 4 km of the neighborhoods surrounding Tokyo and Ginza stations.

#### from Toyosu Station

- to Yurakucho** — **7 minutes** (directly)
- to Tokyo** — **9 minutes** (via Yurakucho, JR)
- to Shinbashi** — **9 minutes** (via Yurakucho, JR)
- to Shinagawa** — **16 minutes** (via Yurakucho, JR)
- to Shinjuku** — **20 minutes** (via Ichigaya, JR)
- to Ikebukuro** — **26 minutes** (directly)

※ mentioned about usual case in daytime, any case will be different. not including transfer time





## Entrance lobby with rich greenery



## Green garden and Retail spaces due to enrichment for workstyle and neighbor community



Retail zone entrance



Retail zone public corridor

### Green garden of about 1,000m<sup>2</sup>

it will be used by those working in this building and neighborhood habitants. and it will contribute to an aesthetic that is in harmony with the surrounding area.

### Retail zone at the lower floors

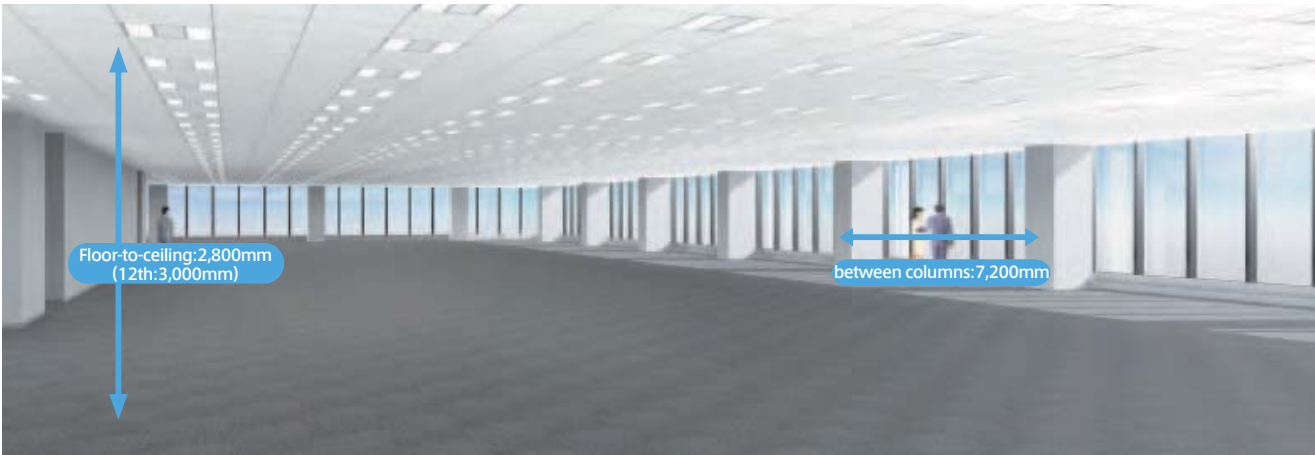
Retail spaces will occupy the lower floors, so as to contribute to worklife and give life to neighbor community.

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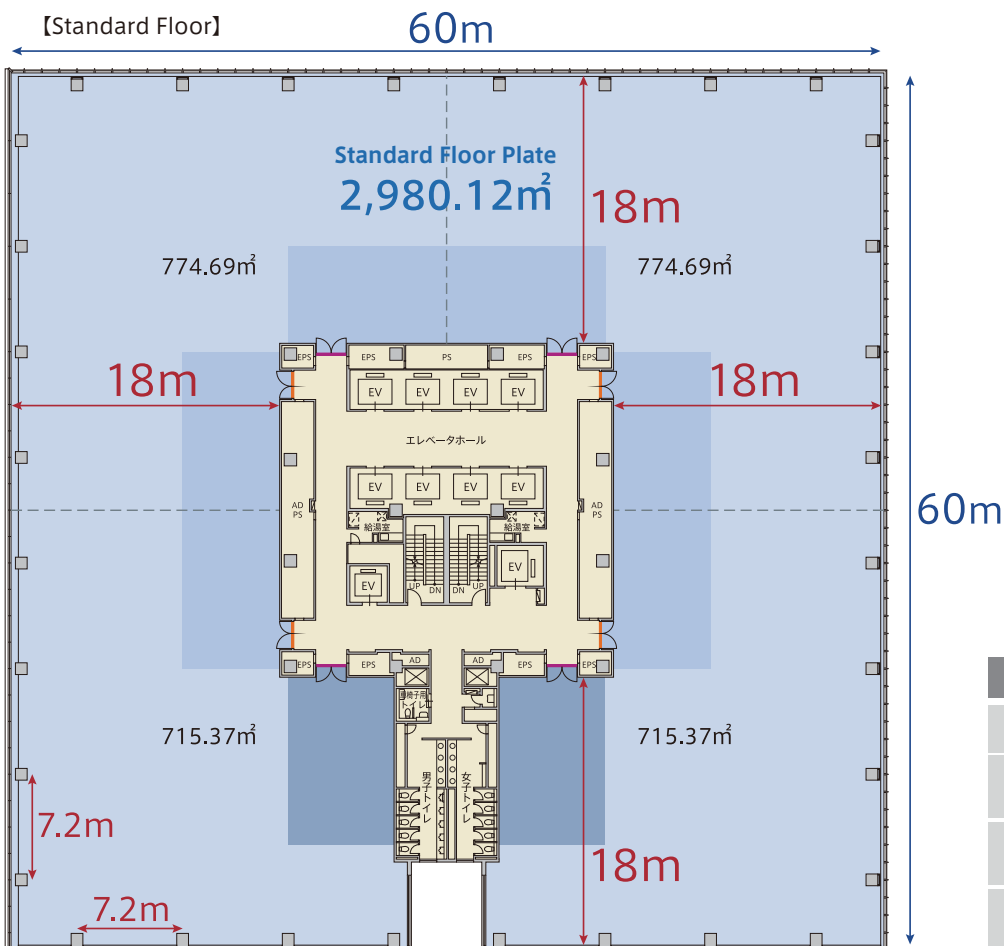


## Multi purpose, high grade office floor. Space 18m × 60m, without columns.

[Office floor image]



[Standard Floor]



| Each floor plate |                         |
|------------------|-------------------------|
|                  | m <sup>2</sup>          |
| 2F               | 137.22m <sup>2</sup>    |
| 3-12F            | 2,980.12m <sup>2</sup>  |
| total            | 29,938.42m <sup>2</sup> |

— Lock control system by non-contact card key  
— Open and shut control by strike switch (usually open)

■ Heavy load zone : 800kg/m<sup>2</sup>  
■ Heavy load zone : 1,000kg/m<sup>2</sup>





## Outline

### Property

|                   |   |
|-------------------|---|
| Name (tentative)  | : SIA Toyosu Prime Square                   |
| Location          | : 5-chome, Toyosu, Koto-ku, Tokyo           |
| Asset             | : Office , Shop                             |
| Floors            | : 12 stories above ground, 1 roof structure |
| Structure         | : Steel-framed (CFT columns)                |
| Facade            | : Glass curtain wall , Precast concrete     |
| Gross floors      | : 42,493.59m <sup>2</sup>                   |
| Total rent floors | : 29,938.42m <sup>2</sup>                   |
| Parking           | : 113 Spaces                                |
| Architect         | : Shimizu Corporation                       |
| Constructor       | : Shimizu Corporation                       |
| Complete          | : End of August, 2010                       |

### Facilities

|                        |  |
|------------------------|--|
| Electric power supply  | : 22KV electricity   |
| Emergency power supply | : Power generator ) Diesel engine 350KVA<br>For tenants ) 500KVA, 350KVA, 250KVA each /1 unit  |
| Elevator               | : Office passengers ) 28-passengers /8 units<br>Freight / Service ) 27-passengers /1 unit<br>17-passengers /1 unit<br>Retail ) 13-passengers /1 unit |
| Emergency measures     | : Automatically smoke elimination in every room  |
| Hot water supply       | : Electric hot water   |
| Sanitation facilities  | : Unit system toilet   |

### Office Floor

|                             |  |
|-----------------------------|--|
| Total rent floors           | : 29,938.42m <sup>2</sup>  |
| Standard floor plate        | : 2,980.12m <sup>2</sup>   |
| Separatable plate           | : 715.37m <sup>2</sup> , 774.69m <sup>2</sup>  |
| Floor-to-ceiling            | : 2,800mm (3-11F), 3,000mm (12F)   |
| Floor load                  | : 500kg/m <sup>2</sup><br>Heavy load zone ) 800kg/m <sup>2</sup> , partly 1,000kg/m <sup>2</sup> |
| Floor load for raised floor | : 500kg Standard type  |
| Raised floor                | : 100mm  |
| Power outlet capacity       | : 50VA/m <sup>2</sup> (expandable to 80VA/m <sup>2</sup> )                                       |
| Ceiling system              | : Grid ceiling   |
| Lighting system             | : 750lx at designated office zones<br>Sunlight sensor-equipped automatic blinds                  |
| A/C system                  | : 24-hour individual control systems<br>Perimeter ) Semi air flow window system                  |
| A/C control                 | : 4 individual control systems per floor   |
| A/C zoning                  | : 48 zones per floor   |
| Telecom line                | : Capacity for telephone terminal 0.6P/10m <sup>2</sup>  |
| Access security             | : Non- contact card key , Lock system to elevator control  |