

INTERSECTION OF CREATION

WHERE DIFFERENT IDEAS COME TOGETHER



Visit our website for details



Visit our special AR-enabled website

Connecting your dreams



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Fukuoka Building Block Development Project

DIFFERENT
IDEAS
COME TOGETHER



We first begin with a big dream

As the world's cities become more globalized, goods and information flow according to the hierarchy of economic scale, coming into New York first, followed by London, Paris, and then Tokyo, for example.

Many cities are losing their individuality and their unique sense of thrill and excitement.

We at Nishitetsu feel a sense of urgency around this significant trend, which could be called “the commoditization of cities.”

Under the banner of our corporate message entitled “Connecting your dreams,” Nishitetsu has been engaged in urban development in Fukuoka.

Now is the time to look firmly into the future and bravely revolutionize the city.

“An innovation revolution in the city of Fukuoka”

In order to break away from the commoditization of cities, we will make full use of the charm of Fukuoka to transform it into a creative city that is open to the world and where people who enjoy their lives and careers can always come together to encounter new goods, concepts, and ideas.

Through the “Fukuoka Building Block Development Project,” we will put Fukuoka's brand as a new city on display and realize a unique city that can stand tall among other great cities of the world.

Photo: Courtesy of Fukuoka City

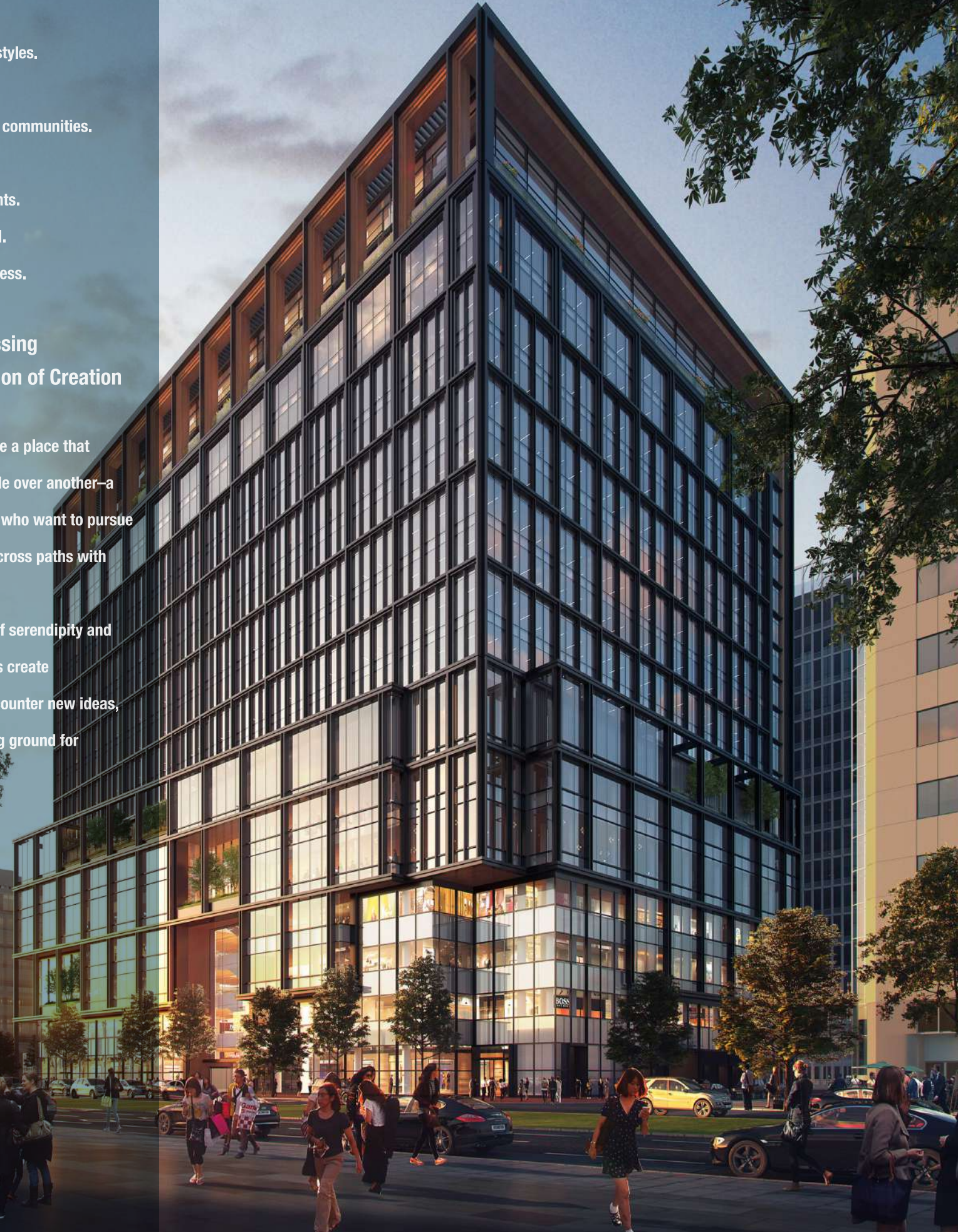
INTERSECTION OF CREATION WHERE DIFFERENT IDEAS COME TOGETHER

- Workstyles and lifestyles.
- On and off.
- The world and local communities.
- Asia and Fukuoka.
- Tourists and residents.
- Formal and informal.
- Shopping and business.

The Tenjin Crossing = An Intersection of Creation

We decided to create a place that doesn't take one side over another—a place where people who want to pursue multiple directions cross paths with each other.

A place that is full of serendipity and diversity will always create opportunities to encounter new ideas, making it a breeding ground for new creativity.



CONCEPTS

An idea to make an “Intersection of Creation” in Tenjin

A place that continually creates new value that constantly gives visitors a sense of thrill and excitement.

An Intersection of Creation in the city of Fukuoka

Where “Asia’s Most Creative Business District” and “Kyushu’s Best Commercial Area”

intermingle



An Intersection of Creation at the intersection of Asia and Fukuoka/Kyushu

Taking advantage of the characteristics of Asia’s gateway and Kyushu’s largest commercial area to create a place where people, goods, and information

intermingle



An Intersection of Creation at the intersection of work and life

Taking advantage of the characteristics of a compact city close to where people live and work to create a place where people, goods, and information

intermingle



We want to create a place that is constantly creating new business and culture

We want to make Tenjin into a one-of-a-kind city that can stand tall among other great cities of the world

FUKUOKA

Connecting East Asian Cities

Getting to the airport is easy and incredibly convenient.

Times from major stations to airports

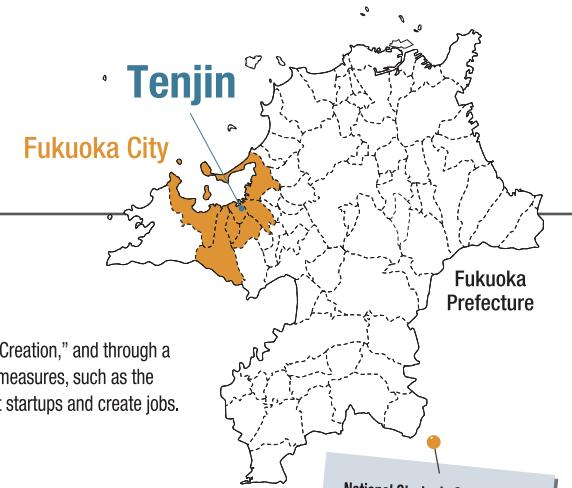
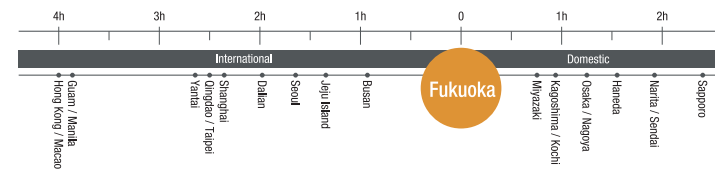
Source: Materials published in 2020 by the Tenjin Meiji-dori Avenue Development Council



Tenjin	approx. 11 min	Fukuoka Airport
Nagoya	approx. 28 min	Chubu Centrair International Airport
Tokyo	approx. 30 min	Haneda Airport
Tokyo	approx. 47 min	Narita Airport
Osaka	approx. 65 min	Kansai International Airport

Times from Fukuoka Airport to various airports

Source: Materials published in 2020 by the Tenjin Meiji-dori Avenue Development Council



National Strategic Special Zone

Fukuoka In 2014, Fukuoka City was designated as a "Special Zone for Global Startups & Job Creation," and through a combination of deregulation by the national government along with Fukuoka's own measures, such as the "startup visa" and "startup corporation tax cuts," Fukuoka City is working to support startups and create jobs.

Subsidy System for Fukuoka Prefecture and Fukuoka City

Due to its abundant human resources and its excellent transportation access, the city is attracting more startups and accelerating the entry of companies from both within and outside of Japan. To establish knowledge-creating industries such as IT and digital content as well as foreign and foreign-affiliated companies in Fukuoka, a subsidy system has been set up by the prefecture and city. In addition, the prefecture and city have prepared various preferential measures for companies that relocate and expand their head office functions in Fukuoka.

Fukuoka Prefecture Subsidy for Promoting the Establishment of New Business Facilities

- In the case of the new establishment or expansion* of an office-related company (contact center, software businesses, etc.) or the relocation, new establishment, or expansion of a head office function division (all industries)**: (There is an upper limit.)

Acquisition of business facilities, etc.	Rent	Employment
1% of capital investment	1/4 of annual rent	1 prefectural resident x 150,000 yen

- Relocation of offices from within Fukuoka prefecture (software, information processing, and provision services, etc.***) (excluding contact centers). (There is an upper limit.)

Acquisition of business facilities, etc.	Employment
Floor area (m ²) of business facilities x 3,000 yen	1 prefectural resident x 300,000 yen

*1 Contact centers must meet certain requirements, such as a minimum capital investment of 30 million yen and a minimum of 50 new employees hired from Fukuoka prefecture. Software companies must have a minimum capital investment of 10 million yen and a minimum of 10 new employees hired from Fukuoka prefecture.
 *2 The number of employees engaged in the head office functions must be increased by at least 10 (5 in the case of a small or medium-sized enterprise), and at least 5 (3 in the case of a small or medium-sized enterprise) of those employees must be newly hired from Fukuoka prefecture.
 *3 Certain requirements must be met, such as a minimum capital investment of 500 million yen and a business facility with a minimum floor space of 1,000 m².
 * In addition to the above subsidies to promote the establishment of new business facilities, there is also a tax incentive system for head office functions.

For details, visit the **Fukuoka Prefecture New Business Establishment Information site:**
<https://www.kigyorichi.pref.fukuoka.lg.jp/>
 Before applying to this program, please contact the Fukuoka Prefectural Office of New Business Establishment (☎092-643-3441).

Fukuoka City Business Establishment Support Program

- In addition to subsidies for office rent and employment, foreign and foreign-affiliated companies entering Japan for the first time can receive subsidies for incorporation expenses.

Rent**	Amount	Standard**		Large scale**	
		Period	1/4 of annual rent	1/4 of annual rent	1/4 of annual rent
		1 year		2 years	
Employment***	Form of employment	Full-time employee		Other regular employees	
	Fukuoka City residents	150,000 yen		150,000 yen	
	Non-Fukuoka City residents	100,000 yen		50,000 yen	
	Eligible employees**	Employees employed at the business commencement date*			

Foreign or foreign-affiliated companies entering Japan for the first time
 Incorporation expenses: Amount 1/2 of eligible costs
 Eligible costs: Costs required for marketing research, registration, etc.

*a Total floor space: 60 m² or more; Regular employment: 3 people or more
 *b Total floor space: 200 m² or more; Regular employment: 10 people or more
 **c: There is an upper limit. **d: Per person. **e: One person, one time
 **f: In the case of head office functions, new employees for a maximum of 5 years
 **g: Upper limit expanded from October 2022 (Total amount of subsidies for rent and employment: 100 million yen→200 million yen)
 * In the case of head office functions, there is a separate requirement, and the grant amount is preferential.

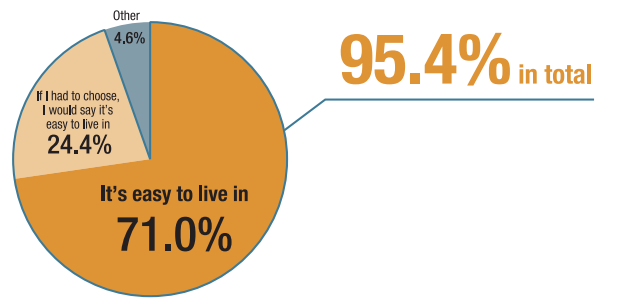
For more information... Fukuoka City Business Establishment Support Search We await them!

FUKUOKA is the city where you want to live and work

Fukuoka City is attracting attention for how easy it is to live and work there.

95.4% of residents say that Fukuoka City is easy to live in

Source: FY2019 Opinion Survey on City Government



Fukuoka City: Affordable and easy to live in

Source: Ministry of Internal Affairs and Communications, 2018

One of the reasons why it's easy to live in is the low prices of goods in the city. Fukuoka is No. 1 among ordinance-designated cities and Tokyo wards.

Lowest general price index (top 5 cities)

RANK	Name of City	Score
1	Fukuoka	97.0
2	Kitakyushu	97.1
3	Hamamatsu	98.3
4	Kumamoto	98.4
5	Okayama	98.5
Average of 52 cities*		100.0

* Includes 52 ordinance-designated cities and prefectural capital cities

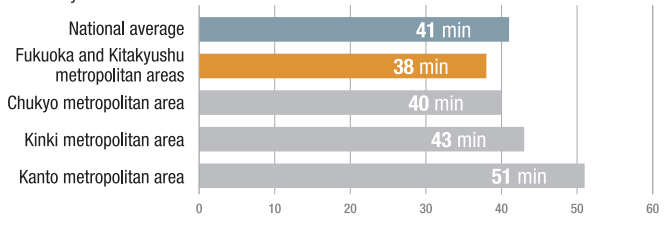
Fukuoka City is the No. 1 city in Japan in several ways

- No. 1 Highest population increase and population growth rate among ordinance-designated cities Source: 2015 National Census
- No. 1 Largest proportion of young adults (aged 10-29) among ordinance-designated cities Source: 2015 National Census
- No. 1 City with greatest appeal and potential Source: Nomura Research Institute, July 2017
- No. 1 Largest proportion of would-be entrepreneurs among ordinance-designated cities Source: Kyushu Economic Research Center, 2017

Fukuoka City: A city close to where people live and work

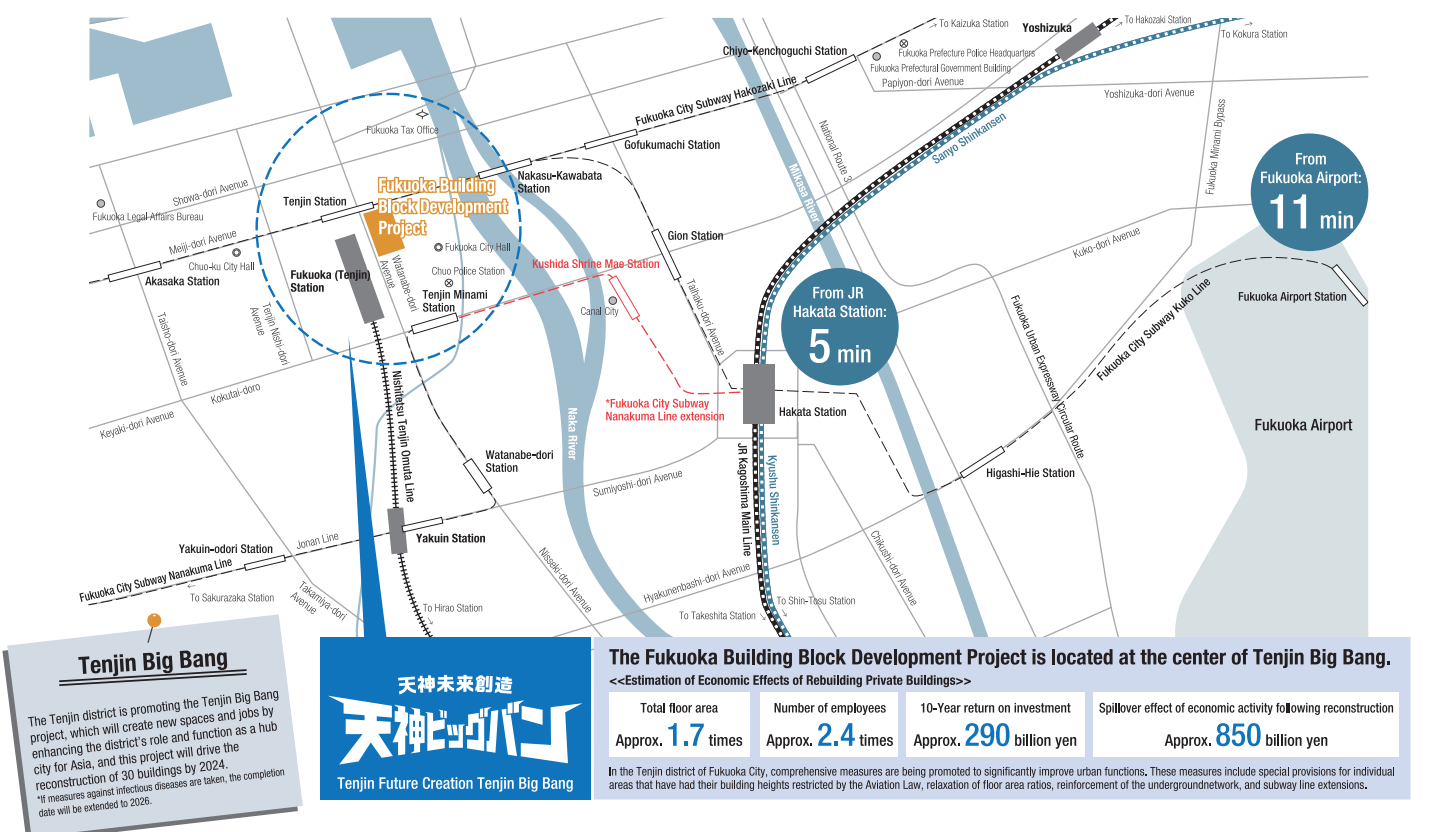
Source: "2016 Survey on Time Use and Leisure Activities," Ministry of Internal Affairs and Communications

One of the attractions of Fukuoka is that it's a place where everyday living and work are close by.

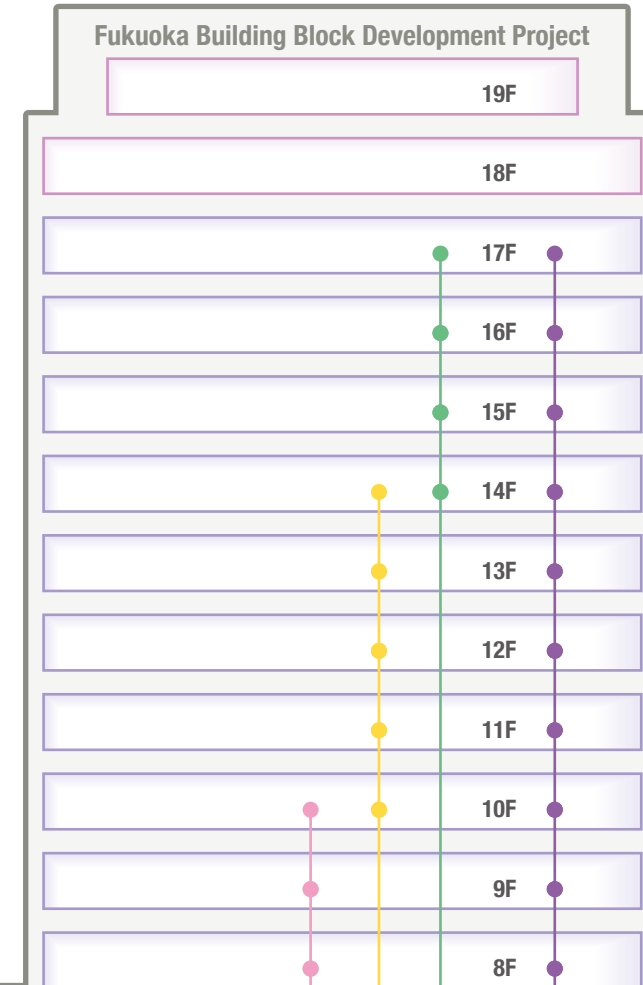
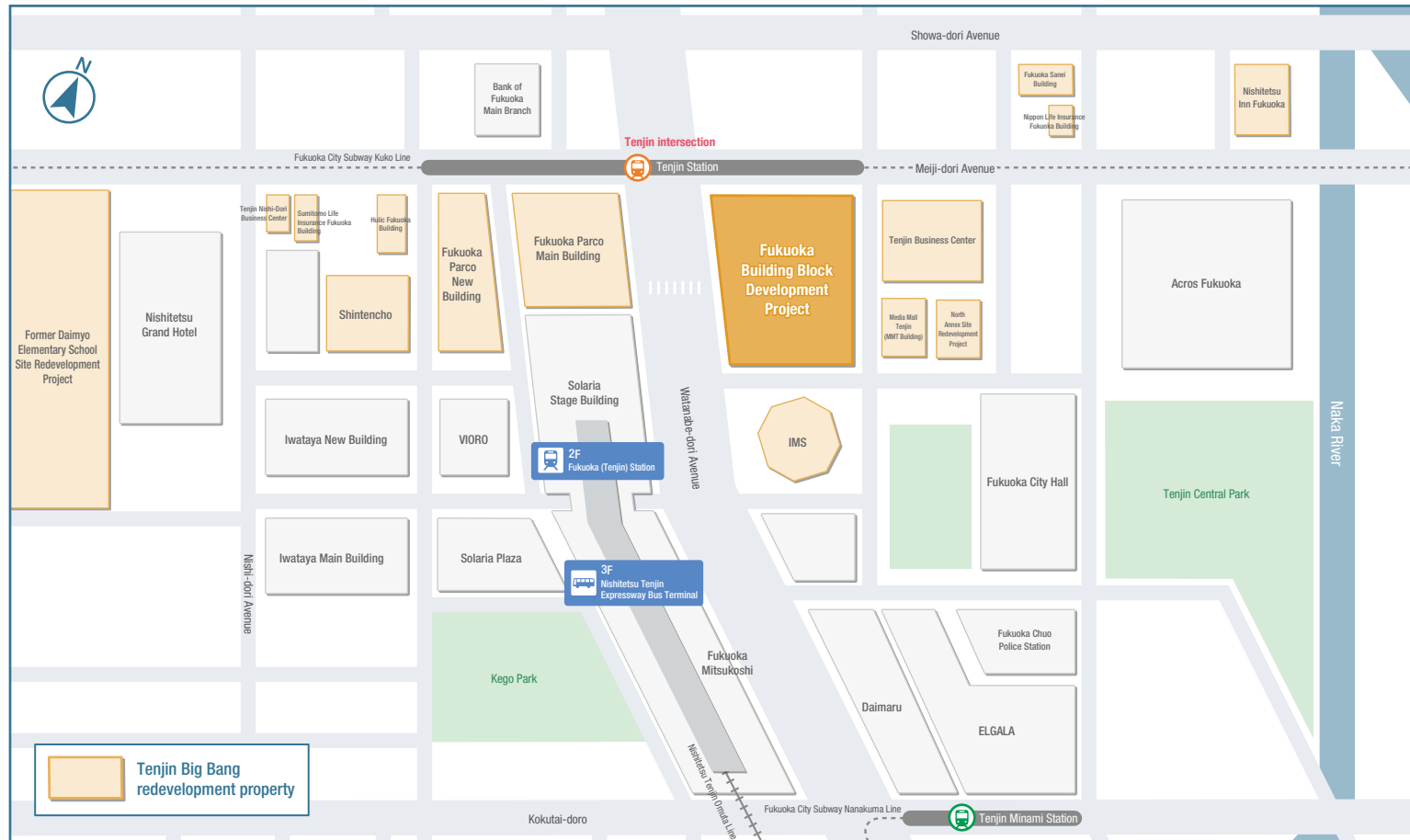


The central hub of Fukuoka:

Tenjin With nearby access to railways and the airport, a short trip on foot is all you need to be on your way to any destination—that sense of proximity is one thing that makes Tenjin attractive.



Tenjin Area Map



18-19 HOTEL ZONE

The Hotel Zone is a high-quality lifestyle hotel that can meet various demands, such as lodging for business guests or use of the rooftop bar and restaurant.

8-17 OFFICE ZONE

In addition to the rented rooms, which have the largest standard floor space in western Japan, the building offers BCP measures, security measures, VIP support, and one of the most environmentally friendly high-spec office spaces in Japan.

* High and mid-rise floors:
Security gate in the 6F sky lobby

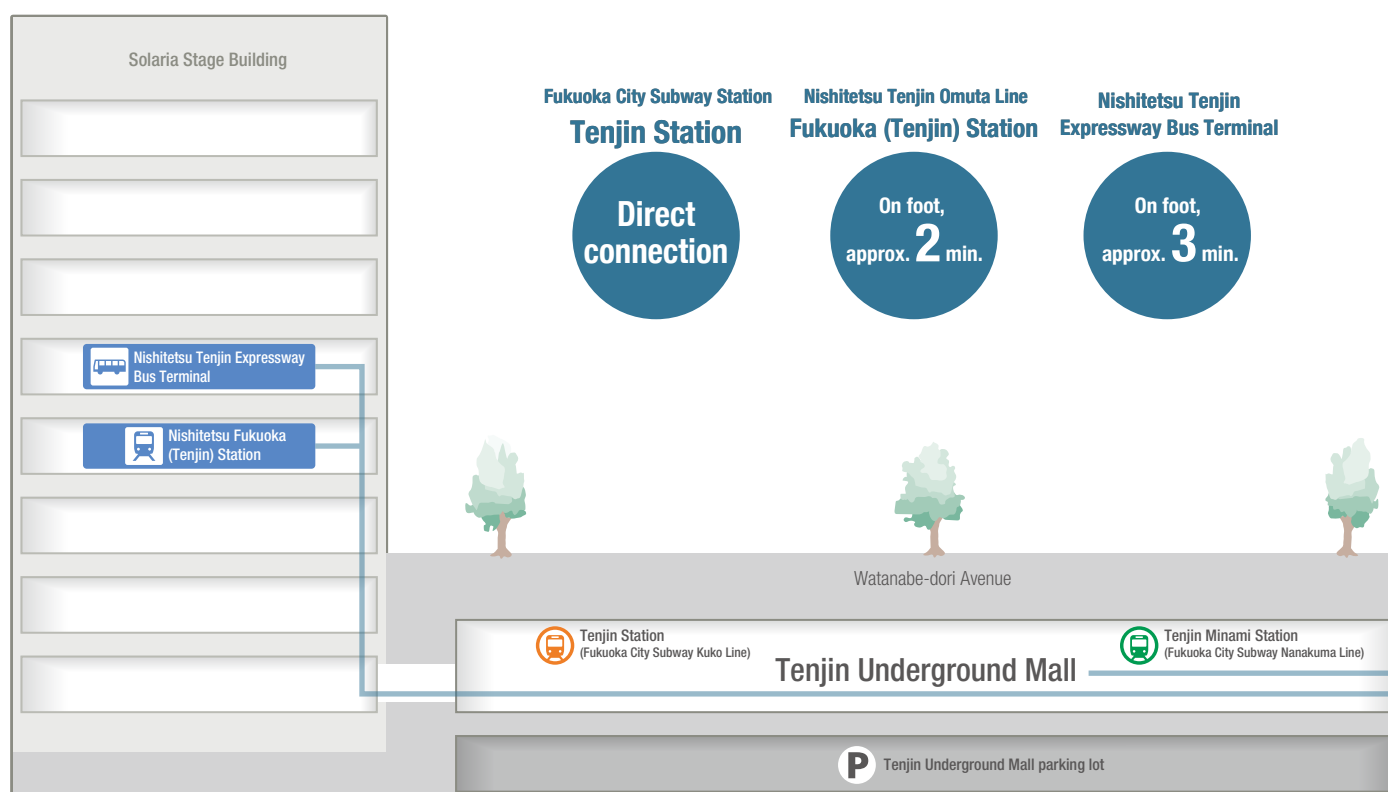
6-7 SKY LOBBY

The largest sky lobby in Kyushu, with a panoramic view of the Tenjin Crossing. The sky lobby creates a variety of interactions as a symbol of Tenjin's "Intersection of Creation."

B2-5 SHOPPING ZONE

The building will deliver lifestyles and workstyles that incorporate the tastes of Fukuoka and Asia, including new business types and flagship stores that can only be found here, as well as food zones unique to the culinary capital of Fukuoka.

B3-B4 PARKING



LANDMARK

Creating a New Symbol for Fukuoka

The design by KPF, a major U.S. architectural design firm, will make the building into one that is highly iconic. The building itself is overwhelming in scale, with a width of approximately 100 m, a depth of approximately 80 m, and a height of approximately 97 m. It's also located at the intersection of Meiji-dori Avenue and Watanabe-dori Avenue. This essentially places it as the premiere block (1-chome 1-banchi) in Fukuoka, making it a true symbol of Fukuoka.



Exterior rendering from the Tenjin Crossing



Exterior rendering from Watanabe-dori Avenue



Rendering of entrance from the Tenjin Crossing

DESIGN

Kohn Pedersen Fox Associates (KPF)

A major U.S. architectural design firm. Acclaimed worldwide as a leading authority on skyscrapers, as a firm, they place emphasis on the optimization of functions and the promotion of sustainable environments. They also specialize in beautiful designs that contribute to and inspire communities.



Design concept

天

URBAN ROOF

URBAN GRID

URBAN OASIS

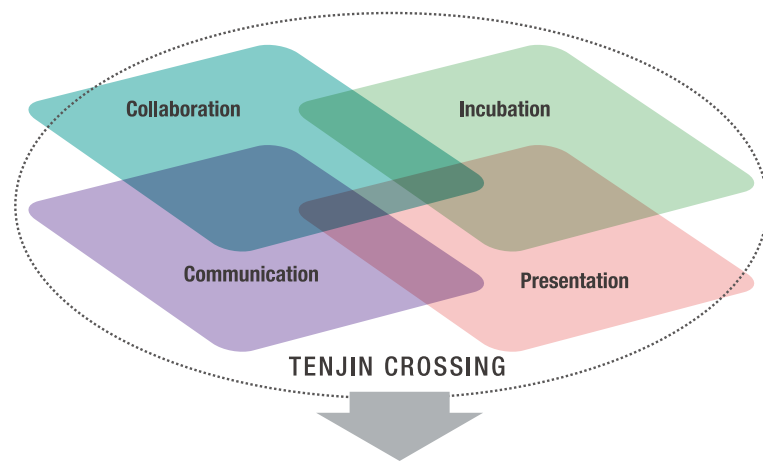
1. Frame designs based on traditional Japanese checkered patterns and the simplicity of iron inspired by Nishitetsu train rails.
2. An exterior composed of grid shapes that visually express the appearance of an assortment of applications intermingling within the building.
3. Creating spaces for rest and relaxation through greenification and generating prosperity by creating visual appeal for the lower sections of the building.

SKY LOBBY -TENJIN CROSSING-

The sky lobby on the office transfer floors located on the 6th and 7th floors of the building provides a space where various people, goods, and information intersect. This space acts as a symbol for Tenjin as an “Intersection of Creation.” It also creates new value as a comfortable space filled with greenery.

SKY LOBBY CONCEPTS

Each element is used to create facilities and spaces that represent Fukuoka. The combination of these elements creates a synergistic effect, resulting in the realization of a new mixed-use workplace unlike any other.



A space that symbolizes the development concept of Tenjin as an “Intersection of Creation.”

HOW TO USE

7F

A Creative and Healthy Business Environment

Innovation Campus ^{※1} by CIC(Cambridge Innovation Center ^{※2}) is scheduled to be opened.

- Offers members-only co-working spaces and service offices. Provides “co-creation spaces” that aim to promote exchanges between companies and business collaboration.
- Unique conference rooms are provided to accommodate various types of meetings.
- Has a gym and showers. Supports healthy workstyles for workers.

※1 A facility where various domestic and foreign companies, venture capitalists, universities and research institutes, national and local government agencies, lawyers, and other professional firms are concentrated, mainly startups.
 ※2 CIC is a global leader in building and operating Innovation campuses that support the growth of entrepreneurs and startups headquartered in Cambridge, Massachusetts, USA.

6F

An Open Space for Exchange and a Place for Business Communication with Rich Greenery

- Provides a place for communication centered around a spacious, convivial staircase.
- Also offers public (co-working) spaces that are readily available to anyone. Feel free to use them for a simple meeting.
- Offers conference hall facilities that take in outside air and light while facing a lush, green terrace. In addition to space for conferences and lectures, we provide places for business communication that are compatible with different uses under the “new normal,” such as online seminars and web exhibitions.

7F

CIC INNOVATION CAMPUS (Planned)

- ◆ Co-working spaces
- ◆ Conference rooms
- ◆ Service offices
- ◆ Wellness room (gym/showers)



Rendering of wellness room



Rendering of co-working space



Rendering of co-working space



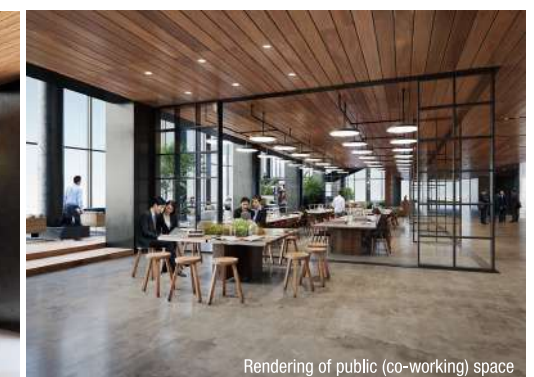
Rendering of sky lobby convivial staircase

6F

- ◆ Public (co-working) spaces
- ◆ Conference halls (large hall/medium hall)
- ◆ Banquet hall
- ◆ Convenience store and cafe



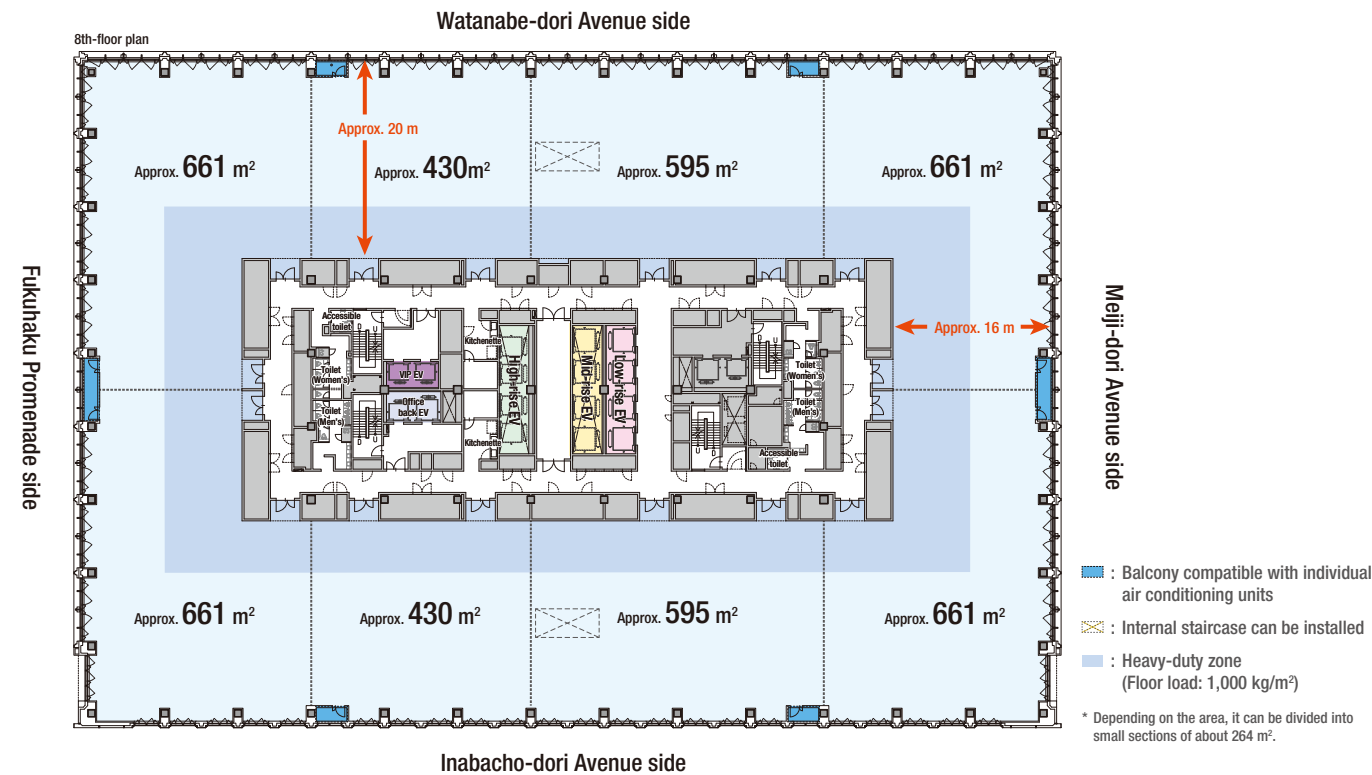
Rendering of conference hall



Rendering of public (co-working) space

FLOOR PLAN

- Achieves a high-spec office that has the largest single-floor space in western Japan at approximately 4,628 m²



► Air conditioning units capable of fine temperature control

- Can be switched between cooling and heating in 8 different zones
- Perimeters/interiors can be controlled individually

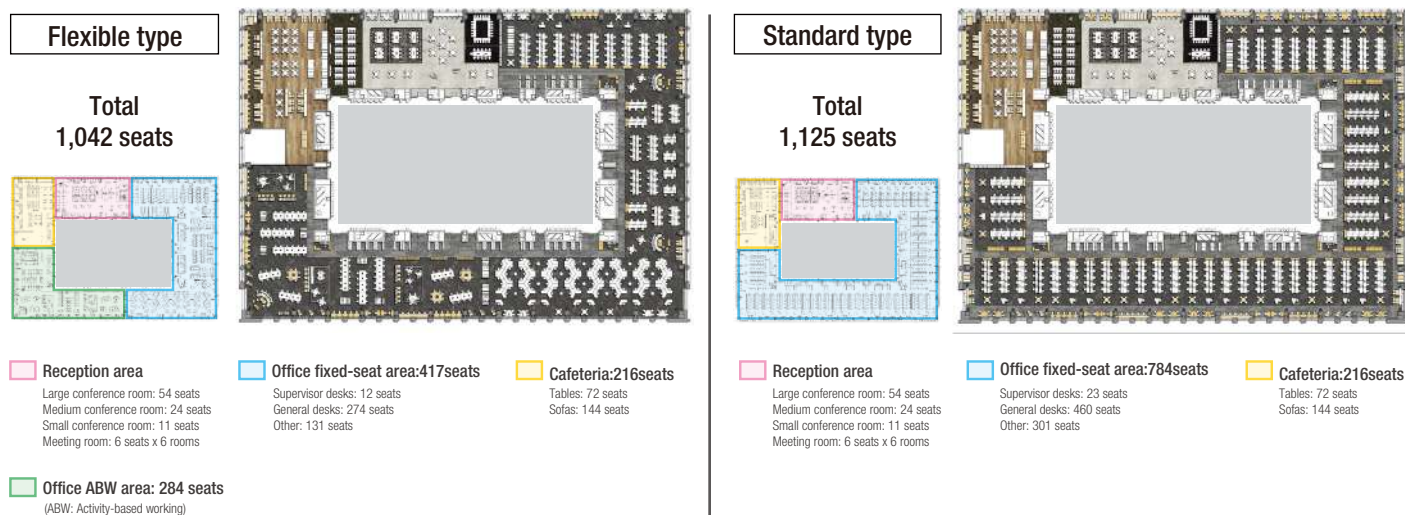
► Compatible with special exhaust systems

- Allows for the installation of employee cafeterias and kitchens
- Plumbing has been prepared around the core

► Individual air conditioning units can be added

- Supports individual air conditioning units in small rooms and server rooms

LAYOUT PLAN



* The actual, finalized plans may be restricted by laws and regulations such as the Building Standards Act and the Fire Service Act.

One of Japan's Leading High-Spec Offices

■ Realizes a large-scale column-free space

Allows for efficient use of a single floor for tenants who need large spaces. Internal stairs can also be installed when multiple floors are used.



■ The highest ceiling height in Japan at 3.0 m

Secures a ceiling height of 3.0 m to provide an open and comfortable office space.



■ Well-designed common areas

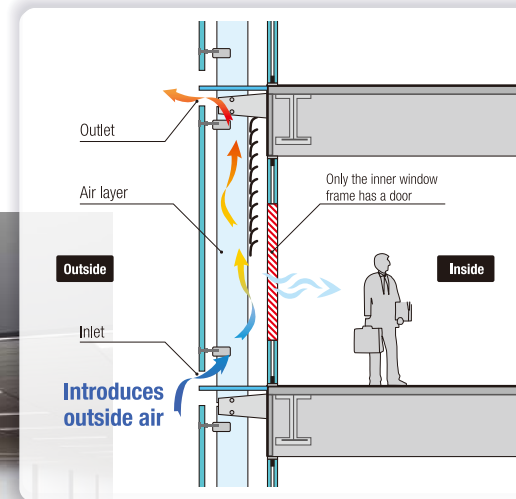
Designs by KPF provide tenants with office common areas with an air of refined exclusivity.



An Infectious-Disease-Responsive Building Suited for a New Era

Adopts a double-skin facade for natural ventilation

Allows for windows that are always open for ventilation regardless of weather or noise. There is a layer of air between two window frames, so you can also expect thermal insulation and energy-saving effects.



Touchless elevator system

When passing through the security gate in the 6F sky lobby EV hall (the high and medium-rise banks), the elevator automatically identifies elevator cars and destination floors according to each elevator user. This allows riders to move to each floor without touching up/down buttons or destination floor buttons.



Comprehensive office security and VIP support

Security gates are installed in the high and middle-rise banks in the 6F sky lobby EV hall. Elevators and a porte-cochère for VIPs have also been prepared to provide high-quality service as a high-spec office.



Shops that are highly compatible with business and a hotel that supports business

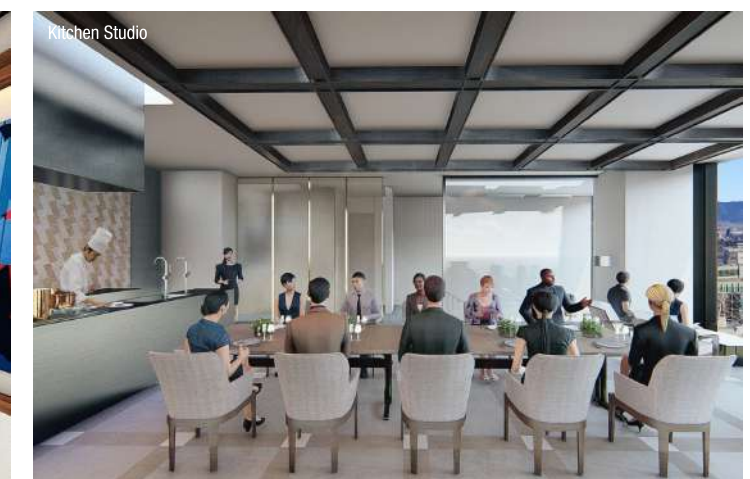
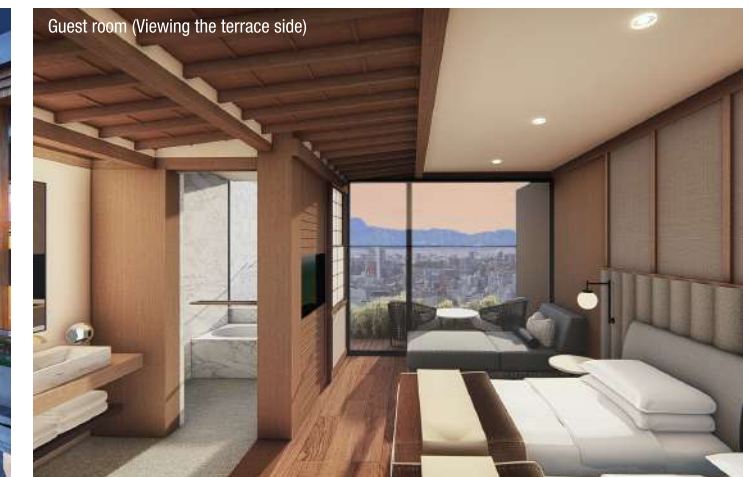
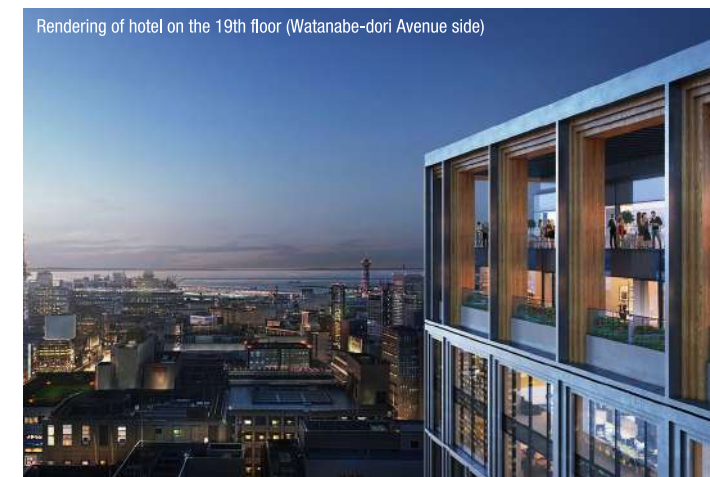
The building is equipped with bookstores, gift shops, as well as other stores that are highly compatible with business. Restaurants, a hotel restaurant, and a rooftop bar will also be available for lunch, entertainment, and a wide range of other occasions. The building also supports business by responding to various demands, such as hotel accommodations and catering for important business customers.



The building will deliver lifestyles and workstyles that incorporate the tastes of Fukuoka and Asia, including new business types and flagship stores that can only be found here, as well as food zones unique to the culinary capital of Fukuoka.



There are plans to build a high-quality lifestyle hotel (approximately 40 rooms) on the 18th and 19th floors. We will provide an environment and contents with hotel accommodations as their objective, such as a rooftop bar where you can enjoy views overlooking the city of Fukuoka.



BCP

A Cutting-Edge Seismic Controlling Structure and BCP Support

The New Fukuoka Building will provide an office building that is resistant to disasters by implementing cutting-edge seismic structural control equipment and taking BCP measures.

Seismic performance

Seismic-controlling structure

Adopts **HIDAX-e*** high-performance seismic structural control equipment, which exhibits the same seismic control effect as a base isolation structure

Flood control measures

Disaster Prevention Center and machine room

The Disaster Prevention Center is located on the second floor, and major power-receiving and transforming facilities are located on the fifth floor to respond to the risk of flooding for building control equipment

Tide-protection equipment

Tide barriers have been installed at building entrances and exits

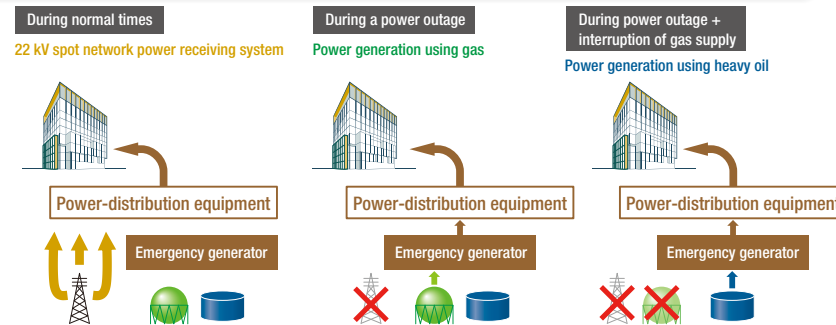
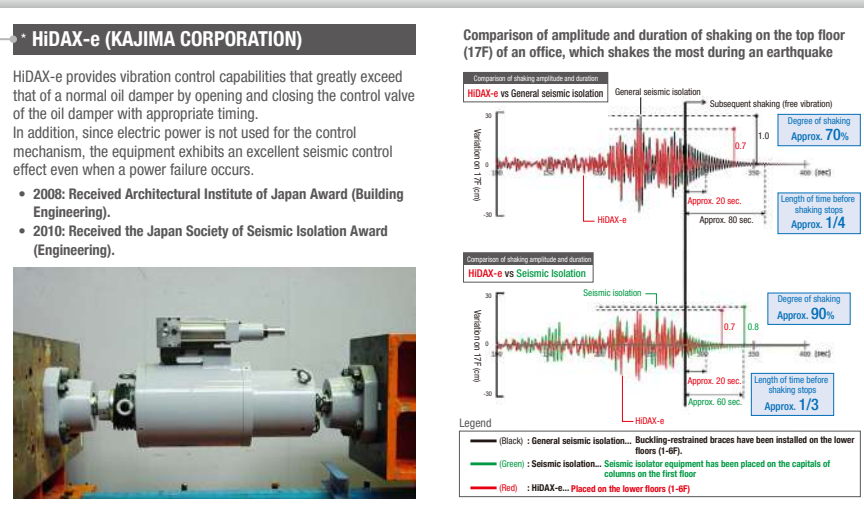
BCP support

Emergency generator

- Has approximately 15 VA/m² of emergency power supply available for business continuity
- Dual-fuel gas turbine generator installed
 - (1) Power supply by medium-pressure gas
 - (2) Can operate on heavy oil for 72 hours
- Space for an emergency generator for tenants has been secured

Sanitary equipment

- Toilet can be used for 3 days even if the sewer main has been cut off



ECO-FRIENDLY

An Environmentally Friendly and Comfortable Workplace

We will introduce environmentally-friendly equipment to conserve energy and provide a comfortable workplace for workers.

Implements CO₂-removal desiccant air conditioners

Removes atmospheric CO₂ and supplies purified air indoors. In addition to contributing to the health maintenance and productivity of indoor workers, the air conditioning saves energy by sending dehumidified air into the room.

Implements a district heating system

CO₂ emissions will be reduced through the implementation of a district heating system.

Implements BEMS*

This system visualizes energy, controls lighting and air conditioning, and executes optimal energy management.

* Building and Energy Management System

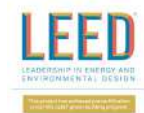
DBJ Green Building-certified Obtained the highest rank of "5 stars" in plan certification

The building was rated as "one of the best buildings in Japan with outstanding environmental and social considerations." (Date acquired: April 28, 2021)



Obtainment of "LEED GOLD" at office floors (preliminary certification)

In the "LEED for Building Design and Construction: Core and Shell Development" category of the international environmental performance evaluation "LEED", we obtained the Gold Rank preliminary certification from Kyushu. In particular, We have received high praise for high energy-saving performance, consideration for the environment and the comfort of the office space. (Date acquired: June 7th, 2022)



Obtainment of "ZEB Ready" at office floors

We obtained the highest rank ★★★★★ of "BELS(Building Energy Efficiency Labeling System)", as well as "ZEB Ready" for office floors and "ZEB Oriented" for the entire building. (Date acquired: November 25, 2022)



Property Overview

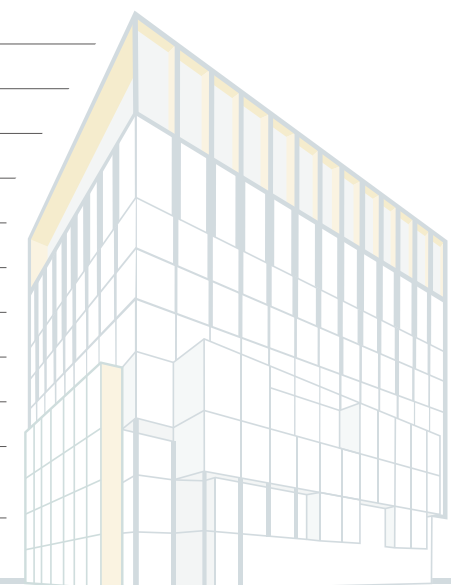
Location	1-11 Tenjin, Chuo-ku, Fukuoka City
Site area	Approx. 8,600 m ²
Total floor area	Approx. 147,000 m ²
No. of floors	19 floors above ground, 1 penthouse, 4 floors below ground
Building height	Approx. 97 m
Structure	Above-ground steel structure (column CFT structure)
No. of parking spaces	213 (Flat: 27 spaces; Wheelchair: 5 spaces; Mechanical: 158 spaces; Loading/unloading: 23 spaces)
Elevators	6 shuttle elevators 12 office elevators (4 in low-rise bank, 4 in mid-rise bank, 4 in high-rise bank) 2 service elevators (also for emergency use) 2 VIP elevators 2 conference elevators
Project owner	Nishi-Nippon Railroad Co., Ltd.
Designer	Basic design by Nikken Sekkei Ltd. Working design by KAJIMA CORPORATION Joint venture by Kajima, Ando/Hazama, Matsumoto, and Nishitetsu
Exterior design	Kohn Pedersen Fox Associates (KPF)
Applications	Office, retail, hotel, conferences, etc.
Completion date	December 2024 (planned)

Facilities Overview

Security	Has high and mid-rise floor security gate None for lower floors (can be installed on each floor)				
Power inlet	Special high-voltage 22 kV spot network				
Emergency generator	<table border="1"> <tr> <td>Building side</td> <td>Dual-fuel gas turbine generator installed (2,500 kVA x 2 units) (supports continuous use of heavy oil for 72 hours) Has approximately 15 VA/m² of emergency power supply</td> </tr> <tr> <td>Tenant side</td> <td>Has space for generators (200 kVA x 4 units)</td> </tr> </table>	Building side	Dual-fuel gas turbine generator installed (2,500 kVA x 2 units) (supports continuous use of heavy oil for 72 hours) Has approximately 15 VA/m ² of emergency power supply	Tenant side	Has space for generators (200 kVA x 4 units)
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Tenant side	Has space for generators (200 kVA x 4 units)				
Equipment space	Additional space for outdoor equipment (balconies on each office floor)				
Environmental certification	<ul style="list-style-type: none"> • "5STAR" Green Building certification (plan certification) • CASBEE • LEED GOLD (preliminary certification) • ZEB Ready at office floors 				

Rental Rooms Overview

Office locations	Floors 8-17 (10 floors)
Basic floor area	Approx. 4,600 m ²
Total floor area for rent	Approx. 49,000 m ²
Ceiling height	3,000 mm (+0A floor: 100 mm)
Ceiling system	Grid system (600 mm)
Basic module	3,600 mm x 3,600 mm
Floor load	500 kg/m ² ; Heavy duty zone: 1,000 kg/m ²
Outlet capacity	60 VA/m ²
Lighting equipment	LED lighting
Air conditioning equipment	Interior/perimeter VAV system



* The conceptual images, drawings, specifications, and other items described in this pamphlet are relevant as of December 2022 and are subject to change.