

30 Jun, 2021

IINO Kaiun Kaisha, Ltd.

Hibiya Fort Tower Completed

—Major Redevelopment Project in the Nishi-Shimbashi District of Tokyo—

IINO Kaiun Kaisha, Ltd. (IINO) announced the completion today of Hibiya Fort Tower in Tokyo's Shimbashi Tamuracho district. The new office building, which is located



immediately to the south of IINO's own IINO Building, is part of the Shimbashi Tamuracho Urban Redevelopment Project being advanced by a consortium to which IINO belongs. Hibiya Fort Tower is located at the hub of four key areas: Hibiya "art and culture district", Kasumigaseki "central government district", Toranomom "the cosmopolitan office district", and Shimbashi "the lively and bustling district". Although situated in the heart of Tokyo, the lush greenery of nearby Hibiya Park will enable office workers to savor the turning of the seasons.

Left : IINO Building, Right : Hibiya Fort Tower

The redevelopment project is a joint effort integrating the site of the former Tokyo Sakurada Building, which is owned by IINO, with adjacent land owned by other members of the consortium. Deliberations on redeveloping the entire city block as a way to both achieve more efficient land use and address disaster preparedness issues got underway in 2005. The planned redevelopment of 1.2 hectares of land at the site received approval in 2017. The concept behind the project is "City block redevelopment to enhance urban infrastructure and safety".

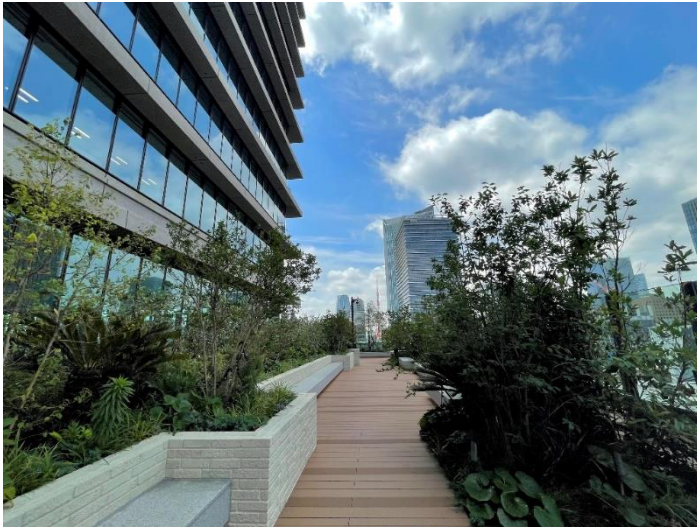
To enhance convenience for office workers, the "Sky Lobby" on the 11th floor of Hibiya Fort Tower offers an extensive range of shared amenities such as the "Sky Lounge", "Sky Garden", and conference spaces. A network of underground thoroughfares two

stories below ground that connects with surrounding buildings will allow office workers to walk to and from the Uchisaiwaicho and Kasumigaseki subway stations without having to worry about weather conditions. SOHO (co-working space) and childcare facility in the building will also facilitate more flexible working styles. “Hibiya Fort Tower Shops & Restaurants” retail area on the first and second floors and the first basement floor, which will have a focus on shops providing food and beverages, is scheduled to open on August 30, 2021.

The redevelopment project was pursued with focus on sustainability and environment-friendliness. The site features 3,000m² of green space and Hibiya Fort Tower also features the latest environment-friendly specifications such as eaves that extend out 2.8 meters to block direct sunlight and motorized window blinds that automatically tilt in response to the position of the sun in the sky. Reverse vending machines will also be installed at the site as part of an initiative to achieve SDGs (Sustainable Development Goals). Points will be used to reward those who use the machines, and these points can be used to purchase wellness-related products and services aimed at helping to enhance people’s physical and mental health and the health of wider society.



“Sky Lobby” on the 11th floor



“Sky Garden” on the 11th floor

■ Hibiya Fort Tower : Building Overview

Shimbashi Tamuracho Project	Shimbashi Tamuracho Project
Building Name	Hibiya Fort Tower
Address	1-1-1, Nishi Shimbashi, 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
Principle Uses	Office/shops/carparking, etc
Site Area	7,688.50 m ²
Total Floor Space	105,609.21m ²
Maximum Hight	138.4m
Floors	Two basement floors / 27 floors above ground
Structure	Steel reinforced concrete with steel frame, steel reinforced concrete, and steel-frame
Damping Equipment	Oil dampers, steel dampers
Elevators	Shuttle elevators: 4 (48passengers 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) 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
Bicycle Parking	176 spaces (Minato-ku bicycle sharing space available separately)
Completion Date	30-Jun-21
Operator	Shimbashi Tamuracho Project Partnership
Design and Supervision	Shimizu Corporation/Nikken Sekkei, joint design venture
Construction	Shimizu Corporation

■ Hibiya Fort Tower Official Website : <https://www.stpj.mbtok.co.jp/en/>

Contact :

Phone +81-3-6273-3190 (Property Development Planning Department)

Inquiry Form <https://www.iino.co.jp/kaiun/english/contact/form.php>

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