

July 29, 2022

To the Media and Press

Tokyu Land Corporation
KAJIMA CORPORATION

**The fusion of the historical value of a registered tangible cultural property,
"Former Kudan Kaikan," and the latest technology**

**KUDAN-KAIKAN TERRACE
To be completed on July 29, 2022, and scheduled to open this fall**

**The first office building in Japan to adopt smart glass and introduce suction-type hand dryers
throughout the building**

Centralized operation of IoT solutions using Smart City Platform to ensure safety and security

We are pleased to inform you that "KUDAN-KAIKAN TERRACE" (hereafter, "this facility"), a project that Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President: Masashi Okada) and KAJIMA CORPORATION (Headquarters: Minato-ku, Tokyo; President: Hiromasa Amano) are jointly promoting, was completed on Friday, July 29, 2022.

This facility is a reconstruction of the former Kudan Kaikan, a registered tangible cultural property, while partially preserving it. By fusing old and new, the building was partially preserved and restored using the valuable technology of the time the building was built. A new section that will be a state-of-the-art 17-story office building that faces the moat and utilizes IoT was added, giving birth to a retro-modern facility.

Moreover, this facility has the member-exclusive shared office "Business Airport Kudanshita," developed by Tokyu Land Corporation, and "Kudan Shokudo for the Public Good," annexed and creates a healthy community. It has various subsidiary facilities, such as the Kudan-Kaikan Terrace Conference & Banquet, including an old, maintained, and restored banquet hall, clinic mall, and shops that provide health support and convenience for office workers. The facility, including these subsidiary facilities, is scheduled to open this fall.



Appearance of "Kudan-Kaikan Terrace"
(from Kudanshita intersection)



Appearance of "Kudan-Kaikan Terrace"
(from Tayasumon Gate)

Additionally, the facility has adopted the smart glass "View Smart Glass" developed by the American company View Inc., the first ever used in an office building in Japan. Also adopted here is the data collaboration platform, "Smart City Platform," which was developed at the Tokyo Port City Takeshiba (located in Minato-ku, Tokyo) to centrally operate IoT solutions such as congestion detection within the facility.

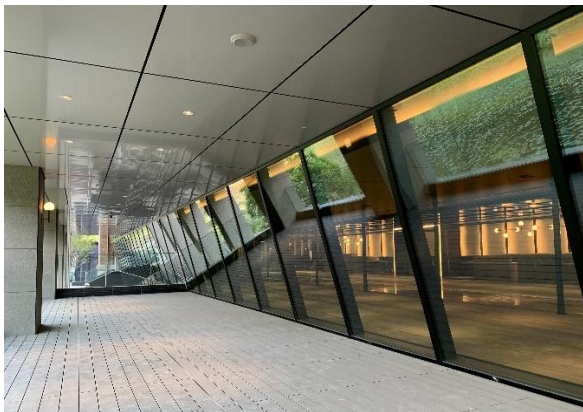
Moreover, Air Lab Co., Ltd.'s suction-type hand dryer, "CIRCULA," is installed throughout the entire building. In addition to utilizing IoT, everyone who uses this facility can spend a comfortable, safe and secure time.

■ **The adoption of "View Smart Glass" smart glass from View Inc. of the United States**

"View Smart Glass" uses AI and sensors installed on the roof of the building to adjust the transmittance of glass in four stages according to the position of the sun and the weather, optimizing the amount of natural light and heat entering the room. The energy consumed by air conditioning and lighting can thus be reduced. Compared to general low-emissivity glass, it reduces the lighting and cooling/heating load, reducing electricity consumption by up to about 20%. It is the first to be installed in an office building in Japan but used in many countries, including the United States.

In this facility, View Smart Glass has been installed at the office entrance on the 1st floor, the plaza that serves as a node to all areas, and the 1st basement floor. Since blinds are no longer necessary, the view is not blocked, creating an environment where you can relax and enjoy the moat facing the west and the greenery of the Imperial Palace.

*According to materials announced by View Inc. (values are for the entire building)



Installation of the Kudan-Kaikan terrace
(terrace on the 1st floor)



"View Smart Glass" 4-step adjustment image of transmittance

■ IoT solution utilizing Smart City Platform

Utilizing the data collaboration platform "Smart City Platform" developed at the Tokyo Port City Takeshiba, we will centrally operate the IoT solution in this facility.

IoT cameras in the facility can detect congestion around the workplace cafeteria, elevators, and entrances to the Terrace along the moat at night. Not only is the security within the facility enhanced, but it also reduces the work burden on building management. Distributing the congestion status in real-time on the signage in the building and on the facility website will shorten the waiting time of users and alleviate congestion.



Image of "Smart City Platform" (※KUDAN-KAIKAN TERRACE uses some of the data in real time.)


■ **Air Lab's suction-type hand dryer "CIRCULA" is installed throughout the building**

To emphasize the convenience and sanitary safety of office workers and visitors, 47 units of Air Lab Co., Ltd.'s suction-type hand dryer, "CIRCULA," the first full-scale installation in an office building in Japan, will be installed throughout the building.

At CES, the world's most advanced technology exhibition in the United States in 2022, it has received an Innovation Award as an advanced product that suppresses and minimizes the scattering of bacteria and viruses compared to conventional hand dryers and improve toilet sanitation. By taking thorough hygiene measures such as suppressing the propagation of viruses and bacteria due to the effect of copper ions on the internal moisture taken in, even during the COVID-19 pandemic, toilets with CIRCULA can be used with peace of mind.


4 features of CIRCULA

Suction-type dryer that reduces scattering water droplets and bacteria.



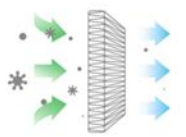
The particle scattering is reduced by 99.7% compared to the conventional method. In CIRCULA *1

*1 Measured using a mobile visualization counting device "Type-S" in the clean room of Shin Nippon Air Conditioning Co., Ltd. (Measures particles of 5 μm or larger that pass through a surface area of 4 cm x 20 cm in Type-S)



CIRCULA

Sanitary combination of HEPA filter and copper ion



Suppresses 99.9% of bacteria collected by the HEPA filter with the effect of copper ions. *2

*2 According to the antibacterial test results (test standard JIS L 1902-2015), the antibacterial inhibitory effect of the copper ion HEPA filter against staphylococcus aureus, escherichia coli, streptococcus pneumoniae, and pseudomonas aeruginosa is 99.9%.

The body part is SIAA certified

Suppresses the growth of various germs on the surface of the terminal so that you can use it safely and securely.

Copper processing inside the water receiving tray

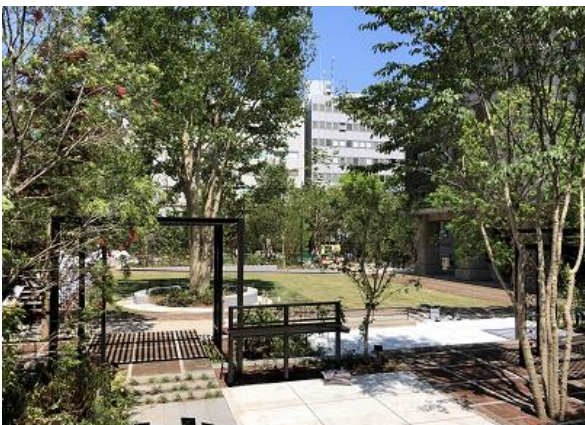
Copper processing is applied so that the copper ion action works on the inside that stores the inhaled water.

"Kudan Hiroba" and "Kudan Komichi" will be open to the public before the Terrace opens this fall.

In front of the main entrance located on the north side of the facility, the "Kudan Hiroba," a lush green square that creates exchanges with the outside world, is set up. This place, where you can feel greenery, water, and history, will create a place of relaxation and interaction for office workers and visitors to the facility and residents. This green space design, in the center of the city, is where one can actively engage, received the Greening Grand Prize (Symbol Garden Category) of the 32nd Green Environment Plan Awards, sponsored by the Organization for Landscape and Urban Green Infrastructure. In the future, we plan to hold flower-planting events here.

Furthermore, along the moat on the west side that leads to the main square, we have set up a deck passage for general pedestrians that leads north and south, called the "Moatside Terrace." Moreover, between the facility and Chiyoda Ward General Support Center for the Elderly "Kagayaki Plaza" adjacent to the south side, along with Chiyoda Ward, a promenade "Kudan Komichi" that leads from Uchibori Dori to "Moatside Terrace" has been developed. These developments will create a continuous pedestrian space, contributing to improved mobility in the surrounding area.

Before the opening of this facility, "Kudan Komichi" will be available from today, and "Kudan Hiroba" and "Moatside Terrace" will be available from mid-September.



Kudan Hiroba



Kudan Komichi



Moatside Terrace (Terrace Along the Moat)

■ "KUDAN-KAIKAN TERRACE" Facility Overview

Name: KUDAN-KAIKAN TERRACE

Business entity: Nove Grande Limited Liability Company

*Business company invested in by Tokyu Land Corporation and Kajima Corporation for this project.

Location: 1-6-5 Kudanminami, Chiyoda-ku, Tokyo

Access: 1-minute walk from Kudanshita Station
on the Tokyo Metro Hanzomon Line/Tozai Line and Toei Shinjuku Line

Uses: Offices, stores, assembly halls, parking lots, etc.

Site area: Approx. 8,765 m²

Total floor area: Approx. 68,036 m²

Structure/scale: S construction (CFT construction), RC construction, SRC construction

Three floors underground, 17 floors above ground

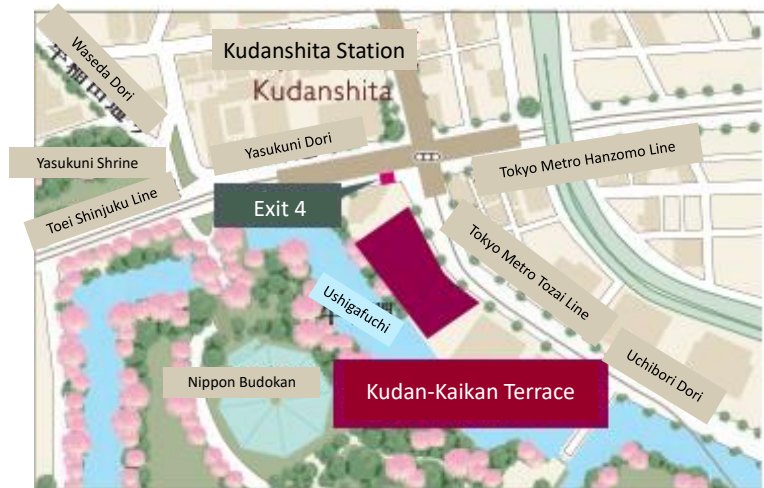
Height: Approx. 74.9m

Designer: Azusa KAJIMA Design and construction supervision consortium

Contractor: KAJIMA CORPORATION

Completion: July 29, 2022

Opening: Fall 2022 (scheduled)



MAP