

**Shin-Marunouchi Building Construction Completed**  
**To Open with Full Occupancy**

Construction of the Shin-Marunouchi Building will be completed on Thursday, April 19, Mitsubishi Estate Co., Ltd. announced today. The building has been constructed in Marunouchi 1-chome, Chiyoda Ward, Tokyo.

The building's office zone will open with full occupancy. Tenants will include Nikko Citigroup Limited, inx.co.jp, Morrison & Foerster Tokyo office, and Mitsubishi UFJ Lease & Finance Co., Ltd, among others.

The commercial zone located on the B-1 level and above ground floors up to the seventh floor will accommodate 153 retail outlets and restaurants, which come together under the concept of "Nice Time". The grand opening is scheduled for Friday, April 27, 2007.

In autumn 2007, The Peninsula Tokyo will open in the building, marking the completion of "Stage One" of the Marunouchi District reconstruction project undertaken by Mitsubishi Estate since 1998.

**The architectural outline of Shin-Marunouchi Building:**

Site: Marunouchi 1-5-1, Chiyoda Ward, Tokyo

Lot area: Approx. 10,000 m<sup>2</sup>

Total floor area: Approx. 195,000 m<sup>2</sup>

Plot ratio: Approx. 1760%

Floor area as a base of plot ratio calculation: Approx. 176,000 m<sup>2</sup>

Number of floors, height: 4 underground and 38 above ground floors with a single-floor building on the roof; approx. 198 m high

Structure: Underground: Steel-reinforced concrete, Above ground: Steel

Primary applications and amenities: Offices, retail outlets, parking garage

Design management: Mitsubishi Jisho Sekkei Inc.

Concept design: Hopkins Architects (Sir Michael Hopkins)

Main contractor: Takenaka Corporation

(Major subcontractors) Electric facilities: Toko Denki Koji KK

Air Conditioning Systems: Sanki Kogyo KK

Sanitary Systems: Nishihara Eisei Kogyosho KK

Elevators: Mitsubishi Electric Corp.

Construction period: From March 2005 to April 2007 (25.5 months)

## **The Outline of Shin-Marunouchi Building:**

### Basic Concept:

- As a comfortable and high-quality office building in an international business center, it will provide highly advanced office functions.
- Introduction and concentration of various functions will create continuity and facilitate synergies among the buildings in front of JR Tokyo Station, including the already-constructed Marunouchi Building and Marunouchi OAZO.
- To create an urban landscape based on a global perspective, British architect Sir Michael Hopkins has been named as the concept designer, who introduced new substance, while considering harmonization with the peripheral ambience and historical Marunouchi District. Together with the Marunouchi Building, the Shin-Marunouchi Building creates a symbolic, stately urban landscape, suitable for a gateway of Tokyo.
- In the office zone located on the 10th floor and above floors up to the 37th, these floors have a ceiling height of 2.85 m with OA allowance for 15 cm. The effective area will be as large as 3,000 m<sup>2</sup>, thus creating convenient office space.
- It will incorporate a base for providing support to start-up businesses and create a comfortable amenity space, including rental meeting rooms, a lounge, gym, shower rooms, and a relaxation space, designed for supporting various exchanges for enhanced intellectual creativity.
- The commercial zone located on the B-1 level and above ground floors up to the seventh floor, slated for a grand opening on Friday, April 27, will accommodate 113 retail outlets and 40 restaurants for a total of 153 stores. The opening of the Shin-Marunouchi Building, together with the existing Marunouchi Building, will enhance the fervor and allow visitors to experience the area of Marunouchi Naka Dori (Central Avenue).
- It will promote environmental protection through energy-saving architecture, including tree-planted rooftops, adoption of solar cell panels and a drymist system, and establishing an environmental protection base, called ECOZZERIA.
- In conjunction with the construction of the Shin-Marunouchi Building, a B-1 level pedestrian passage has been built through the modification of the underground passage in the former Marunouchi parking garage, linking neighboring buildings and public transportation. A B-2 level parking garage will be linked with the parking garages of the Marunouchi and Shin-Marunouchi Buildings.
- An underground public space (Chiyoda Pedestrian Road 5), built jointly with the Tokyo Metropolitan Government creates an added openness that enhances the convenience of the entire area.

**Major office tenants** (in the order of the Japanese syllabary)

Atlantic Investment Management Japan
PwC Arata
inx.co.jp
Western Asset Management Co. Ltd.
Legg Mason Asset Management Inc.
Banco Santander Central Hispano
JFE Holdings, Inc.
Citibank, N. A.
Simplex Asset Management Co., Ltd.
Simplex Investment Advisers Co., Ltd.
Toyo Engineering Corporation
Nikko Citigroup Limited
Nikko Cordial Securities Inc.
The Nippon Signal Co., Ltd.
Nippon Parking Development Co., Ltd.
Pasona Inc.
Mainichi Communications Inc.
Mitsubishi UFJ Lease & Finance Co., Ltd.
Morrison & Foerster Tokyo office