



# 東京建物



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FOR IMMEDIATE RELEASE

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## Announcement of Acquisition of Fixed Assets

Tokyo Tatemono Co., Ltd. (the “Company”) hereby announces it decided to acquire fixed assets. Details are as follows.

### (1) Background of Acquisition

The Company is participating in the Type-1 Urban Redevelopment Project for the Yaesu 1-Chome East District B in Front of Tokyo Station (the “project”) as a rights holder and a participating committee member, and has promoted the project as a member of the project’s organizing committee together with members of the local community. As the approval for exchange of rights for the project was granted by the governor of Tokyo on June 23, 2020, the overview of fixed assets which the Company is scheduled to acquire as a participating committee member has been decided.

### (2) Overview of the Property to Be Acquired

The Company is scheduled to acquire a part of the land and building of the project described in the attached sheet.

### (3) (Planned) Acquisition Price

Approximately 140 billion yen

### (4) Overview of the Counterparty

Counterparty: Organizing Committee for Urban Redevelopment Project for Yaesu 1-Chome East District B  
in Front of Tokyo Station

Address: 1-chome, (portion of) 6, 7, 8, and 9, Yaesu, Chuo-ku, Tokyo

\*The organizing committee has been granted approval for establishment of the committee by the governor of Tokyo based on the stipulation in Article 11, Item 1 of the Urban Renewal Act, and the Company is participating in it as a rights holder and a participating committee member.

### (5) Schedule

Completion: 2025 (planned)

### (6) Future Outlook

The acquisition of the concerned assets will only have a minor impact on business performance for the fiscal year ending December 31, 2020.

## [Summary of Redevelopment Plans for the Project]

Developer	Organizing Committee for Urban Redevelopment Project for Yaesu 1-Chome East District B in Front of Tokyo Station
Address	1-chome, (portion of) 6, 7, 8, and 9, Yaesu, Chuo-ku, Tokyo
Zoning district	Commercial district, fire preventive district, Nihonbashi/Tokyo Station-front district plan
Designated floor-area ratio	900%, 800% (Weighted average: Approx. 860%)
Standard building coverage ratio	80% (100% for fireproof building in fire preventive district)
Area of urban revitalization special district	Approx. 1.4 ha
Specifications by block	District B
Planned floor-area ratio	1,760%
Limit of building height	GL + 250 meters
Total site area	Approx. 10,600 m <sup>2</sup>
Total floor space	Approx. 225,200 m <sup>2</sup>
Main uses	Business offices, stores, bus terminal, conference halls, medical facilities, parking lot, etc.
Floors/total building height	51 floors above ground, 4 floors below ground / approx. 250 meters
Construction start date (planned)	2021
Construction completion date (planned)	2025

\*The content in the table above is subject to change based on future discussion.