

Kenedix, Inc.  
Tokyu Land Corporation  
Development Bank of Japan Inc.

## Hibiya Parkfront

Selected as the Name for the Uchisaiwaicho 2-Chome Project

Kenedix, Inc., Tokyu Land Corporation and Development Bank of Japan, Inc. have decided on “Hibiya Parkfront” as the name for the building now under construction that was tentatively named the Uchisaiwaicho 2-Chome Project. The three companies are jointly constructing this building through a special-purpose company called Green Asset Investment Tokutei Mokuteki Kaisha.

Hibiya Parkfront is in a prime location facing Hibiya Park in the Kasumigaseki district of Tokyo, where there are many government offices. The site has direct access through adjacent buildings to the Kasumigaseki and Uchisaiwaicho subway stations. To take full advantage of the park side location, the building was designed to provide “offices within a park.” This is done by giving offices a view of the park as well as by creating an environment where people can work in a comfortable atmosphere similar to that of a park. Construction is scheduled to be completed at the end of May 2017.

### ■ Name of Facility

## HIBIYA PARKFRONT



The building's garden promenade



The second floor office entrance area

The name Parkfront was selected because the new building is directly in front of Hibiya Park, which has an area of about 16 hectares.

The Hibiya district has a generous amount of areas with greenery and a dignified atmosphere that reflects the district's long history. In contrast to other office buildings that tend to have a somewhat sterile atmosphere, Hibiya Parkfront makes extensive use of greenery to create a relaxing mood. In addition, this building incorporates the latest advances in technology in order to enable office workers to do their jobs with greater convenience and efficiency.

## ■ Features of Hibiya Parkfront

- (1) The building is in one of the very few locations facing Hibiya Park. In addition, the site has outstanding convenience due to its direct access through adjacent buildings to the Kasumigaseki and Uchisaiwaicho subway stations.
- (2) The building has a reliable business continuity plan and, certified by the Development Bank of Japan as a property with best-class environmental and social awareness under this bank's DBJ Green Building Certification program, incorporates the latest technology for environmental responsibility.
- (3) To execute the "offices within a park" concept, the building gives occupants expansive views of Hibiya Park and is designed to incorporate the atmosphere of a park to create a pleasant workplace environment.



Appearance of Hibiya Parkfront



The Sky Garden atrium

## ■ The Hibiya Parkfront Retail Zone

The ground floor and first underground level will have a cafés, restaurants and a convenience store in a retail zone. Targeting primarily working women, this area provides an area where people can stop and relax.

Tenants include shops and restaurants that will operate in the Hibiya district for the first time. The aim is to create a new place strategically located between Uchisaiwaicho and Kasumigaseki subway stations where people can gather and have a good time. The retail zone is scheduled to open in the middle of June 2017.



The underground level of the new shop and restaurant zone



## Shop and Restaurant Information

Shop name	Shop information	Floor
 BONDOLFI BONCAFFÈ	<p>This café is operated by an Italian famous company that has been supplying high-quality coffee beans for more than 150 years. With views of Hibiya Park, the café is an ideal place to take a break with a feeling of luxury.</p> <p>Website: <a href="http://tenoha.jp/bondolfi-boncaffè/">http://tenoha.jp/bondolfi-boncaffè/</a></p>	Ground floor
 Hakata Motsunabe Yamaya	<p>Yamaya, a producer of <i>karashi mentaiko</i> (salted cod roe with red pepper) operates this <i>motsunabe</i> (Japanese hot pot with offal) restaurant. Diners can combine Japanese beef offal with either soy sauce or miso soup to enjoy sensational flavors. Lunch includes unlimited <i>karashi mentaiko</i>, <i>karashi</i> mustard greens and rice.</p> <p>Website: <a href="http://www.y-shokukobo.com/">http://www.y-shokukobo.com/</a></p>	First underground level
 Yonpachi Gyojo	<p>This seafood Japanese pub features fresh fish that has undergone only minor processing by fishermen and is served shortly after being caught. Customers can enjoy fish normally served only in specific regions of Japan and are thus difficult to find on menus of Tokyo restaurants. “Today’s special” provides fresh fish that changes every day.</p> <p>Website: <a href="http://www.48gyojyou.com/">http://www.48gyojyou.com/</a></p>	First underground level
 Dip garden	<p>Spicy and rich Indian food cooked by blending several tens of spices and Thai food made with Thai herbs and seasonings that create special flavor which can be habit forming. Offers original Thai and Indian dishes prepared by chefs who have polished their cooking skills in India and Thailand.</p> <p>Website: <a href="http://dippalace.com/">http://dippalace.com/</a></p>	First underground level
 Ramen Due Edo Japan	<p>A former Italian cuisine chef will oversee this ramen restaurant. Diners can enjoy a new type of ramen that incorporates Italian ingredients like cheese and tomatoes. One bowl will be enough for a full course.</p> <p>Website: <a href="http://www.dueitalian.jp/">http://www.dueitalian.jp/</a></p>	First underground level
 7-Eleven	<p>7-Eleven is dedicated to creating a new age of convenience stores that are “close and convenient.” The store will have a diverse lineup of food products, including delicatessen-style dishes and frozen food, along with detergents and other household products, banking services, a copying service and many other products and services to meet customers’ needs.</p> <p>Website: <a href="http://www.sej.co.jp/">http://www.sej.co.jp/</a></p>	First underground level

## ■Outline of Property



Location of Hibiya Parkfront and nearby subway stations

Location:	2-16-1 Uchisaiwaicho, Chiyoda-ku, Tokyo (lot number)
Access:	Tokyo Metro Chiyoda Line, etc. Kasumigaseki Station (3- minute walk) Toei Subway Mita Line Uchisaiwaicho Station (5-minute walk)
Site area:	6,089.61 m <sup>2</sup>
Floor area:	Approx. 67,000 m <sup>2</sup>
Structure and scale:	Steel frame structure, and partly steel-framed and reinforced concrete structure 4 underground floors and 21 above-ground floors
Designer:	Kajima Corporation
Construction:	Kajima Corporation
Construction completion:	May 31, 2017 (tentative)