FUKUOKA JISHO CO.,LTD.

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1-2-25 Sumiyoshi, Hakata-ku, Fukuoka City, Fukuoka, 812-0018
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Tenjin Business Center

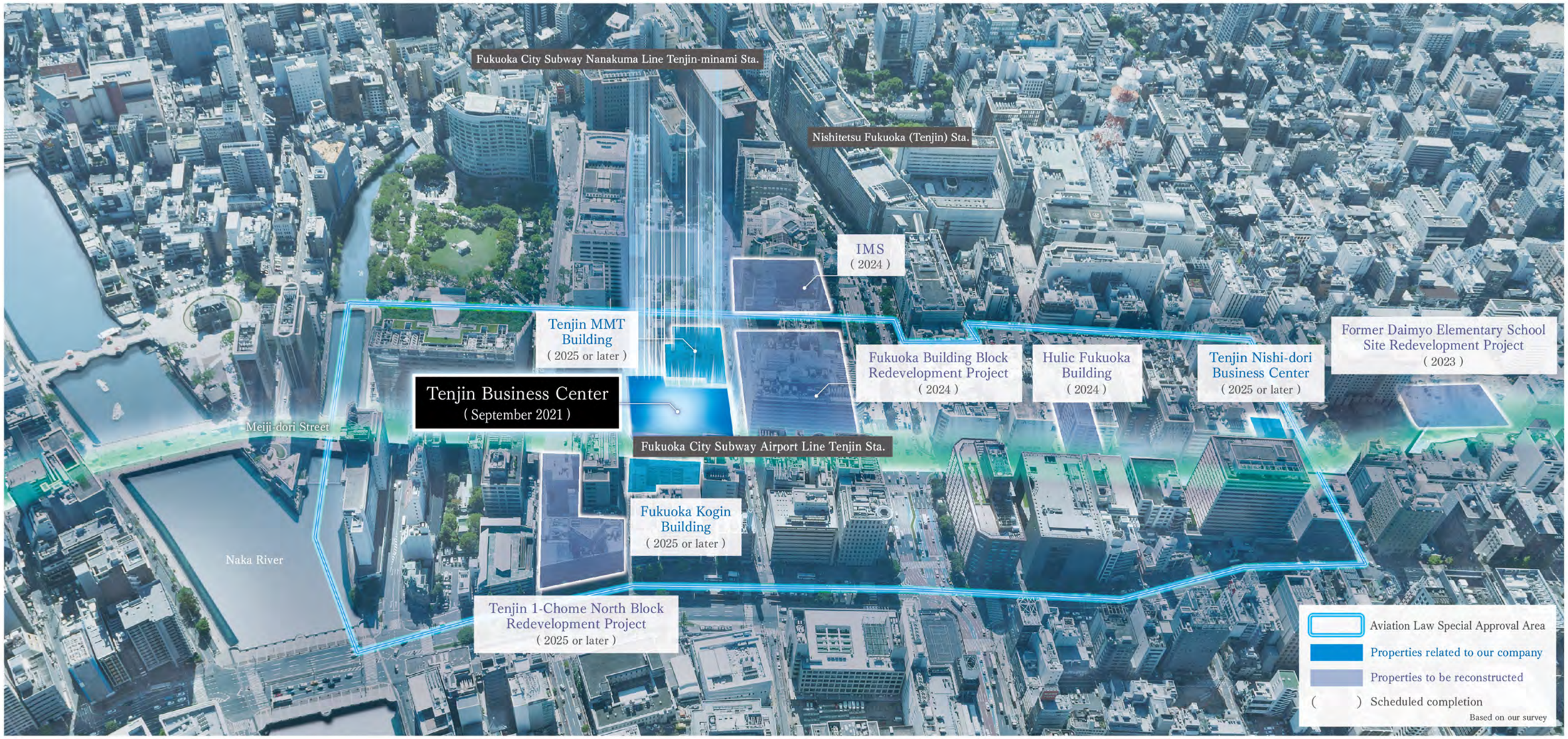
Tenjin Business Center
Fukuoka, the gateway between Asia and Japan
will have a new landmark: Tenjin Business Center.

A world-class office in Fukuoka

Tenjin Business Center will lead Fukuoka
to the next stage of its growth.

Tenjin Big Bang Project

With the National Strategic Special Zone, the Tenjin area will be dramatically transformed.



Tenjin Big Bang

Relevant area:
Approx. **800,000** ㎡
(within a radius of about 500 meters from Tenjin Intersection)

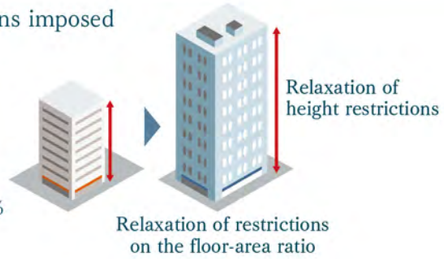
Overview of the Tenjin Big Bang Project

Relaxation of height restrictions imposed by the Civil Aeronautics Act

Up to 67 m ▶ Up to **115** m

Relaxation of restrictions on the floor-area ratio

Up to 800 % ▶ Up to **1400** %



Park construction

Restaurant and cafe constructed in Suijo Park

Underground walkways construction

Creating comfortable public spaces

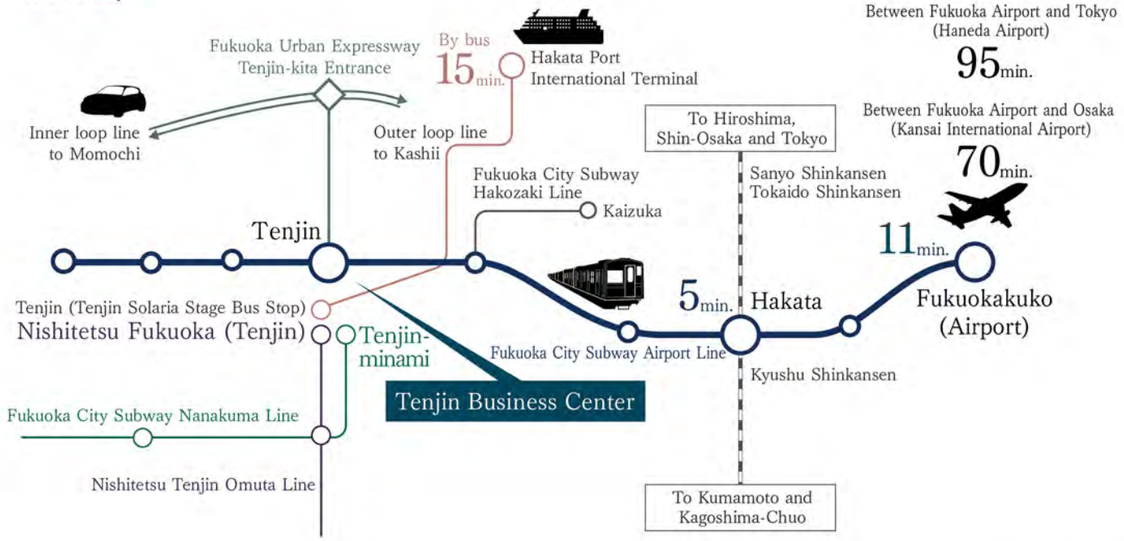
Subway extension

Extension work in progress between Tenjin-minami Sta. and Hakata Sta.

Access

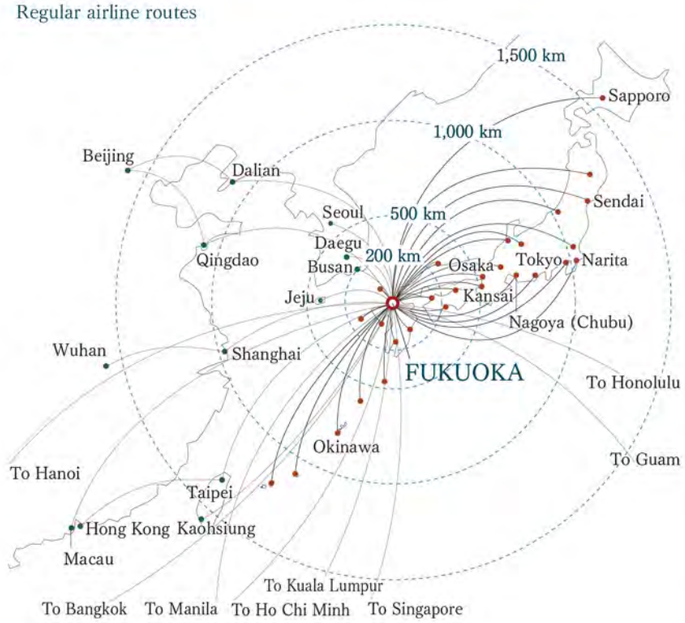
Tenjin Business Center is connected directly to Tenjin Station on the Fukuoka City Subway Airport Line, providing quick access to Fukuoka Airport.

Access map



* The required travel time shown here is that during the daytime in normal situations. The actual travel time will differ according to the time period when you travel. In addition, the required travel time shown here does not include the time required for transfers or waiting.

Regular airline routes



Takeoffs and landings

4th in Japan after Haneda, Narita, and Kansai

Air routes

27 domestic routes and 23 international routes

Fukuoka–Haneda 54 round trips/day (As of December 2019)

Source: Values calculated based on the official website of Fukuoka Airport.

Travel time

to Singapore (Singapore Changi Airport) : 6h

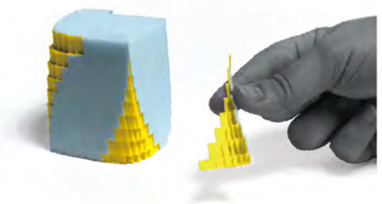
to Hong Kong (Hong Kong International Airport) : 3h35min

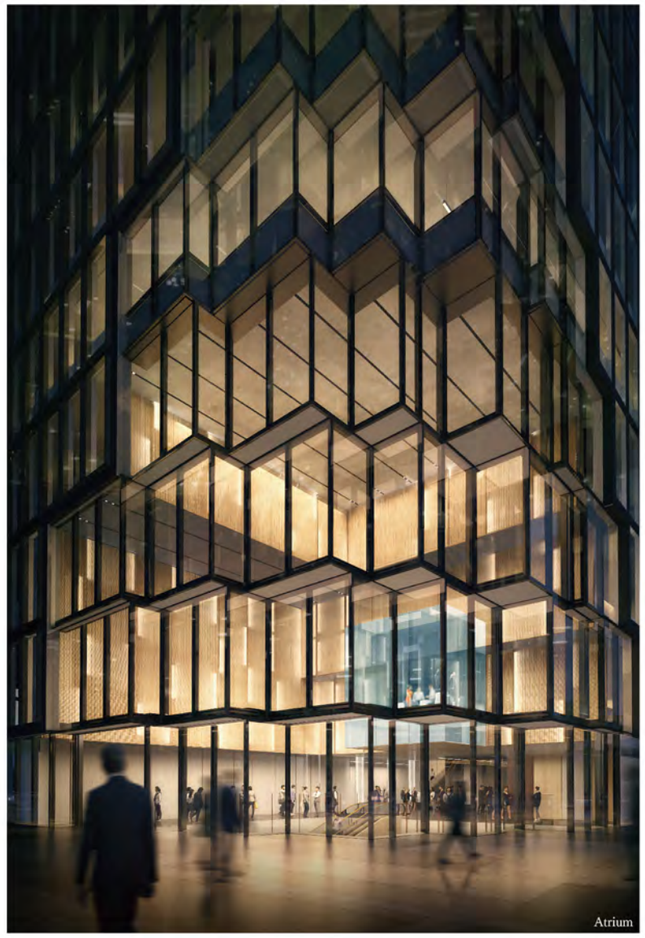
to Shanghai (Shanghai Pudong International Airport) : 2h05min

* Travel time is a rough estimate. * As of September 2020.

Design

A symbolic design featuring numerous cubic "pixels" stacked up high.





Atrium

ARCHITECT

Shohei Shigematsu

Shohei Shigematsu is an architect and partner at Office for Metropolitan Architecture (OMA), an international architectural firm, where he heads the New York office.
He was born in Fukuoka Prefecture in 1973.
His past works include designing a new campus masterplan for Facebook.
Since 2013, Shigematsu has served as a visiting professor at the Harvard Graduate School of Design (GSD).

Toranomon Hills Station Tower

Facebook Willow Campus Masterplan

INTERIOR DESIGNER

Gwenael Nicolas

Gwenael Nicolas was born in France in 1966.
In 1998, he established CURIOSITY, a design studio, in Tokyo.
He has designed stores for many prestigious brands, including Fendi and Moncler, around the world.
He also worked on the interior design of GINZA SIX.

GINZA SIX

External view

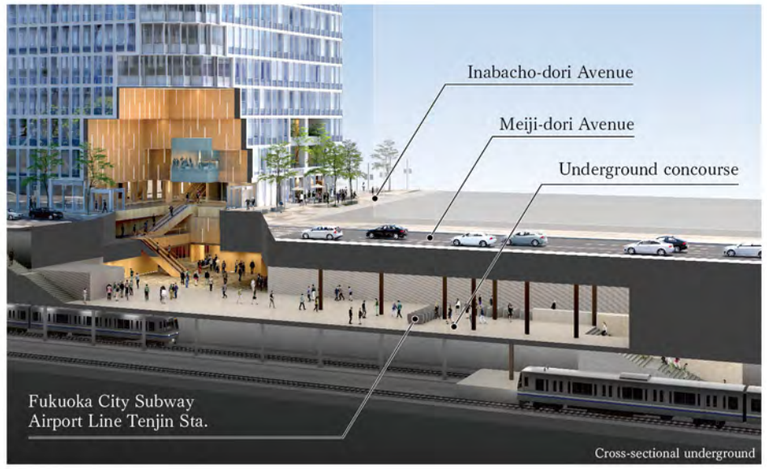
Promenade

Inabacho-dori Avenue

Creating a comfortable space for pedestrians

Meiji-dori Avenue

Direct access from Tenjin Subway Station



Cross-sectional underground

Traffic Line Plan

Twelve elevators divided into a high-rise bank and a low-rise bank

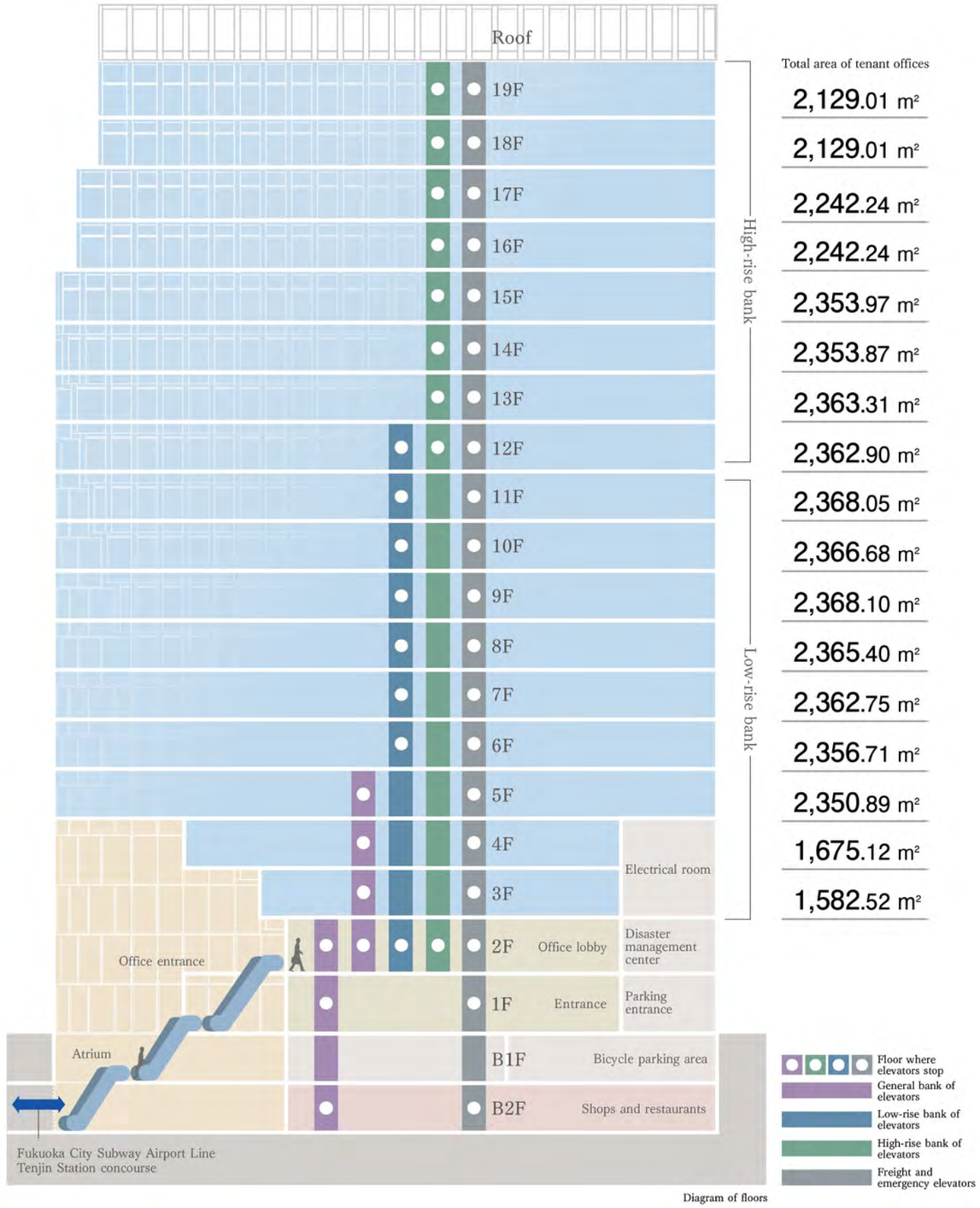
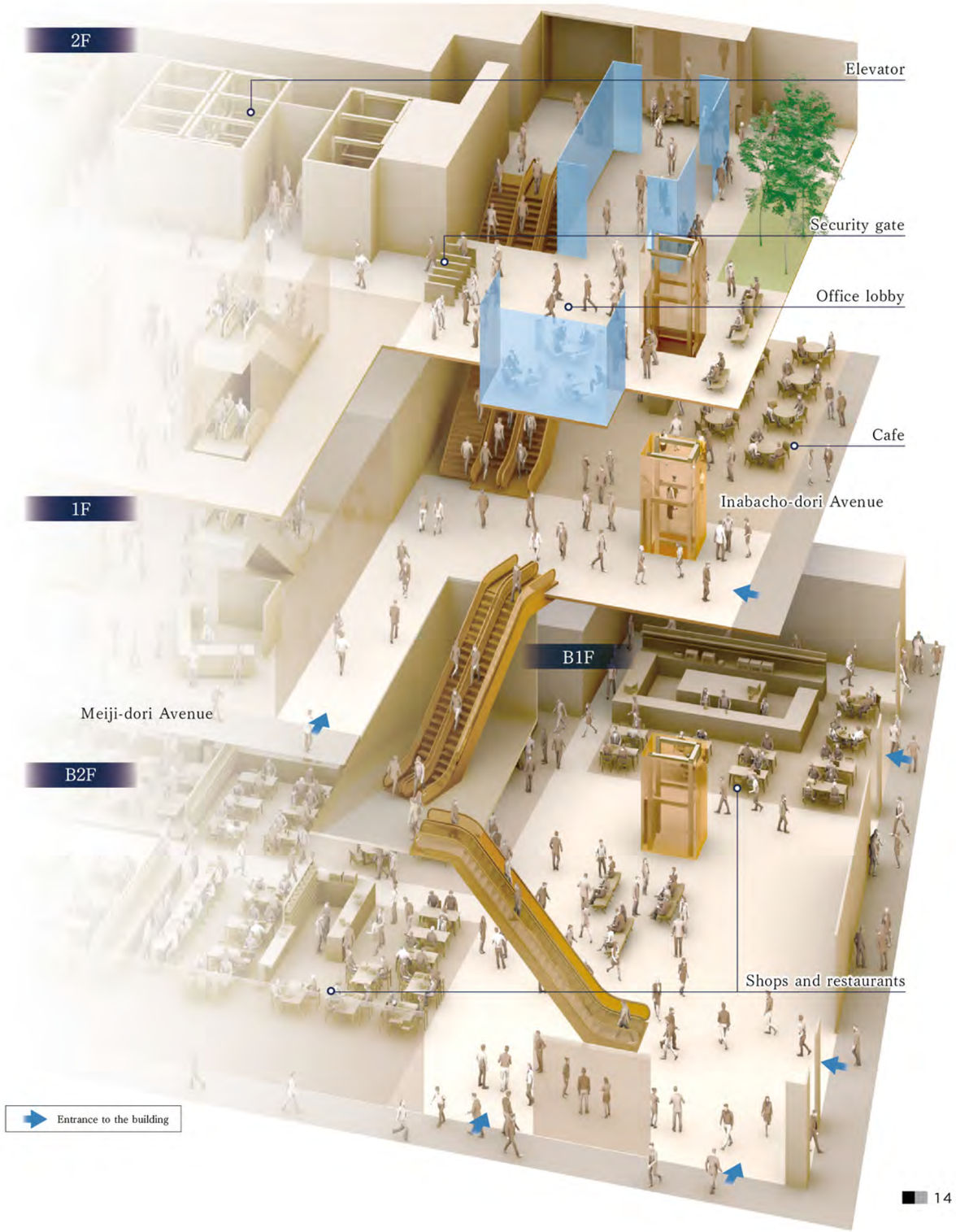


Diagram of floors

Ensuring both smooth traffic flow and security

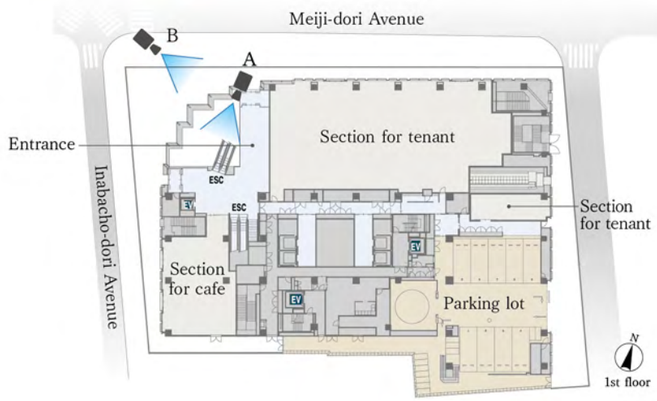


A : Entrance

1st floor: Entrance

An exciting new experience of visiting an office building.

B : Entrance



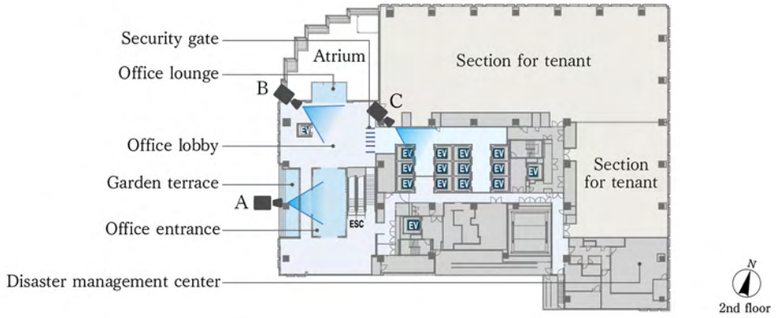
2nd floor: Office Entrance

A : Office entrance

B : Office lobby

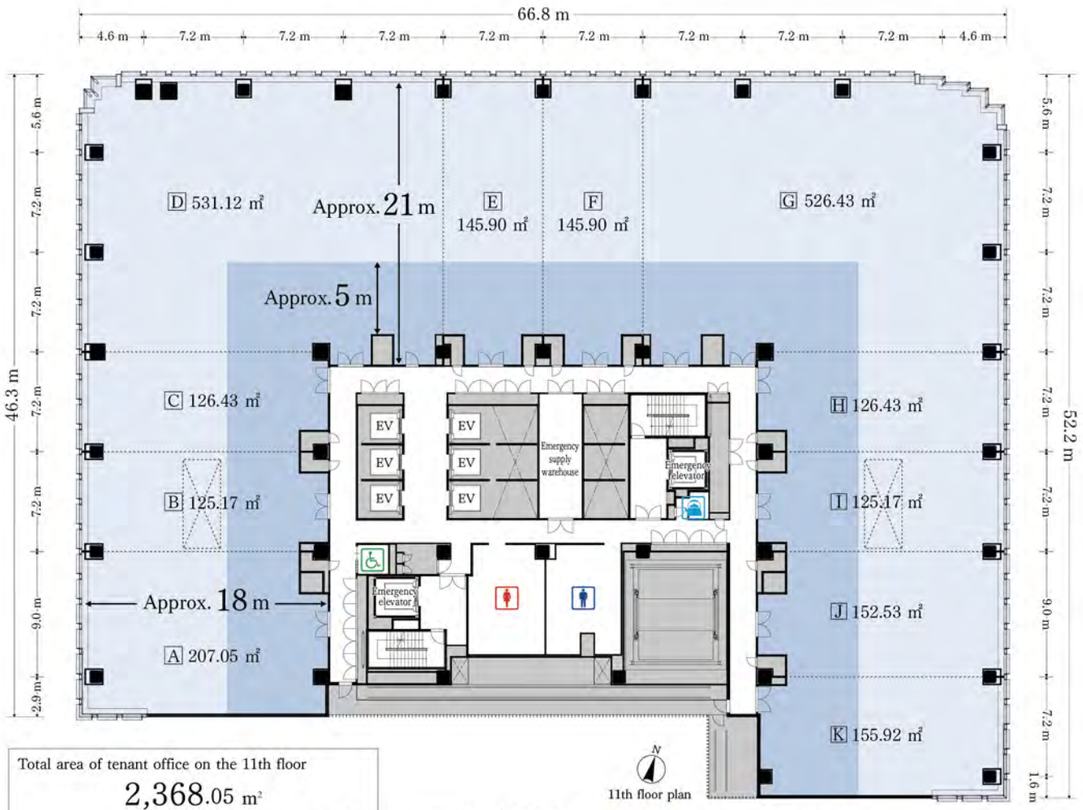
C : Elevator hall

At the office lobby, massive glass walls greet guests warmly.



Floor Plan

Pillarless space of up to 2,368.05 m² on one floor



Total area of tenant office on the 11th floor
2,368.05 m²
* The area differs according to the floor.

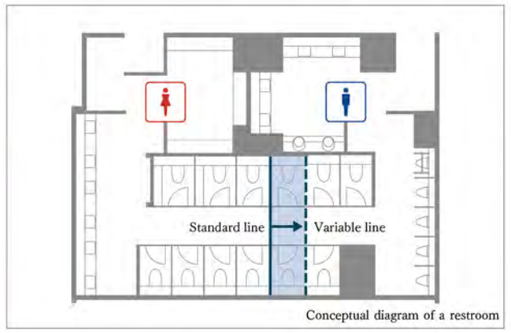
Space for an internal staircase installed (optional)
Heavy-duty zone: 1,000 kg/㎡
General load zone: 500 kg/㎡

Sections where kitchens can be installed (section A on the 8th floor, section A on the 9th floor, sections A and K on the 12th floor, and section K on the 19th floor).

Comfortable restrooms

Luxury hotel-like restroom with a good number of booths allowing flexible gender allocation (optional).

Women's restroom

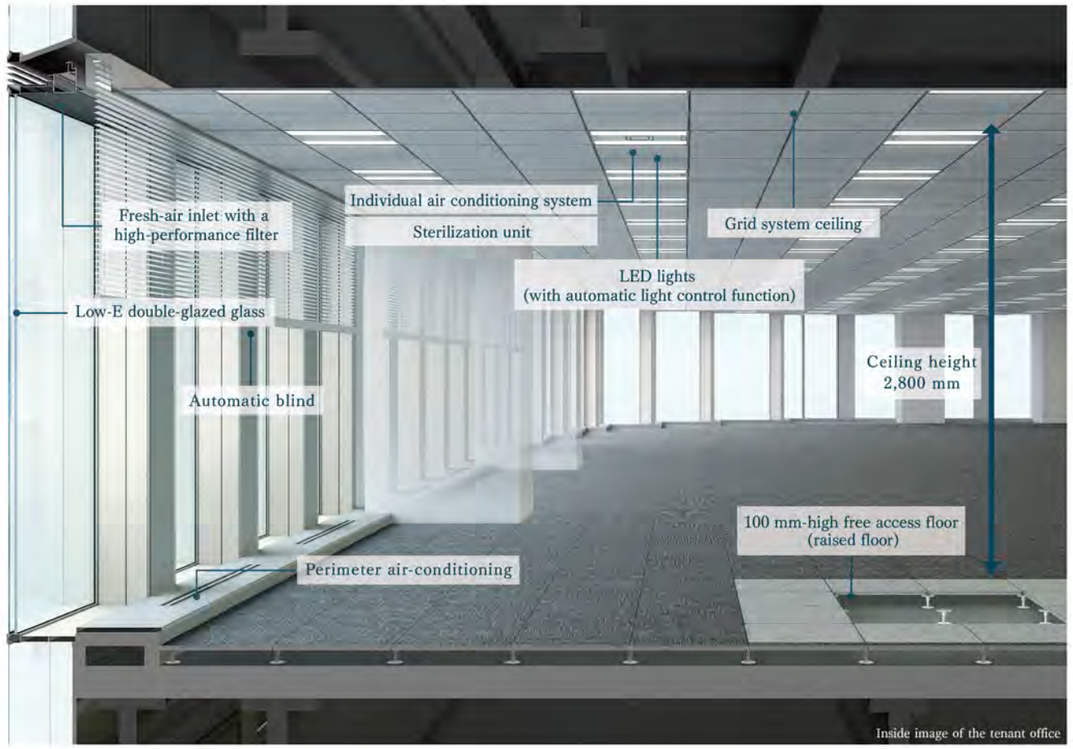


Conceptual diagram of a restroom

	Number of booths for men	Number of booths for women
Standard	5	7
After change	3	9
Optimum number of fixtures*	3	5

*The values were calculated based on the calculation method of the Society of Heating, Air-Conditioning and Sanitary Engineers of Japan.
Level 1 (number of apparatuses that users can use them comfortably), when the ratio of male-female users is 5:5.

Office specifications



Inside image of the tenant office

Individual air-conditioning (w/ humidifier)

Zone-specific control for turning on/off, cooling/heating switch, and temperature adjustment.

Sterilization

Air conditioners (50%) equipped with a sterilizer to remove viruses in the air with streamer discharge.

Perimeter air conditioning

Air outlets on the floor help perimeter zone temperature control.

Low-E pair glass

High heat-barrier and heat-insulation functions help enhance the efficiency of air conditioning.

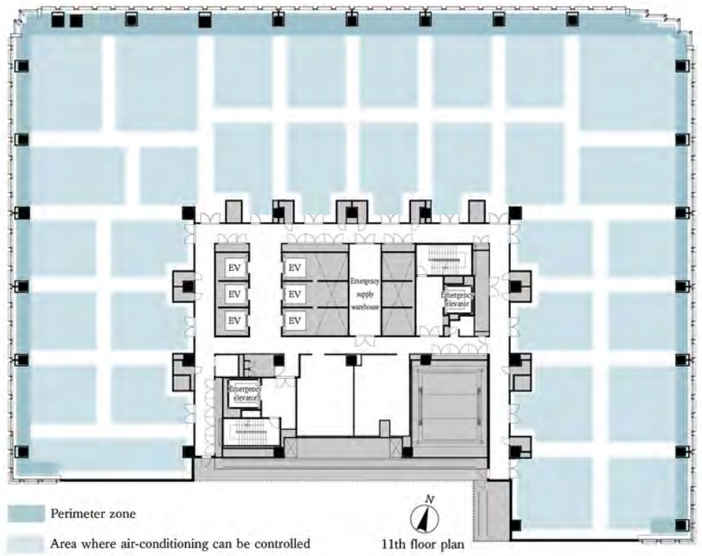
60 VA/㎡ outlets

Outlets with a capacity of 60 VA/㎡ (45 VA/㎡ for grid, 15 VA/㎡ for off-grid).

Fresh-air inlet

High-performance filters prevent PM2.5 from entering the room.

Diagram of air-conditioning zoning



Perimeter zone
Area where air-conditioning can be controlled

Layout Plan

Customizable office layout

Open office area　Private office area　Conference room　Reception area　Other

Free Address Type (Sample)

Island Type

11th floor plan

Number of seats	Area per person	Meeting room and drawing room	Other functions
General seats: 339 Private room seats: 8 Total: 347 seats	6.8 ㎡	4 people × 2　6 people × 2 10 people × 1　12 people × 4 24 people × 1	Refreshment space

Non-Territorial Office

11th floor plan

Number of seats	Area per person	Meeting room and drawing room	Other functions
General seats: 114 Private room seats: 4 Concentrated seats: 53 Total: 171 seats	13.8 ㎡	6 people × 2　8 people × 2 10 people × 2　12 people × 2 24 people × 1	Communication space, refreshment space, library

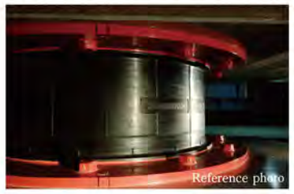
* These layout plans are shown for reference only. Actual decisions on the layout plan will be subject to legal regulations imposed by the Fire Service Act, Building Standards Act, etc. and restrictions due to traffic calculation and other factors.

Seismic Isolation Structure

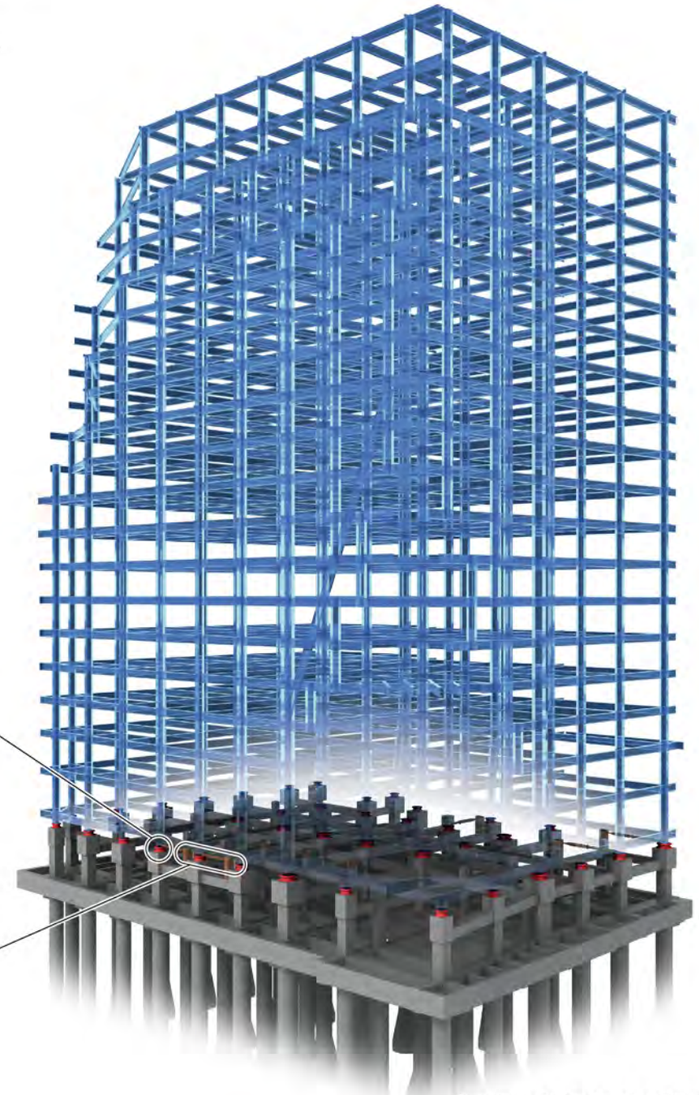
Fukuoka's first-ever office building with a large-scale seismic isolation system

Installed under the 1st floor
(on the pillar capitals on B1F).

Laminated rubber bearing

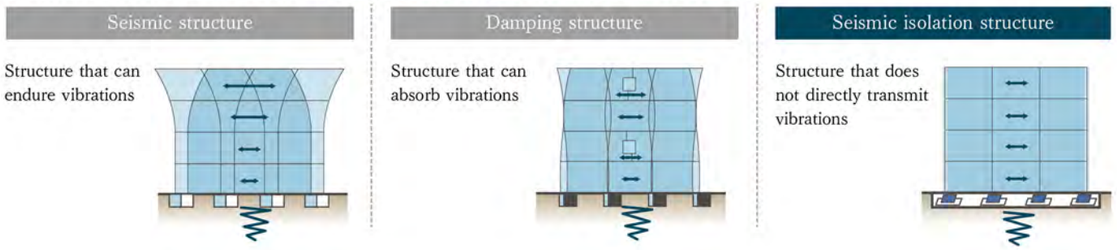


Oil damper



Conceptual model for seismically isolated structure

Difference between seismic structure, damping structure, and seismic isolation structure

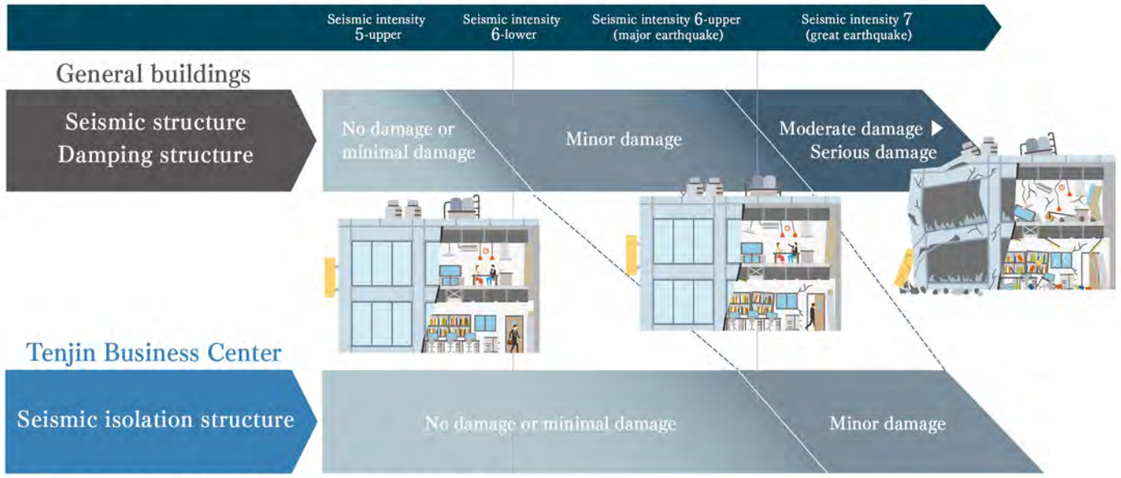


1.5 times anti-earthquake performance vs. new standards

The building boasts performance higher than "advanced seismic isolation performance" in Japan's industrial classification.

Source: "Damage from a major earthquake (at seismic intensity 6-upper)" in Standards for Comprehensive A seismic and Anti-tsunami Planning of Government Buildings (2013 edition)

Comparison of anti-earthquake performance by structure type

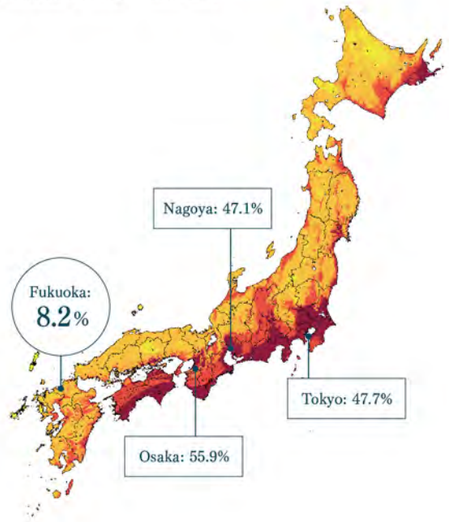


* Vibrations at seismic intensity 7 are equivalent to the Great Hanshin Earthquake in 1995.
Source: The Guide to Safe Buildings: JSCA Performance-based Seismic Design (February 2018, Japan Structural Consultants Association)

Suitability as a backup base

Fukuoka is much less likely to be hit by an earthquake at seismic intensity 6-upper or above during the coming 30 years than the three major cities in Japan.

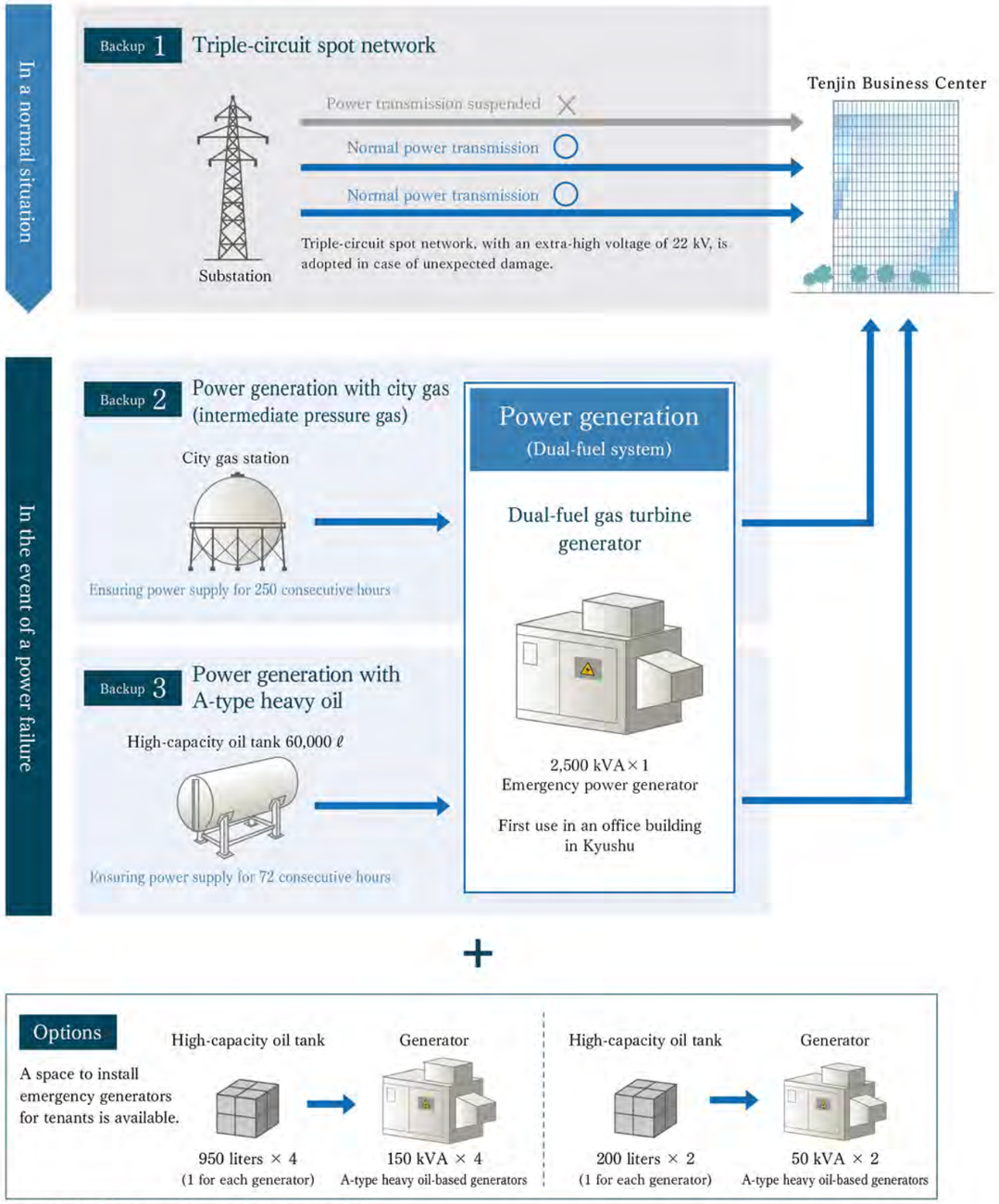
Source: National Seismic Hazard Maps for Japan (FY2019 edition, Headquarters for Earthquake Research Promotion)
Japan Seismic Hazard Information Station (J-SHIS) (National Research Institute for Earth Science and Disaster Resilience)



BCP

Power supply backup

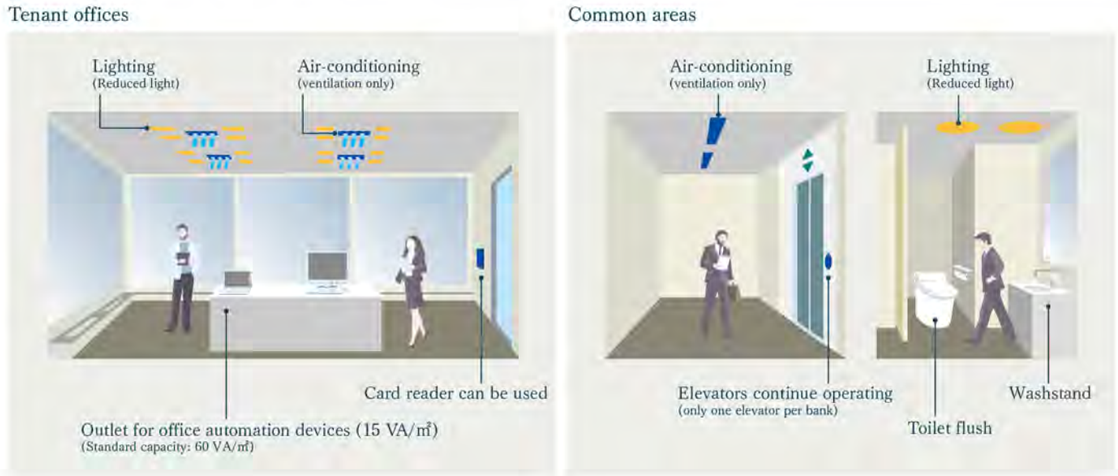
Dual-fuel system supports business continuity even in the event of outage.



* Power supply will be suspended during legally required inspection.
* To ensure power supply until switching from the commercial power source to the generator is completed, tenants need to prepare any necessary uninterruptible power source (UPS) or other means.

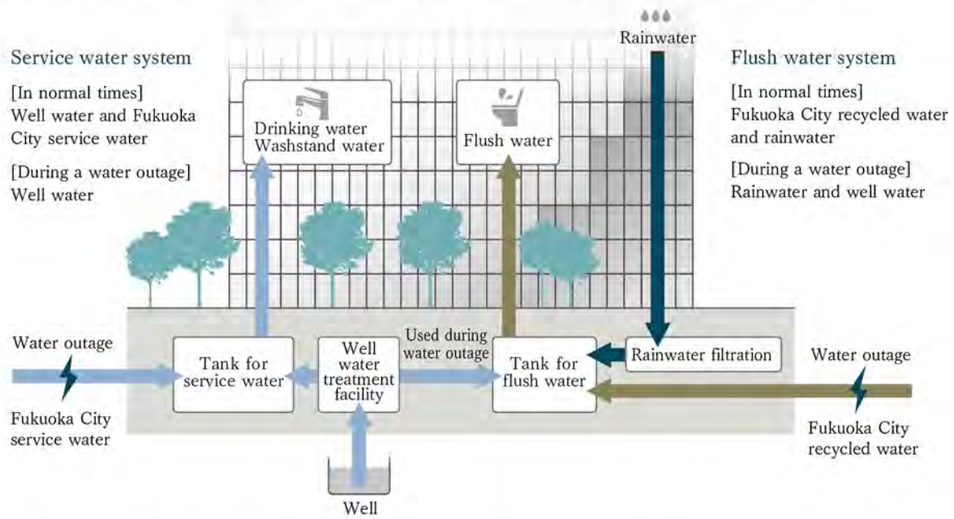
Power supply during a power failure (model when emergency generators work stably)

Power can be supplied for common areas and tenant offices.



Multiple water resources

Even during a water cut off, the building can continue supplying water independently.
Underground water tanks can store service water and flush water for about three days.



Anti-flooding for substation equipment

Main units for receiving/ transforming power installed on the third or upper floor to ensure stable power supply even in the event of floods.

Flood barriers

Flood barriers to be installed at the entrances on the 1st floor.

Security

Up to 4 level security

Dependable security systems to protect corporate assets and security

Step 1 Security gate

Security gates installed in the office lobby (2F)

* Tenants of lots on the 6th and upper floors can use the gate.

Step 2 Elevator operation control (optional)

Card-based elevator control system to enable cars to stop only on specified floors.

Step 3 Automatic door (optional)

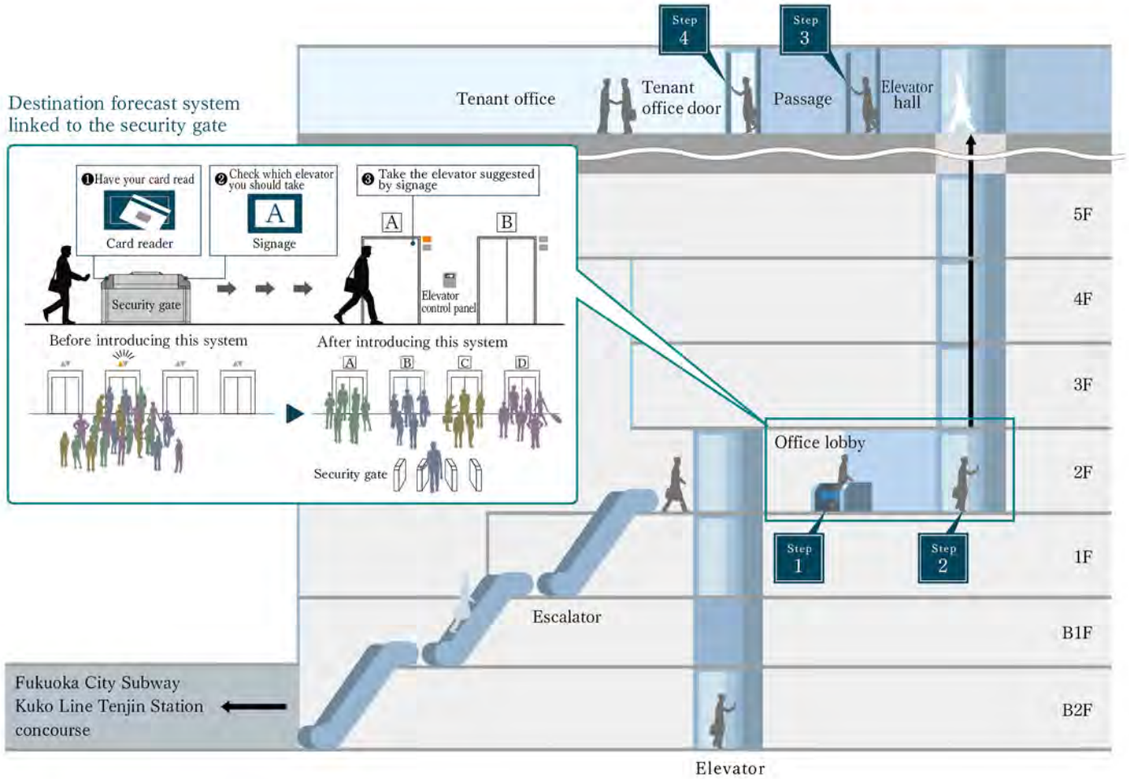
Can be installed at elevator halls.

* Only if a tenant occupies a whole floor.

Step 4 Entry management in tenant offices

Each tenant office is equipped with a card reader to help manage entry.

Destination forecast system linked to the security gate



Security staff on duty 24 hours

Security staff are permanently stationed to protect the safety of offices.

Overview of the property

Name	Tenjin Business Center
Address	10 Tenjin 1-chome, Chuo-ku, Fukuoka City (branch number undecided)
Access	Connected directly to Tenjin Station on the Fukuoka City Subway Kuko Line
Main use	Office
Structure	Steel structure with partial reinforced concrete structure and concrete-filled steel tube structure
Floors	2 underground floors and 19 above-ground floors
Height	Approx. 89 m
Site area	3,917.18 ㎡
Total floor area	61,091.35 ㎡
Elevator	For offices: 12 elevators For freight and emergency use: 2 elevators For lobbies (basement 2 to the 2nd floor): 1 elevator
Parking	80 spaces (automated garage: 52 ordinary cars and 28 high-roof cars); outside the site: 40 spaces
Scheduled completion	September 2021 (planned)
Project owner	Fukuoka Jisho Co., Ltd.
Designers and supervisors	Basic design: Nihon Sekkei, Inc. Final design and supervision: Maeda Corporation
Contractor	Maeda Corporation

■Equipment overview

Electric power supply	Triple-circuit spot network with an extra-high voltage of 22 kV
Emergency power supply	Dual-fuel gas turbine generator 2,500 kVA generator × 1 (working for 250 consecutive hours with intermediate pressure gas + for 72 consecutive hours with oil tanks [60,000 liters])
Space for tenant generators	Installation space 150 kVA generator × 4; 950-liter oil tank × 4 50 kVA generator × 2; 200-liter oil tank × 2
Equipment space	Space for additional outdoor air conditioner units (on the equipment balcony on each floor) Lots where kitchens can be installed (lot A on the 8th floor, lot A on the 9th floor, lots A and K on the 12th floor, and lot K on the 19th floor)

■Overview of offices

Office floors	3rd to 19th floors (17 floors)
Standard leased floor area	Approx 2,368.05 ㎡ The area differs according to the floor.
Standard floor height	4,200 mm
Standard ceiling height	2,800 mm
Module	3,600 mm × 3,600 mm
Ceiling type	Grid system ceiling with a grid of 600 mm × 600 mm (smoke extraction: ceiling chamber system)
Floor load	General load zone: 500 kg/㎡; heavy-duty zone: 1,000 kg/㎡
Raised floor	100 mm
Lighting system	LED lighting (energy saving control by brightness sensors)
Outlet capacity	60 VA/㎡ (general electrical system: 45 VA/㎡; emergency generator system: 15 VA/㎡)
Air-conditioning system	Electric multi-split air-conditioning system for large buildings (with automatic cooling/heating switching function and a sterilization unit in each air conditioner on the interior side)
Outside air treatment	Total heat exchange unit with direct expansion coils (with PM2.5 filters attached to fresh-air inlets)

* The CGs, drawings, values, etc. shown in this pamphlet are as of June 2020 and are subject to change.

Creation of Lively Atmosphere

We will introduce shops and restaurants on B2F, and cafés on the ground floor along Inabacho Avenue.

Cafés on the ground floor along Inabacho Avenue

B2F shops and restaurants

B2F restaurants

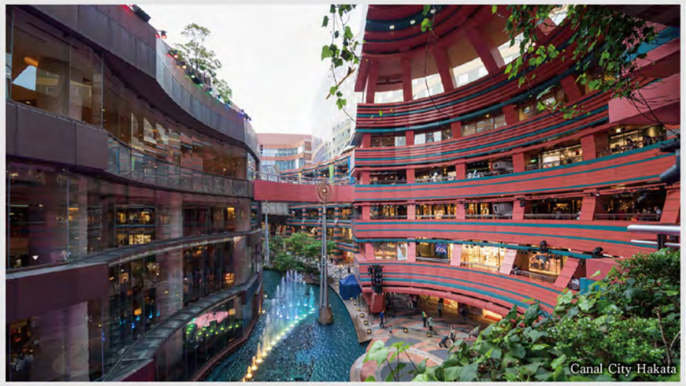
Company Profile

Corporate philosophy

With the strong determination to make Fukuoka more exciting, we will make sincere efforts to create attractive cities and communities.

Business description

Based in Fukuoka, we conduct real estate development and management business that covers a wide range of categories from town development to housing, offices, hotels and shopping malls.

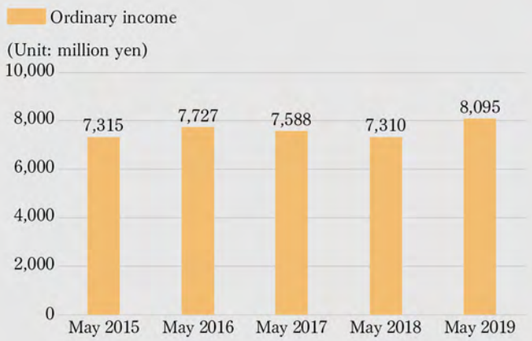
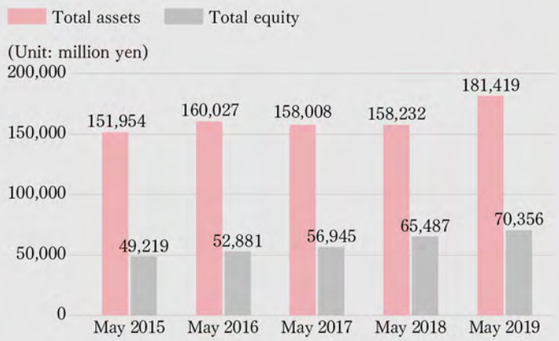

Canal City Hakata

Gofukumachi Business Center

Nexus World Building designed by Christian de Portzamparc

Nexus Momochi Residential Tower

Nexus World Building designed by Rem Koolhaas

Nexus Ohori Park

Financial results (Fukuoka Jisho Group)