

August 31, 2012

Commencement of Environmental Impact Assessment Procedures to the Shibuya Station District Urban Development Project

In regard to the Shibuya Station District Urban Development Project, project developers Tokyu Corporation, East Japan Railway Company (JR East) and Tokyo Metro Co., Ltd. have been conducting studies based on "the 2010 Guideline for Redeveloping Shibuya Station and its Surroundings", issued in March 2011, to develop a station terminal building aimed at aggregating and enhancing the office, retail, trend-setting and other functions of Tokyo's Shibuya district. The station building will be developed in conjunction with other projects to rezone the district surrounding Shibuya Station, and improve railway facilities in the area.

The developers today announced the commencement of the project's environmental impact assessment procedures in accordance with the Tokyo Metropolitan Government's Ordinances on Environmental Impact Assessment, with details as follows.

Environmental Impact Assessment Procedures to the Shibuya Station District Urban Development Project

1. Project name

Shibuya Station District Urban Development Project

2. Project developers

Tokyu Corporation
East Japan Railway Company
Tokyo Metro Co., Ltd.

3. Project objective

Downtown Shibuya with its cultural diversity, latitude and modernity has an ongoing potential of setting the pace of trends transmitted throughout the world. This is an attraction few other downtown districts have.

Against this backdrop, major long-term projects for fundamentally redeveloping Shibuya Station and its surroundings, including the urban infrastructure, will be launched over the next 10 or more years.

As a gateway to this renewed urban infrastructure, the Shibuya Station District Urban

Development Project, in conjunction with other rezoning and railway facility improvement projects for Shibuya Station and its surroundings, aims to enhance the station's connectivity with neighboring communities through the development of plazas and walkways. The goal is to develop a downtown area that is fun for taking a walk.

Along with improving disaster prevention, the project seeks to develop Shibuya Station into a dynamic hub with trend transmission, attractive commercial facility and business operation capabilities that are on the cutting edge. The developers would like for this project to lead to the development of a Downtown Shibuya where something new is always happening and sophisticated people and companies from all over the world remain drawn to the area's boundless potential and its wealth of entertainment attractions.

4. Environmental impact assessment procedure

(1) Purpose

The procedures are meant to forecast and evaluate the impact of large-scale development projects and other schemes on the environment, and to reflect the opinions of local residents, municipalities and other relevant parties in ensuring appropriate regard for the environment.

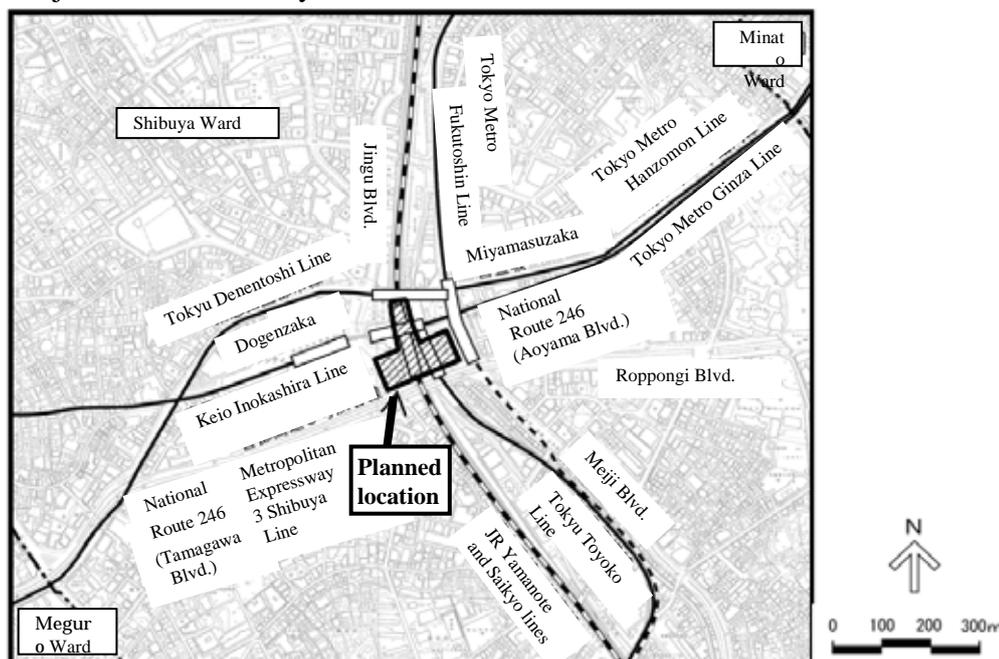
(2) Provisos to the procedures

Provisos obligate projects, such as this, involving the new construction of high-rise buildings taller than 180 meters with more than 150,000 m² of total floor space to follow these procedures.

(3) Assessment items

Environmental impact will be forecast and evaluated for the six items of 1) air pollution, 2) noise and vibration, 3) shadowing the sun, 4) radio signal interference, 5) wind environment and 6) scenic impact.

(4) Project location and layout



(5) Project overview

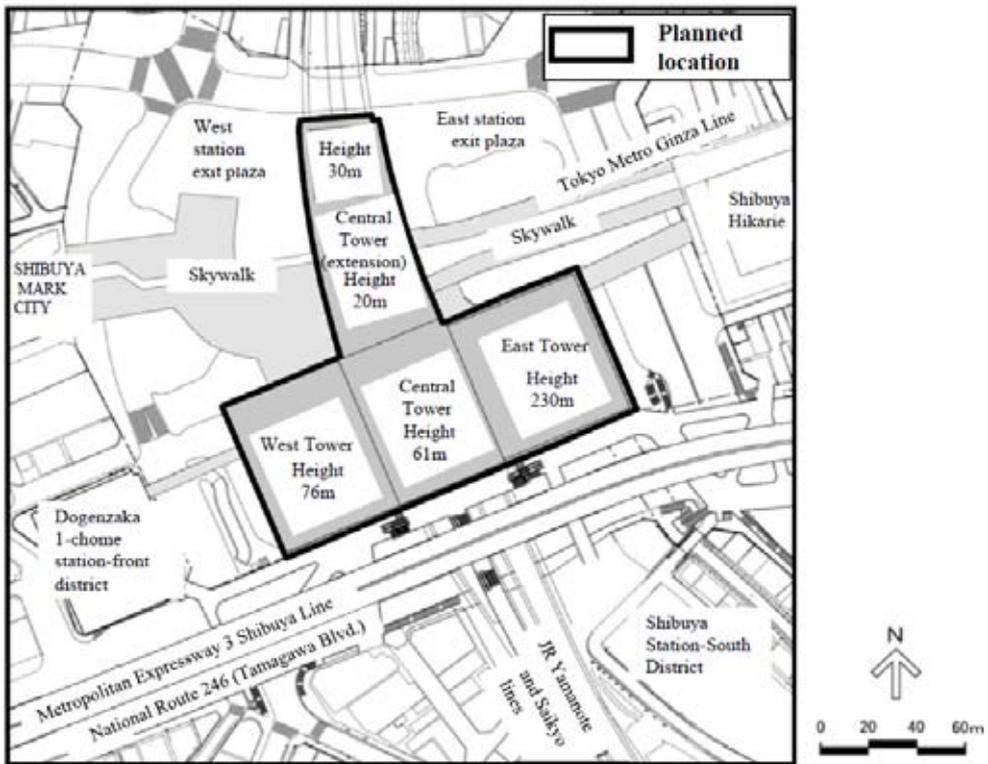
Item		Remarks		
Location		Dogenzaka 1-chome and 2-chome, Shibuya 2-chome, Shibuya-ku, Tokyo		
Project land area		Approx. 1.53 hectares		
Construction plan	Tower name	West Tower	Central Tower	East Tower
	Building footprint	Approx. 14,600 m ²		
	Total floor space	Approx. 262,000 m ² * ¹ (Office space: Approx. 107,000 m ² , Store space: Approx. 155,000 m ²)		
	Maximum height	Approx. 76 meters	Approx. 61 meters	Approx. 230 meters
	Number of floors	12 floors, 6 basement floors	10 floors, 2 basement floors	43 floors, 6 basement floors
	Major use	Stores and parking	Stores (railway facilities* ²)	Offices, stores and parking
	Structure	Steel structure, partly steel-reinforced concrete		
Parking space* ³		Approx. 840 vehicles		
Scheduled construction period		2013 through 2027		
Scheduled service commencement		East Tower: 2020 West and Central towers: 2027		

*1 Does not include railway facilities.

*2 Scheduled for development under the railway improvement project, and not under this project.

*3 The parking space is estimated based on the Parking Space Ordinances of the Tokyo Metropolitan Government, and the Act on the Measures by Large-Scale Retail Stores for Preservation of Living Environment. Parking Space Ordinances of the Tokyo Metropolitan Government have a special provision, which has been applied also to Shibuya Ward, for setting local rules on the parking space obligation according to local needs and conditions. Consequently, the estimated parking space may change going forward.

(6) Facilities layout



(7) Facilities cross-sectional diagram

