

Transforming Shinjuku Station and Surrounds Into a Hub of Interaction with Easy Accessibility

JR East is working to enhance the accessibility of Shinjuku Station and surrounds and develop the area into a hub of interaction, in cooperation with the Ministry of Land, Infrastructure, Transport and Tourism (MLIT), the Tokyo Metropolitan Government, and Shinjuku Ward. Through these efforts, JR East aims to help increase the vitality of Shinjuku Station as a major terminal station and create a lively atmosphere in this area.

Shinjuku Station East-West Public Access Passage

Together with Shinjuku Ward, JR East has considered plans to develop the Shinjuku Station East-West Public Access Passage. Since these plans have been finalized, JR East will now commence construction.

The Shinjuku Station East-West Public Access Passage is a corridor that will enable passage between the east and west sides of the station. It will be developed by expanding the width of the existing passageway (North Passage) linking the East and West exit ticket gates within the ticketed area, and relocating the existing ticket gates. This will help to enhance accessibility for pedestrians in Shinjuku Station and surrounds.

Shinjuku New South Exit Building (Provisional Name)

JR East will construct the Shinjuku New South Exit Building (provisional name), as a new landmark for the Shinjuku area, on the site of the former JR Shinjuku New South Exit Station House.

The Shinjuku New South Exit Building (Provisional Name) will be a multi-purpose facility consisting of leased offices, retail stores and cultural exchange facilities. JR East plans to integrate the development of the building with the ongoing construction of the Shinjuku Transportation Hub* by lead project developer MLIT. JR East will thereby contribute to attractive town development by creating a new hub of interaction where people can gather and move around freely.

* The Shinjuku Transportation Hub is an elevated structure on an artificial foundation installed above the train tracks on the south side of Shinjuku Station. It will house train station facilities, a promenade deck, a taxi stand and passenger pickup area, and a bus terminal for scheduled highway bus service. Construction work has been commissioned to JR East.

1. The Shinjuku Station East-West Public Access Passage

(1) Features

Improving Accessibility of Shinjuku Station and Surrounds

JR East will install a passage allowing free movement of people in an east-west direction across Shinjuku Station, in order to enhance the accessibility of the station and surrounds. JR East will thereby contribute to more attractive town development and to the formation of pedestrian networks in Shinjuku Station and surrounds.

Enhancing Customer Convenience

By expanding the width of the concourse in the ticketed area, while changing the location and direction of some staircases, JR East will work to alleviate congestion in the concourse and passages in this area. In addition, JR East will install four new elevators leading to the train platforms, and conduct barrier-free renovation along the routes from the underground concourse to the train platforms.

(2) Outline of Plan

Dimensions: Width of approx. 25 m;
Extension of approx. 100 m
Start of construction: September 2012 (planned)
Start of use: Around 2020



Conceptual illustration
(East-West Public Access Passage)

(3) Outline of Project

Lead project developer: JR East
Project cost: Approx. ¥11.5 billion
Project method:

Utilizes project subsidies from the national government and Shinjuku Ward

2. The Shinjuku New South Exit Building (Provisional Name)

JR East will construct the Shinjuku New South Exit Building (provisional name) on the site of the former JR Shinjuku New South Exit Station Office. The new building will be a multipurpose facility with direct access to JR Shinjuku Station and the Shinjuku Transportation Hub.

(1) Features

Multi-Purpose Facility with Direct Access to JR Shinjuku Station

As a multi-purpose facility with direct access to JR Shinjuku Station, one of the world's largest terminal stations, the new building will provide leased office space featuring sophisticated standards and outstanding environmental performance; highly trend-setting retail facilities spanning all genres from fashion to food; and cultural exchange facilities including a multi-purpose hall that can be utilized for various events. By offering these features, JR East aims to contribute to more attractive town development in Shinjuku Station and surrounds.

Enhancing Accessibility of the Shinjuku Station South Exit and Surrounds

JR East intends to make the Shinjuku New South Exit Building (provisional name) a new landmark, and a hub of interaction for the area in conjunction with the Shinjuku Transportation Hub.

In so doing, JR East aims to attract new visitors to the Shinjuku area, while enhancing accessibility to the surrounding areas and retail facilities.



Conceptual illustration
(Exterior view of north side of building)

Facility Plan Reflecting Environmental and Disaster-Readiness Considerations

JR East will adopt a double-skin structure for the building's outer walls, using low-e multi-layered glass with high energy efficiency, while introducing LED lighting, solar power generation, and district heating and cooling systems. JR East will also put in place features such as rooftop greenery and lush green corridors, with the aim of reflecting global environmental considerations in the new building. (CASBEE S certification has already been obtained.)

Furthermore, JR East will adopt a vibration control structure for the new building to ensure seismic safety.

(2) Outline of Plan

1) Offices

JR East will provide leased offices featuring sophisticated specifications and outstanding environment performance on the 6th to 33rd floors. JR East will provide spacious, large-scale offices with open, column-free floor plans. The floor area of a single standard floor will be approximately 2,100 m² with a ceiling height of 3,000 mm.

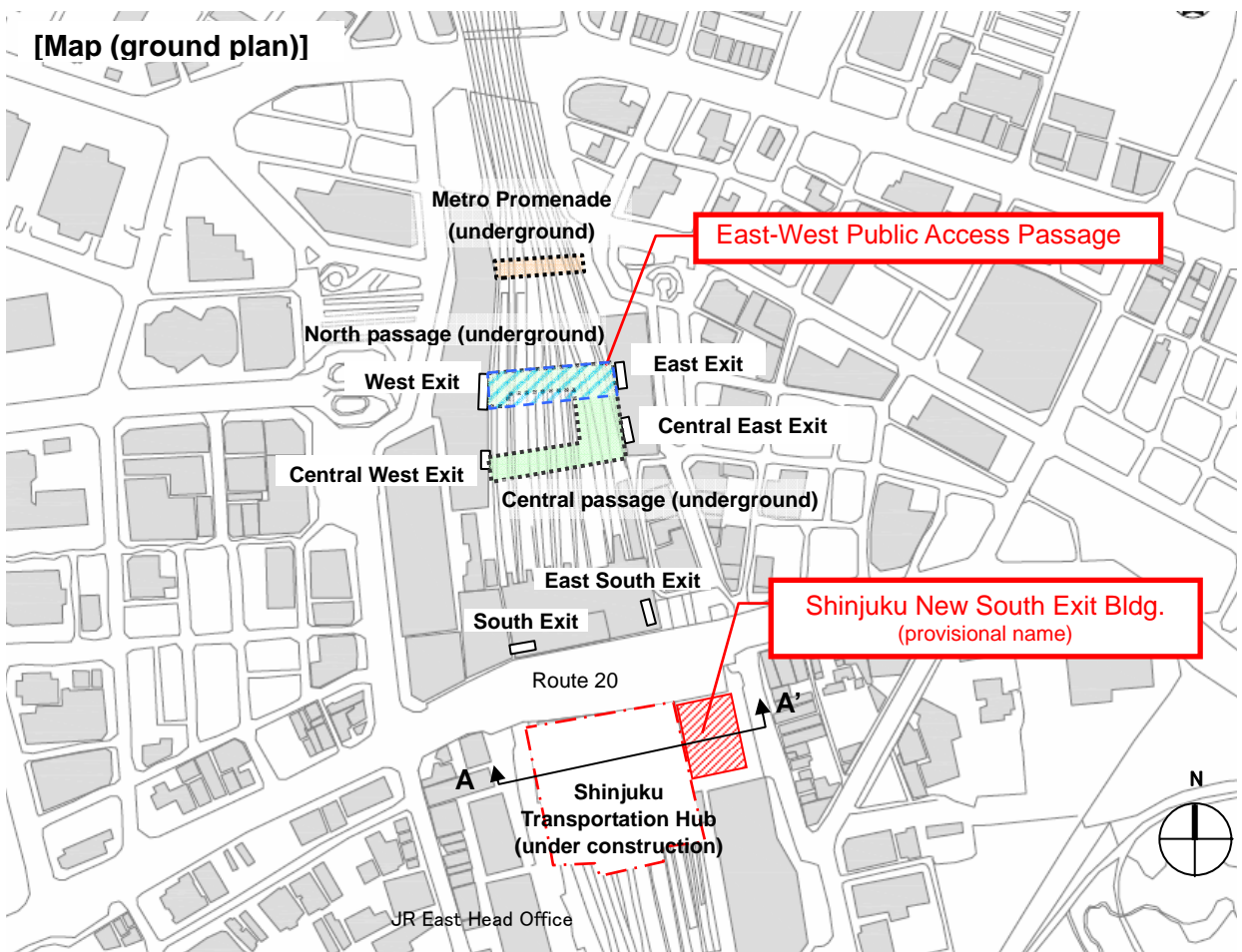
2) Retail Facilities

Fashion shops and restaurants proposing new lifestyles that will be demanded by tomorrow's Shinjuku will be located on the 1st to 5th floors above ground. By capturing synergies with adjacent facilities, JR East will work to further revitalize the Shinjuku area.

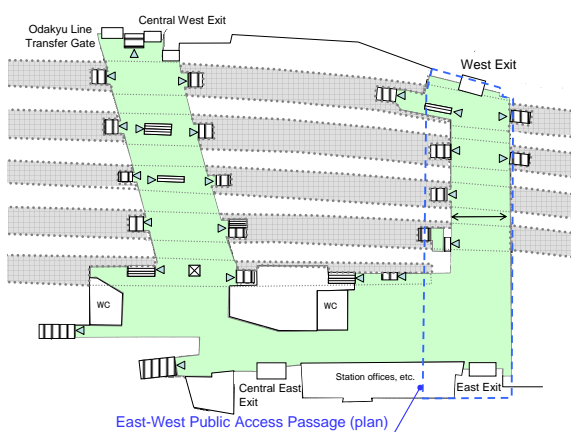
3) Cultural Exchange Facilities

On the upper 5th to 7th floors of the Shinjuku Transportation Hub, JR East will create facilities such as a multi-purpose hall with a capacity of about 300 people, an outdoor plaza, and a child-care support facility integrated with the HAPPY CHILD PROJECT *. By creating an environment where local people and visitors can participate in various events, while coming into contact with nature in the heart of the city, JR East aims to develop facilities that serve as a hub of cultural interaction and a wellspring of information.

* JR East promotes the HAPPY CHILD PROJECT for child-care support.

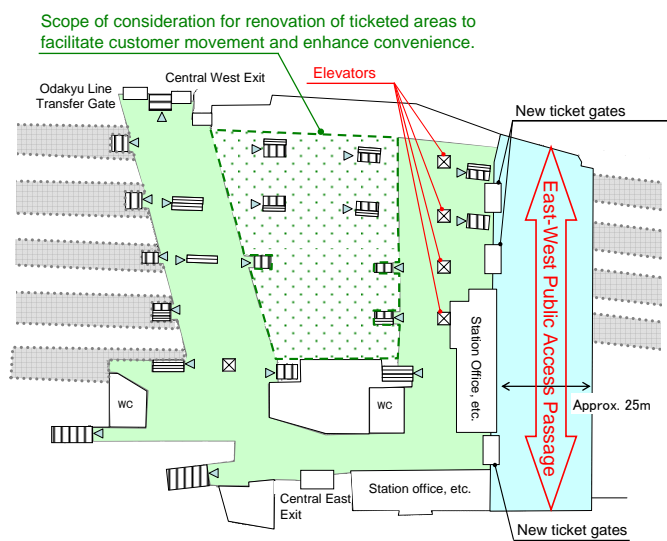


**East-West Public Access Passage
Current layout (Map of 1st underground floor)**



- [Notes]**
- Passages inside the ticket gates
 - Platform (on the ground level)
 - Public Passage
 - Escalator
 - Elevator

Plan (after construction of East-West Public Access Passage)



The above represents plans currently available and are subject to changes in layout, design and other elements going forward.

[Facility Outline, Operating Companies and Schedule]

Name of building	Shinjuku New South Exit Building (provisional name)	
Location	Sendagaya 5-chome, Shibuya-ku, Tokyo, and others	
Structure and size	Steel structure, partly steel-reinforced concrete 33 floors, 2 basement floors	
Total floor space	Approx. 111,000 m ²	
Building use	Offices (6-33F) Retail facilities (1-5F) Cultural exchange facilities (Shinjuku Transportation Hub upper 5-7F) Parking facility (B1F-B2F)	:Approx. 77,200 m ² :Approx. 9,400 m ² :Approx. 3,600 m ² :Approx. 280 vehicles
Operating companies	Offices and cultural exchange facilities Retail facilities	: JR East Building Co., Ltd. : LUMINE CO., LTD.
Design	<ul style="list-style-type: none"> •East Japan Railway Company Tokyo Construction Office and Tokyo Electrical Construction And System Integration Office •JR East Design Corporation 	
Construction	To be determined	
Schedule	<ul style="list-style-type: none"> •Railway protection work (preliminary construction) •Start of main construction work •Completion 	<p>September 2012 (planned)</p> <p>September 2013 (planned)</p> <p>Spring 2016 (planned)</p>
Other	<ul style="list-style-type: none"> •Demolition work on existing station building •Survey of buried cultural properties and site clearing work 	<p>November 2010 -August 2011</p> <p>October 2011 -September 2012</p>



[Image (Garden)]

