

## Transforming Shinjuku Station

### —Birth of a Multipurpose Facility That Will Become a New Landmark—

- In accordance with “JR East Group Management Vision V—Ever Onward,” JR East views railway stations as “towns” and is taking measures to heighten their value.
- In spring 2016, JR East will complete a new station building above the train tracks on the south side of Shinjuku Station. The new station building will increase the number of ticket gates, include stores, and enhance convenience.
- On the site of the former New South Exit Station Building, JR SHINJUKU MIRAINA TOWER, a multipurpose building with a height of 170 meters, will be completed in March 2016 and become a new landmark in Shinjuku.
- JR SHINJUKU MIRAINA TOWER will include offices, retail facilities, a multipurpose hall that serves as a hub for the dissemination of culture and information, an outdoor plaza, a nursery facility, and a clinic. Making the building a new hub of interaction where various people gather and move around freely will help create a more lively atmosphere in the Shinjuku area.
- In conjunction with construction of the Shinjuku Station East-West Public Access Passage, which is proceeding with a view to commencing usage around 2020, JR East will help enhance the appeal of the area surrounding Shinjuku Station going forward.

### 1. Railway Station Facilities, etc. (Attachments 1, 2, 3)

JR East is developing railway station facilities and other facilities with a view to opening them in spring 2016.

#### (1) Railway Station Facilities

- In the new station building, as well as existing ticket gates in two locations, one new ticket gate will be established on the east side. This will improve access to JR SHINJUKU MIRAINA TOWER and the area on the east side of the railway station.
- Inside the station concourse, stores will be established to increase convenience for customers. LUMINE Co., Ltd., will manage and operate these stores and the retail facilities of JR SHINJUKU MIRAINA TOWER.

#### (2) Plaza, etc.

- On the south side of the new station building a plaza of approximately 2,000 square meters will be established. A space will be created where people can gather, relax, and view trains coming and going from above the train tracks. Further, JR East will regularly hold events to create a lively atmosphere.
- JR East will establish new passages along the east side and the west side of the railway station and improve access from Route 20 side through to areas south of it.

## 2. JR SHINJUKU MIRAINA TOWER (Attachments 2, 4)

JR SHINJUKU MIRAINA TOWER will mainly comprise offices but will also include retail facilities on the lower floors and cultural facilities (multipurpose hall, nursery facility, etc.) in an elevated structure above the train tracks.

### Name and Logo

#### —JR SHINJUKU MIRAINA TOWER—

In Japanese *miraina* means “of the future.” JR East chose the name JR SHINJUKU MIRAINA TOWER for this building to express the hope that it will become a new landmark and symbol of the area and be an urban development that ushers in the “future of Shinjuku” and that it becomes a “point of departure toward the future.” JR East aims to establish a point of departure toward attractive town development whereby those working in the towns create the future and those visiting them get a sense of the future.



\* Application procedures for registration as a trademark underway

In addition, the logo’s three straight lines pointing diagonally upward from left to right represent heading toward the future and growth going forward.

### Operating Companies

JR East Building Co., Ltd., will manage and operate offices. Further, LUMINE Co., Ltd., will manage and operate retail facilities, cultural facilities, and other facilities.

#### (1) Offices

Aboveground floors from the 5th floor through to 32nd floor will be offices. It will be a highly convenient office building. The entrance to the office building, which will have direct access to a ticket gate, will lead to a lobby on the 5th floor.

Furthermore, the office building will meet advanced specifications. A single standard floor will have approximately 2,100 square meters of open, column-free floor space with a ceiling height of 3,000 millimeters.

#### [Office Summary]

Total floor area of offices to be leased: Approx. 55,000 m<sup>2</sup>

Floor area of single standard floor: Approx. 2,100 m<sup>2</sup>

Ceiling height: 3,000 mm

Completion: March 2016 (plan)

#### (2) Retail Facilities

Lower floors, from the 1st floor through to 4th floor (five floors including M2) will be used for retail facilities.

## Concept: Global Communication

In all genres, from fashion through to food, retail facilities will be established that provide new “lifestyle value” with an upscale feel befitting Shinjuku as an international city.

### [Retail Facilities Summary]

Total floor area of stores: Approx. 5,300 m<sup>2</sup>

Number of stores: Approx. 50

Types of stores: Fashion, sundries, restaurants, food, etc.

Opening: March 2016 (plan)

\* Together with sales of stores inside the station concourse, sales of approximately ¥20 billion are expected.

## (3) Cultural Facilities, etc.

From the 5th floor through to 7th floor of the elevated structure above the train tracks, there will be a multipurpose hall, a studio, an outdoor plaza, and a nursery facility, and there will be a clinic on the 7th floor. April 2016 will see the establishment of a new hub for the dissemination of culture and information.

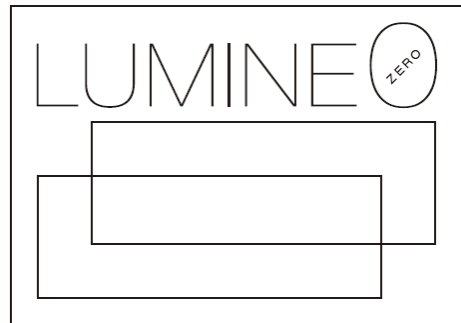
### 1) Multipurpose Hall and Studio

#### Name and Logo—LUMINE ZERO—

The name “LUMINE ZERO” was decided to express the desire to establish a catalyst that promotes dynamic interaction among people, goods, and services; brings people together; and creates excitement.

#### Concept: Japan Creative Terminal

JR East aims to establish a culture-creating space that disseminates diverse information related to fashion, art, entertainment, business, and other areas.



\* Application procedures for registration as a trademark underway

### [Multipurpose Hall and Studio Summary]

Size (floor area)

Hall: Approx. 320 m<sup>2</sup>

Studio: two rooms, each Approx. 100 m<sup>2</sup>

Seating capacity

Hall: Approx. 300 seats

Studio: Approx. 110 seats (per room)

### 2) Outdoor Plaza

A corridor space and a lawn that allow people to come into contact with nature in the heart of the city will be established. Further, various events will be held in the event square to enable

interaction among local residents and visitors.

**[Outdoor Plaza Summary]**

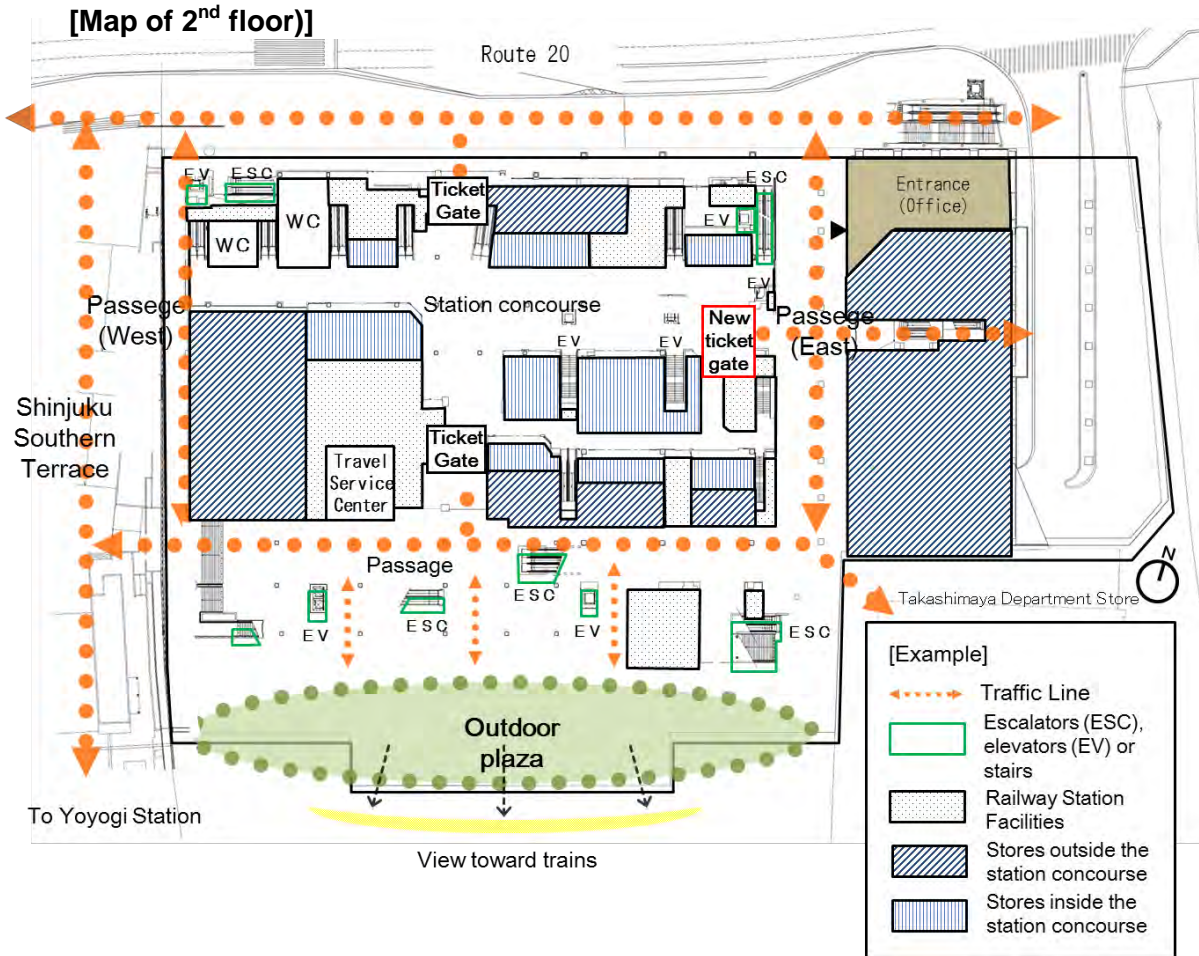
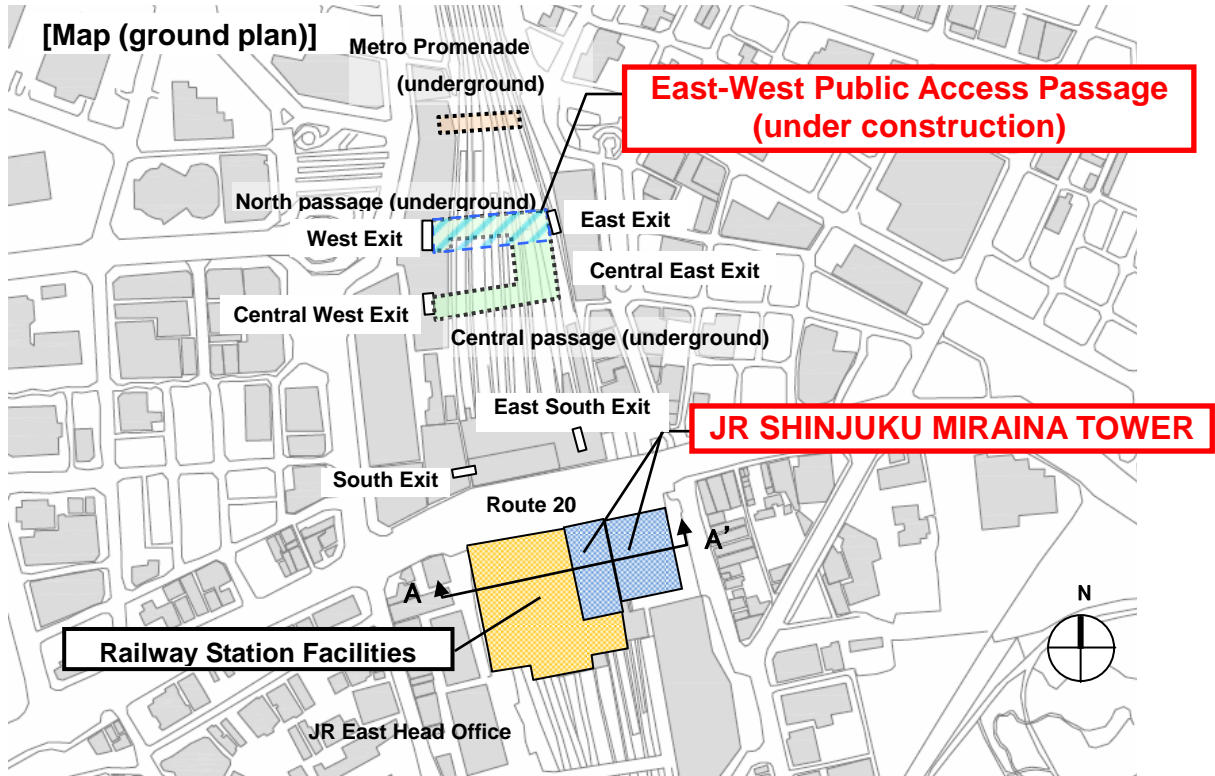
Event square (area): Approx. 300 m<sup>2</sup>

Lawn (area): Approx. 380 m<sup>2</sup>

Corridor space (total length): Approx. 100 m

**3) Nursery Facility and Clinic**

As part of efforts under the HAPPY CHILD PROJECT, which the JR East Group is promoting, an accredited nursery facility will be established to support child care. Also, a clinic including a general practice, a gynecology department, and a pediatric department will open on the 7th floor of the building. With direct access to railway station, it will be a highly convenient clinic that anyone can use, not only those working in the building but also those working nearby and visitors.



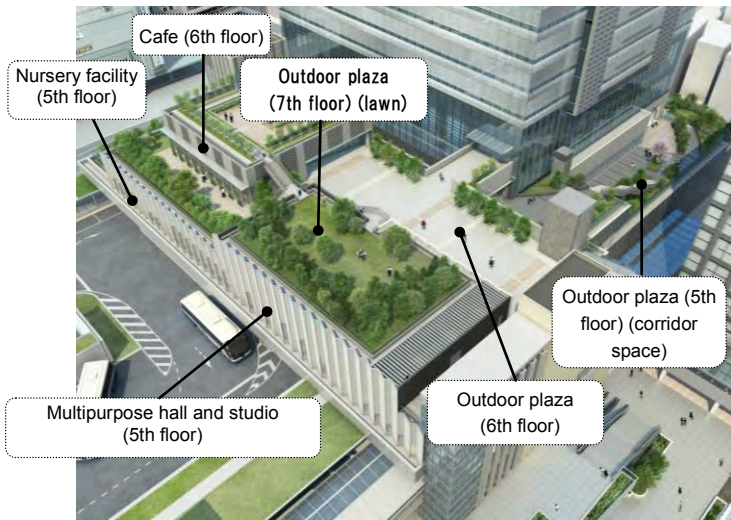
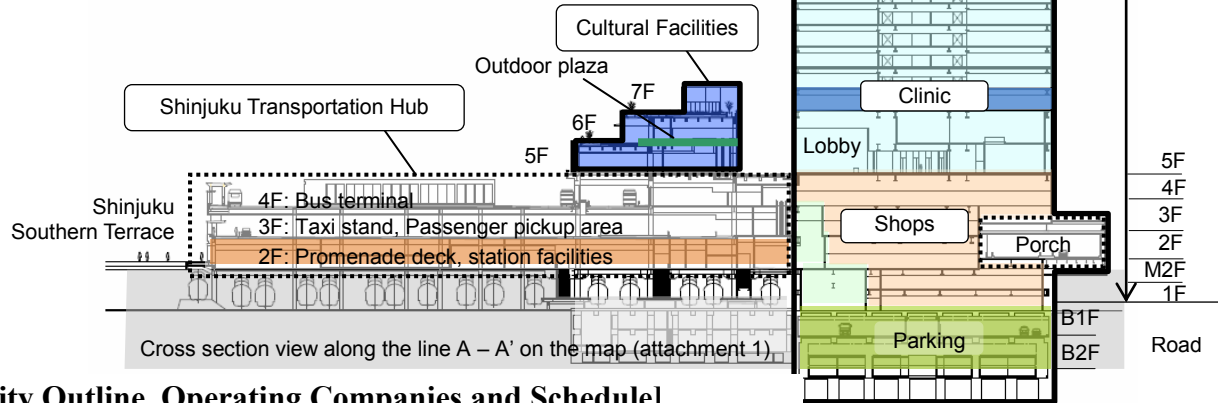


Image (Cultural facilities, etc.)

**JR SHINJUKU MIRAINA TOWER**



**[Facility Outline, Operating Companies and Schedule]**

Name of building	JR SHINJUKU MIRAINA TOWER	
Location	Shinjuku 4-chome, Shinjuku-ku, Tokyo and Sendagaya 5-chome, Shibuya-ku, Tokyo	
Structure and size	Steel structure, partly steel-reinforced concrete 32 floors, 2 basement floors, height approx. 170m	
Total floor space	Approx. 111,000m <sup>2</sup>	
Building use	Offices (5-32F)	: Approx. 77,200 m <sup>2</sup>
	Retail facilities (1-4F including M2F)	: Approx. 9,400 m <sup>2</sup>
	Cultural facilities (Shinjuku Transportation Hub upper 5-7F)	: Approx. 3,600 m <sup>2</sup>
	Parking facility (B1F-B2F)	: Approx. 280 vehicles
Operating companies	Offices	: JR East Building Co., Ltd.
	Retail facilities, cultural facilities, etc	: LUMINE CO., LTD.
Design	<ul style="list-style-type: none"> <li>• East Japan Railway Company Tokyo Construction Office and Tokyo Electrical Construction And System Integration Office</li> <li>• JR East Design Corporation</li> </ul>	
Construction	Offices and retail facilities	: Obayashi, Taisei and Tekken JV
	Cultural facilities	: Obayashi, Tekken, Taisei and Daiwa-Odakyu JV
Schedule	Began construction	: September 2013
	Opening of offices and retail facilities	: March 2016 (plan)
	Opening of cultural facilities	: April 2016 (plan)



[Image (Outdoor plaza)]



[Image (Full image of outdoor plaza)]



[Image (Full image of JR SHINJUKU MIRAINA TOWER)]



[Image (passage)]