

Beginning of Main Construction Work under the Kawasaki Station West Exit Development Plan
—Large-Scale Multipurpose Town Development That Aims to Form a Hub Serving a Wide Area and
Befitting the Kawasaki’s Entranceway—

- East Japan Railway Company (JR East) (President and CEO: Yuji Fukasawa) aims to improve established businesses while reforming and creating businesses based on “Life-Style Service Business Growth Vision (NEXT10*).” * For a summary of NEXT10, please see page 4.
- Regarding the “Kawasaki Station West Exit Development Plan,” JR East has been proceeding with preparatory construction work and other measures since April 2018. Today, JR East conducted a groundbreaking ceremony and began the main construction work. Further, JR East plans to open a hotel in spring 2020 and to complete the entire plan in spring 2021.
- This plan involves the integrated urban redevelopment of the former site of a JR East substation and multiple adjacent plots of land that have been acquired in Kawasaki, which is to evolve into a city for international leading-edge industries and research and development, based on the “Area Plan for the Kawasaki Station West Exit Omiya-cho Area” (approved in December 1999).
- JR East will strengthen the urban functions and realize enhancement of the pedestrian network and accessibility of the area around Kawasaki Station through the development of a large-scale multipurpose town including business, accommodation, and commercial capabilities that have international competitiveness and trend-setting capabilities.

Rendering of the outside (view from northeast side of site)



* The plan may change in future because it is currently subject to administrative procedures.

<Main Features of the Plan>

1. One of the Largest Environment-Friendly Offices in the Kawasaki Area

- On land next to Kawasaki Station, one of the largest office floor spaces in the Kawasaki area will be realized through the establishment of standard floors with leasable floor areas of approx. 800 tsubo (approx. 2,640 m²) (total leasable floor area: approx. 20,000 tsubo (approx. 66,000 m²)) and ceiling heights of 2,800 mm.
- Regarding the business continuity plan, it will be possible to provide power supplies for at least 72 hours, including the provision of a 15 VA/ m² power source to the main facilities and dedicated areas during power outages, through emergency-use electricity generators and a gas cogeneration system that uses medium pressure gas, which is a system that is resilient to disasters.
- Plans call for the acquisition of an S rank under the Comprehensive Assessment System of Building Environmental Efficiency (CASBEE) through the introduction of a gas cogeneration system and an environment-friendly plan including exterior cladding with a passive design that realizes solar shading.
- To provide comfortable and highly productive office spaces, ample office-support facilities, such as conference facilities, and relaxation areas, including a roof-top lounge, will be incorporated.

Entrance hall



Roof-top lounge



2. Hotel That Will Contribute to Area Branding and Encourage Visitors to Japan to Stay in the Kawasaki Area

- The opening of Hotel Metropolitan Kawasaki (provisional name), which will have approximately 300 guest rooms and be one of the largest hotels in the Kawasaki area, is planned.
- For supervision of the interior design, SUPPOSE DESIGN OFFICE Co., Ltd., which conducts activities in a wide range of fields in Japan and overseas, will be engaged to realize a space design that is both calming and uplifting.
- All-day dining in wide variety of areas, such as at tables on the terrace, and with a broad selection of menus suited to each time of day is planned, and an impressive open kitchen will create a dining atmosphere full of immediacy and liveliness.
- To ensure comfortable, convenient hotel stays, a full range of ancillary facilities, such as meeting rooms, a laundry lounge, and a gym, will be included.
- A spacious lobby cafe will promote Kawasaki's diverse musical culture as a "city of music" in order to establish a place for interaction that, through a variety of events, enables the creation of new connections in the local community.

Guest room



Lobby cafe



3. Bustling Third-Place Facility and Child-Rearing-Support Facility That Adds Quality to Urban Lifestyles

- A commercial floor (restaurants and so on) that provides office workers and city residents with a variety of workplaces and places to interact and relax will be operated.
- To cater to the needs of many different generations, from children through to adults, a large fitness facility and spa of approximately 4,000 m², which will include a gym, pool, and fitness studio and that can provide total support for high-quality health promotion, is planned.
- As part of the *HAPPY CHILD PROJECT* that the JR East Group is advancing, a nursery school of approximately 400 m² is to be established in the building, and line-side areas that are convenient to live in will be realized through support for child rearing.

Commercial floor



Seating on the terrace of the commercial floor



4. Lush Green Exterior That Strengthens Accessibility to and the Pedestrian Network's Connections to the Surrounding Urban Area

- On the second floor, public facilities, such as a pedestrian deck and pedestrian walkway linked to adjacent facilities, will be established; a continuous roofed traffic line from the northeast to the southwest of the site will be formed; and the safety and comfort of the pedestrian network will be strengthened through the separation of pedestrians and vehicles.
- Squares are planned for two locations on this deck, and lush green relaxation areas with landscape designs that utilize the distinctive characteristics and ecosystem of the locality will be provided.

Square on the pedestrian deck



Pedestrian deck, approach in front of the hotel



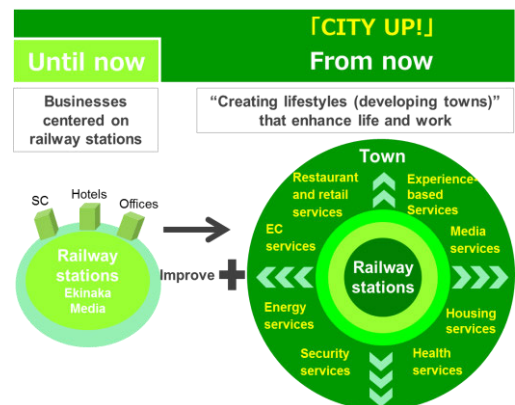
* All images are renderings.

<Status of This Plan in Relation to NEXT10>

- This plan is a large-scale multipurpose town development for which a unified development site in front of the railway station has been created by acquiring and integrating multiple plots of land adjacent to land owned by JR East, and the project will become a step toward realizing a goal of NEXT10, which calls on JR East to extend its business field into towns and into areas around railway stations.
- This plan will complete redevelopment based on the “Area Plan for the Kawasaki Station West Exit” thereby further strengthening the urban functions of the area around the railway station and enhancing the pedestrian network and accessibility as well as increasing the appeal of the whole urban area and realizing “CITY UP!”.

“Life-Style Service Business Growth Vision (NEXT10)”

In 2017, 30 years after its establishment, the JR East Group established a growth vision for the life-style service business with sights set on the coming 10 years. Under the “CITY UP!” slogan, the JR East Group will improve “businesses centered on railway stations” and take on the challenge of “lifestyle creation (town development).” The JR East Group has established four pillars with a view to realizing long-term growth: *NOBIRU* (*grow*), which refers to extending the JR East Group’s business field into towns and into areas outside JR East’s service area and to tackling open innovation; *HIRAKU* (*pioneer*), which refers to advancing appealing town development centered on railway stations; *TSUNAGU* (*connect*), which refers to revitalizing regions and promoting interregional exchanges; and *MIGAKU* (*improve*), which refers to heightening the value of established businesses. The JR East Group will improve the individuality of railway stations while enhancing the appeal of towns.

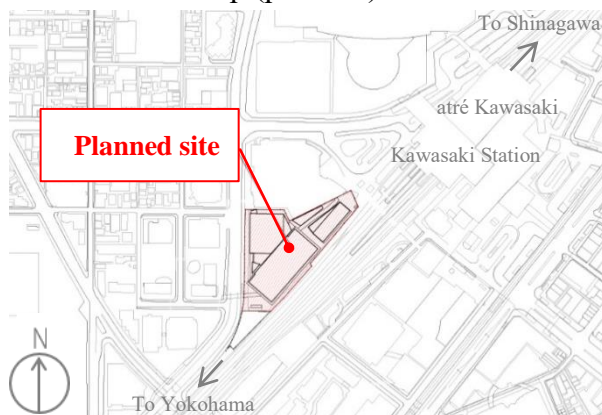


<Summary of Facilities>

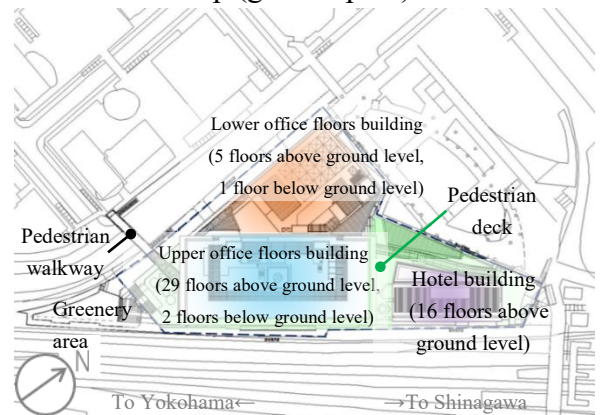
	Upper office floors building	Lower office floors building	Hotel building
Project implementer	East Japan Railway Company		
Address	1-5, Omiya-cho, Saiwai-ku, Kawasaki City, Kanagawa Prefecture (primary address)		
Lot area	Approx. 12,400 m ²		
Total floor space	Approx. 137,000 m ²		
Total floor space	29 floors／2 basement floors	5 floors／1 basement floor	16 floors
Height	Approx. 128m	Approx. 27m	Approx. 59m
Summary of facilities	Leasable office floor area ： Approx. 66,000 m ² Nursery school ： Approx. 400 m ² Parking garage ： Approx. 200 cars	Commercial floor ： Approx. 2,500 m ² Fitness facility ： Approx. 4,000 m ²	Guest rooms ： Approx. 300 rooms Stores ： Approx. 500 m ²
Design and supervision	JR East Design Corporation 〔 Structure design cooperation (office building): TAISEI DESIGN Planners Architects & Engineers, TAISEI CORPORATION Hotel interior design supervision: SUPPOSE DESIGN OFFICE Co., Ltd. 〕		
Construction	TAISEI CORPORATION		
Management company (plan)	Offices, commercial floor 　： JR East Building Co., Ltd. Hotel 　　　　　　　　　： Nippon Hotel Co., Ltd. Fitness facility and spa 　　： JR East Sports Co., Ltd.		
Schedule (plan)	Opening of hotel spring 2020, complete opening spring 2021		

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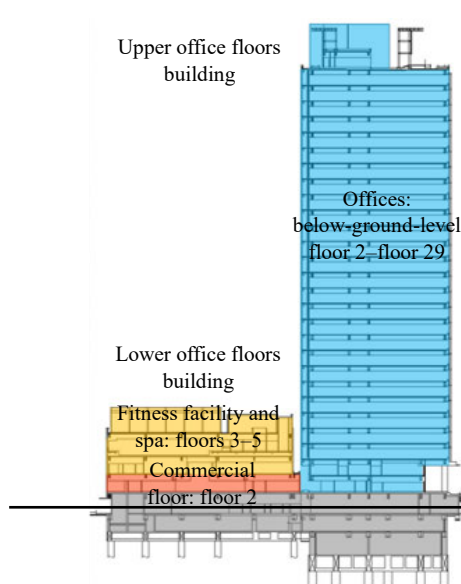
<Map (position)>



<Map (ground plan)>



<Cross-sectional view (A-A')>



<Cross-sectional view (B-B')>

