

March 19, 2019

Tokyu Land Corporation

Completion of SHIBUYA SOLASTA

Supporting highly productive working styles through the provision of spaces that give a sense of seasonal changes and IoT enabled smart offices

Tokyu Land Corporation (Head office: Minato-ku, Tokyo; President: Yuji Okuma) announces that SHIBUYA SOLASTA, which it has been developing as a member of Dogenzaka 121 General Incorporated Association, will be completed with contracts concluded for all floors on March 29 (Friday).

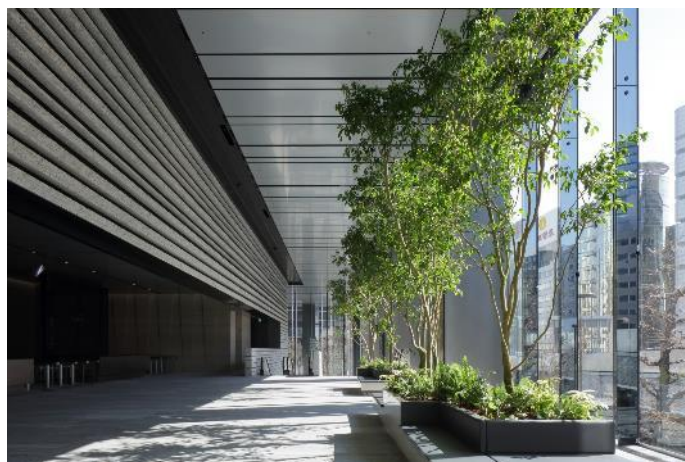
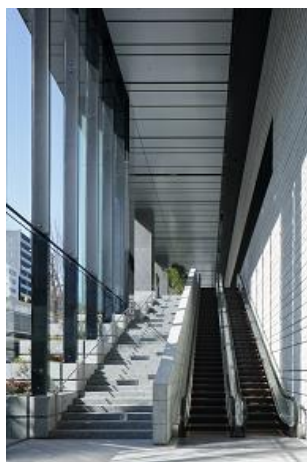
In 2012, Tokyu Land Corporation defined the office building business concept of “building smiles-providing office buildings that bring smiles to the faces of workers” and it has been promoting the development and operation of office buildings that keeps workers in mind, based on this concept. Starting this spring, concrete initiatives for conducting workstyle reform will be required and businesses will also need to develop new working styles that increase productivity. Tokyu Land Corporation believed that, in the coming era of increasingly diverse tenant needs, office buildings would have to provide not only a mere “workplace” but also “workstyle support” from a worker perspective and that the provision of office value that addresses both hard and soft needs would become important.

In addition to the high-grade equipment specifications and BCP functions required of an office building, SHIBUYA SOLASTA encourages a workstyle that will boost workers’ intellectual productivity through the ample provision of common space that can be used as a third place by workers. The building will also have IoT services incorporating various technology to improve worker convenience and support workstyle reform. The building also promotes a “Green Work Style,” aiming to create office space that helps improve workers’ work efficiency and productivity and increase communication by harnessing the power of plants (= green). In addition, the building also has a prayer room and gender neutral toilets as diversity initiatives.

■ Environment designed from a worker perspective that will boost productivity

SHIBUYA SOLASTA offers an environment and mechanisms for realizing a more productive workstyle through the sense of nature that pervades the entire building, from the building approach right up to the rooftop.

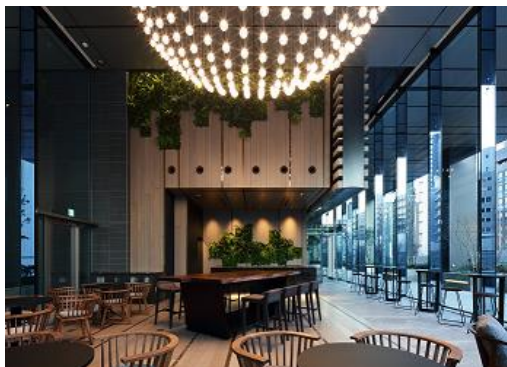
<Light-filled entrance that promotes mental and physical health>



The entrance is planted with ficus trees growing about 5 meters high and other plants, creating a sense of sunlight filtering through trees indoors. There is also a circadian lighting system in the entrance, altering the color and intensity of the lighting according to the natural light and controlling the lighting according to the human circadian rhythm, thus boosting the intellectual productivity of office workers.

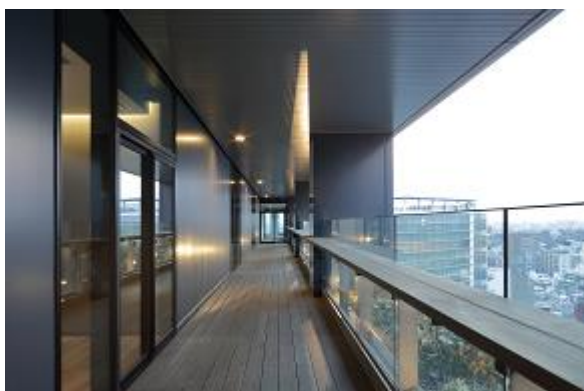


GREEN SQUARE, a lounge surrounded by greenery to stimulate creativity



A lounge beyond the entrance hall: The 7m-high ceiling gives the room an open feel while the greenery on all four sides has a relaxing effect, stimulating workers' creativity.

GREEN TERRACE, a space that triggers informal communication

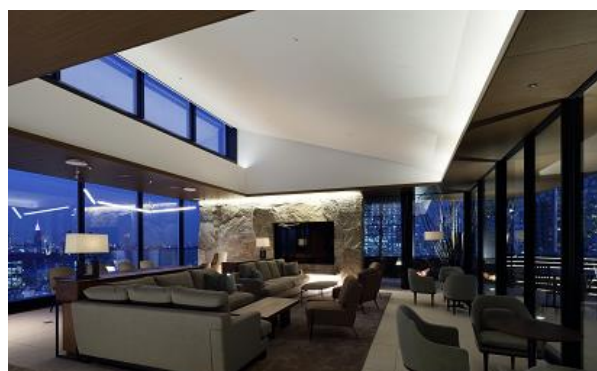


View from the upper level of the GREEN TERRACE



All office floors have a terrace approximately 40m long for the exclusive use of tenant enterprises. The terrace is an open outdoor space where workers can experience nature-sunlight, wind and greenery-directly and it serves as a space that will trigger **information** → **informal** communication.

SKY TERRACE and SKY LOUNGE, 100 meters above the ground



On the twenty-first floor-the rooftop – there is a SKY TERRACE and SKY LOUNGE, which tenants can use as a “third place.” Planted with trees that change throughout the seasons, these areas provide a space where workers can experience nature despite being on the roof of an office building, take a break and interact with each other. The indoor space creates a relaxing effect both on a visual and an auditory level, with birdsong and water sounds played through high-resonance audio equipment.



IoT-enabled smart office initiatives

The building incorporates IoT services developed through collaborative creation between MYCITY Inc. and Tokyu Land Corporation to provide higher levels of comfort and convenience to the businesses and workers that occupy it.

Building sensors and devices will be connected to the internet, and cloud services giving access to real time data about office building functions through computer and smartphone applications will be provided.

Workers will be able to detect whether the various shared spaces in the building are crowded, control the air-conditioning system, locate individuals and access data on the external environment (weather, temperature), leading to higher levels of convenience and greater productivity.



Visualization of restroom crowdedness

Workers can check restroom usage in real time through their smartphones, removing the stress of queuing.



The air-conditioning system can be controlled using a computer or smartphone. This can be expected to improve work efficiency and reduce stress by removing the need to wander back and forth to adjust the temperature.

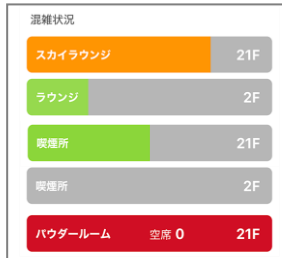


Real-time locating system

The location of workers can be visualized through beacons installed in the office building. Even enterprises that adopt free-address unassigned seating can check whether employees are at a desk or present.



Workers can check the crowdedness of shared workspace such as the rooftop SKY TERRACE and SKY LOUNGE in real time from their desks

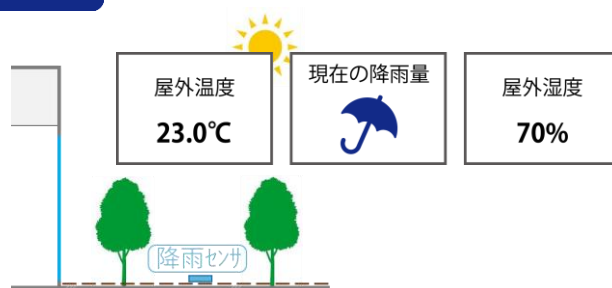


Visitor reception reservation system

Visitor information can be registered in the building reception reservation system via a smartphone synced with the system. The building's unmanned reception system reduces stress both for workers and visitors.



Easy access to temperature and rainfall data removes the stress of having to go back to the office for an umbrella.



■ Green Work Style project - redesigning “work” in Japan through greenery

Tokyu Land Corporation is promoting the Green Work Style project, utilizing the power of plants (= green) to design a new workstyle. A demonstration experiment conducted last year also verified the benefits of plants, showing that greenery reduces fatigue and stress.

Based on these results, SHIBUYA SOLASTA also focuses on the power of green and adopts a Green Action policy for incorporating the power of green into office space with the aim of realizing the ideal workstyle, and the building will help improve the work efficiency and productivity of workers and increase communication through the incorporation of greenery.

*For further details on the Green Work Style project, visit: <https://www.tokyu-land.co.jp/urban/bldg/gws>



Protecting workers' health

The area surrounding the building and the building approach is planted with 13m-high trees and greenery, giving a sense of closeness to nature not usually experienced in the city center. The aim is to reduce workers' fatigue and maintain and improve their health through contact with greenery.



Reducing workers' stress

The lounge is a space surrounded by big windows, creating an open feel. With greenery on all four sides, it seeks to reduce stress and provides an environment where workers can mix freely, meeting for a drink or a bite to eat in nature.



Giving workers inspiration

Every office floor has a green terrace. The aim is to draw out creativity and improve the productivity of creative workers by creating spaces where nature can be felt even on the higher floors.



Developing working relationships

The entrance for welcoming people to the building is planted with ficus trees, giving those indoors the impression of sunlight filtering through trees. People are invigorated and energized by natural light and the movement of plants and trees.



Increasing workers' motivation

The SKY TERRACE is also planted for the four seasons and provides a rooftop space where workers can fully appreciate the riches of city life. This space, where workers can use their five senses to experience the blue sky, the breeze, the fragrance of the plants and the city landscape, will help increase their motivation.



■ Environmental initiatives

CASBEE (Comprehensive Assessment System for Built Environment Efficiency)- Highest S ranking

Under the assessment system, which comprehensively assesses a building's environmental performance based on Building Environmental Performance Labelling in accordance with the Ordinance on the Promotion of Global Warming Countermeasures, the building was awarded the highest S-ranking, indicating a high level of environmental performance.



DBJ Green Building certification – 5 stars

Under the DBJ Green Building Certification Program developed by the Development Bank of Japan (DBJ) to recognize high environmental and social awareness, the building was awarded 5-star certification as a property with best class environmental and social awareness in Japan.



Ikimono Symbiotic Coexistence Enterprise® Certification (awarded by ABINC)

The building was awarded Ikimono symbiotic Coexistence Enterprise certification by ABINC in recognition of its efforts to promote green space out of consideration for the preservation of biodiversity.



Registration as Edo-Midori green area (Native Species Cultivation Registration System)

The building is registered as an Edo-Midori green area under the Native Species Cultivation Registration System due to the implementation of initiatives to rebuild an environment suited to Tokyo's wildlife, including animals such as insects and birds, through the cultivation of plants naturally found in Tokyo (native species).



Midori wo Tsunagu Project

In a joint initiative with customers to preserve forests, the Tokyu Fudosan Holdings Group has created a recycling cycle for using timber from forest thinning activities in its businesses or providing it to customers.

SHIBUYA SOLASTA uses timber from forest thinning activities for the SKY TERRACE's signboards.

It also promotes various other eco-friendly activities such as installing nesting boxes for birds on the SKY TERRACE to preserve biodiversity, preserving trees (*Quercus phillyraeoides*) that were planted on the rooftop of Shin-Nanpeidai Tokyu Building and replanting trees as part of landscaping around SHIBUYA SOLASTA.



■Overview of SHIBUYA SOLASTA

Location	1-21-1, Dogenzaka, Shibuya-ku, Tokyo (residential address)
Uses	Offices, meeting space (incubation office, etc.), shops, bicycle parking, etc.
Site area	Approx. 4,128 m ²
Total floor area	Approx. 46,954 m ²
Number of stories	1 floor below ground and 21 floors above ground
Height	Approx. 107 m
Outline of entire project	Dogenzaka 121 General Incorporated Association (Operating company formed by Tokyu Land Corporation and the land lease right holder)
Project manager	Tokyu Land Corporation
Design supervision	Mikken Sekkei Ltd.
Design	JV between Shimizu Corporation and Tokyu Architects & Engineers, Inc.
Construction	Shimizu Corporation
Completion	March 29, 2019
Management and operation	Tokyu Community Corporation
Landscape management	Ishikatsu Exterior, Inc.



SHIBUYA SOLASTA



Location map

