



March 25, 2024

## Notice Concerning Start of Construction on “Shinjuku West Gate Development Plan” on March 25

Odakyu Electric Railway Co., Ltd.  
Tokyo Metro Co., Ltd.  
Tokyu Land Corporation

Odakyu Electric Railway Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President & CEO: Koji Hoshino; the “Company”) hereby announces that on Monday, March 25, 2024, construction began on Zone A of the Shinjuku West Gate Development Plan (the “Plan”), a project in which the Company, Tokyo Metro Co., Ltd. (Headquarters: Taito-ku, Tokyo; President: Akiyoshi Yamamura; “Tokyo Metro”), and Tokyu Land Corporation (Headquarters: Shibuya-ku, Tokyo; President & CEO: Hiroaki Hoshino; “Tokyu Land”) are the project entities. Zone A is a joint project of the three companies. Building is scheduled to be completed in FY2029.



Image of Planned buildings



Groundbreaking ceremony

The Plan is based on higher-level plans such as the Shinjuku Base Redevelopment Policy and Shinjuku Grand Terminal Design Policy 2019 as well as location characteristics, and “the implementation of fundamental maintenance to realize the Shinjuku Grand Terminal,” “the introduction of urban features that help enhance international competitiveness”, and “the strengthening of disaster-prevention functions and reduction of environmental burdens” are the three elements that constitute its maintenance policy. It is a project that has been promoted by the Company and Tokyo Metro as a development plan that takes into consideration the characteristics of the area and is primarily intended for commercial and office use. In order to maximize this value, Tokyu Land officially joined the project in February 2024, and this new construction is beginning as a joint project between the three companies, with everyone providing their knowledge of urban planning and development projects, diverse solutions, and software know-how in the collaboration.

Shinjuku is a diverse city that not only features the world’s busiest terminal, Shinjuku Station, but it is also one of Japan’s leading office districts and a downtown area rich in entertainment. A variety of people visit Shinjuku every day, including office workers, domestic and international travelers, visitors, and more. Moving forward, the Company, Tokyo Metro, and Tokyu Land, will cooperate with each other to create a new landmark in this great location.

■ Perspective drawing of the Plan

(Based on designs from March 25, 2024, which may change going forward depending on discussions and other factors.)

Commercial functions (B1F, station concourse)



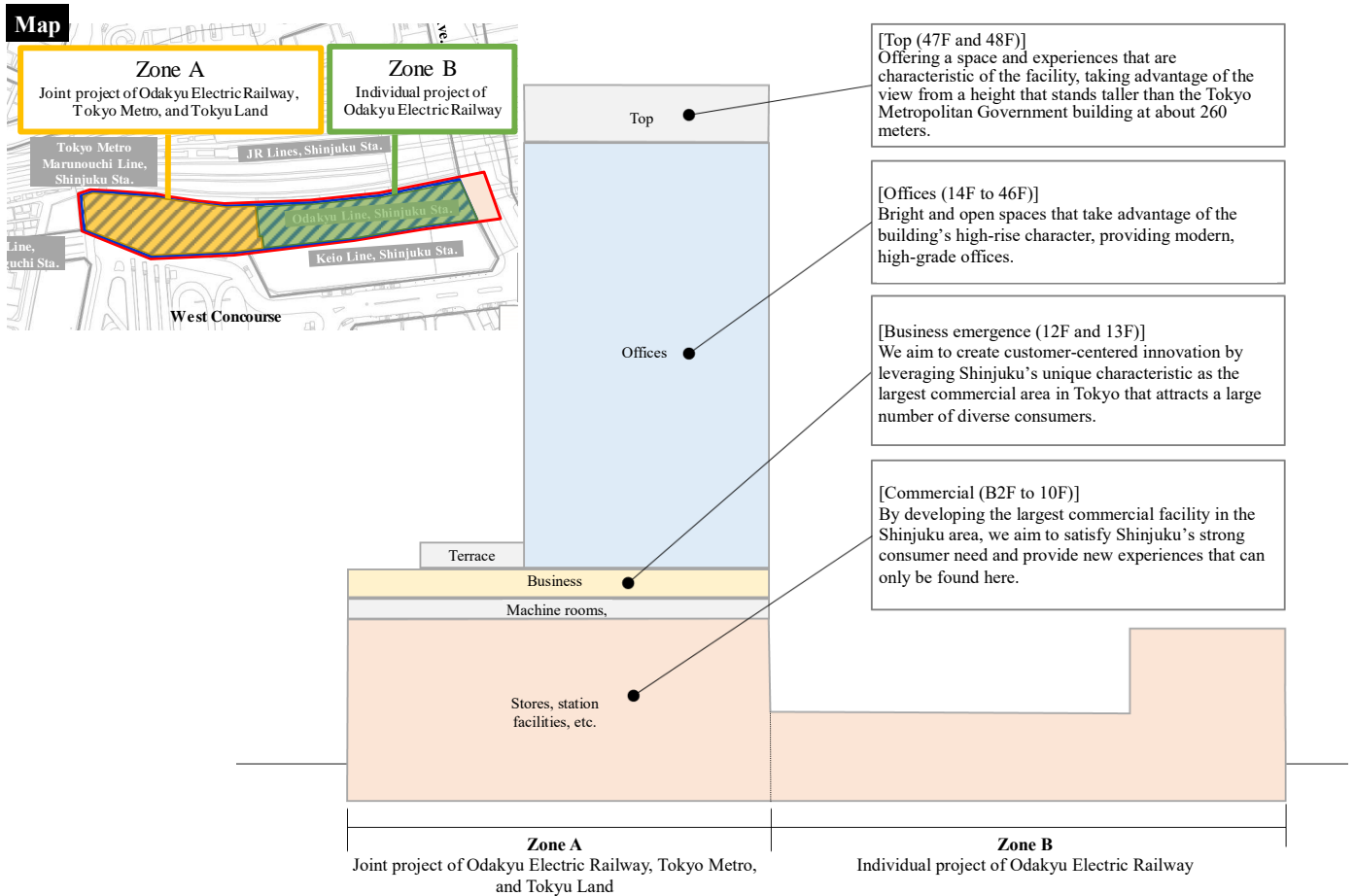
Business emergent functions



Office functions (Lobby area)



■ Application cross-section (Based on designs from March 25, 2024, which may change going forward depending on discussions and other factors.)



■ Achieving ZEB Ready certification

In December 2023, we obtained a Building Energy-efficiency Labeling System (BELS) rating and achieved “ZEB Ready” certification for office use for Zone A of the Plan (\*). We aim to create a highly functional office space that is both functional as a workplace and environmentally friendly.



“ZEB Ready” certification label for the Plan

\*Overview of BELS and ZEB

BELS is a third-party certification system in Japan that assesses the energy conservation performance of buildings. An evaluation organization objectively evaluates the energy conservation performance based on primary energy consumption and denotes it with stars on a five-point scale. A Net Zero Energy (ZEB) building refers to a building that aims to reduce the balance of annual primary energy consumption of the building to zero while still providing a comfortable indoor environment. ZEB is denoted across four levels depending on their level of energy efficiency: “ZEB,” “Nearly ZEB,” “ZEB Ready,” and for buildings with a total area of 10,000 m<sup>2</sup> or more, “ZEB Oriented.”

BELS website: <https://www.hyoukakyukai.or.jp/bels/bels.html>

Ministry of the Environment ZEB PORTAL website: <https://www.env.go.jp/earth/zeb/detail/01.html>

(Reference 1) Overview of the planned buildings for Shinjuku West Gate development

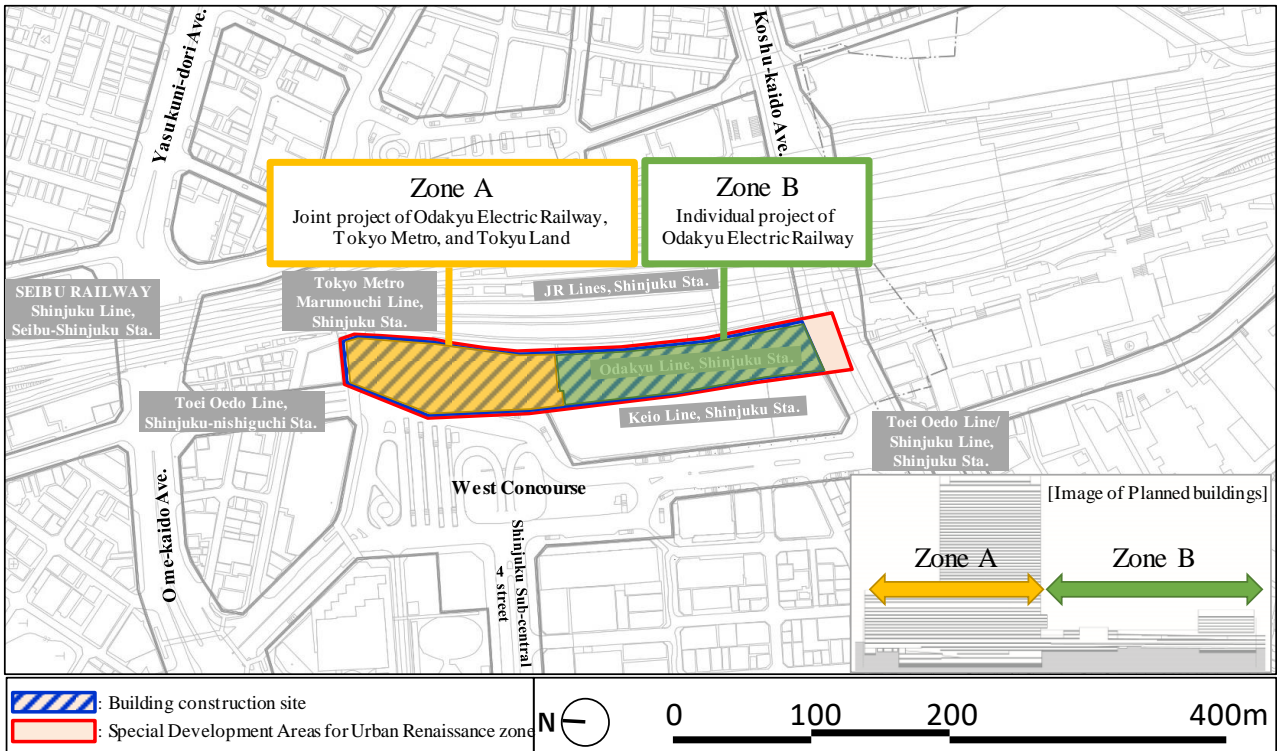
Plan location	Within both Shinjuku 3-chome and Nishi-Shinjuku 1-chome in Shinjuku-ku, Tokyo
Site area	Approx. 15,720 m <sup>2</sup>
Floor space	Approx. 279,000 m <sup>2</sup>
New construction design	Design collaboration between Nihon Sekkei and Taisei Corporation
New construction	Taisei Corporation

<Reference: Regarding the Zone A 3-company joint development project>

Site area	Approx. 8,060 m <sup>2</sup>
Floor space	Approx. 251,000 m <sup>2</sup>
Main use	Commerce, offices, station facilities, etc.
Number of stories	48 aboveground, 5 belowground
Maximum height	Approx. 260m
Demolition start	October 2022
New construction start	March 2024
New construction finish	FY2029 (planned)

<Reference: Regarding the Zone B Odakyu Electric Railway independent project>

Site area	Approx. 7,660 m <sup>2</sup>	Floor space	Approx. 28,000 m <sup>2</sup>
Main use	Commercial, railway station facility, etc.	Number of stories	8 aboveground, 2 belowground
Maximum height	Approx. 50m	Demolition start	Sequentially from April 2023
New construction start	Sequentially from March 2024	New construction finish	FY2029 (planned)



(Reference 2) Maintenance policy under the Plan

The Plan is located within a designated urban renaissance urgent redevelopment area defined in accordance with the Act on Special Measures Concerning Urban Renaissance, is based on higher-level plans such as the Shinjuku Base Redevelopment Policy and Shinjuku Grand Terminal Design Policy 2019, and we will proceed with the project based on the following three elements that constitute the maintenance policy.

1. We will establish multi-layered passenger networks to strengthen connections between the station and surrounding neighborhoods.
  - We will establish multi-layered passenger networks to strengthen connections between the station and surrounding neighborhoods.
  - We will put in place spaces outside the flow of traffic to enable activities that enliven the area and encourage mingling.
  - We will cooperate in establishing a station plaza that centers people.
2. Introduce urban features that help enhance international competitiveness
  - We will establish functions for emergent businesses that give rise to interchange, cooperation, and the taking on of challenges.
3. Strengthen disaster-prevention functions and reduce environmental burden
  - We will strengthen disaster-prevention functions by providing support for people unable to return home during disasters, and by building a multiplexed energy network for the whole area.
  - We will work to reduce environmental impacts through the introduction of cutting-edge technology and other measures.

End