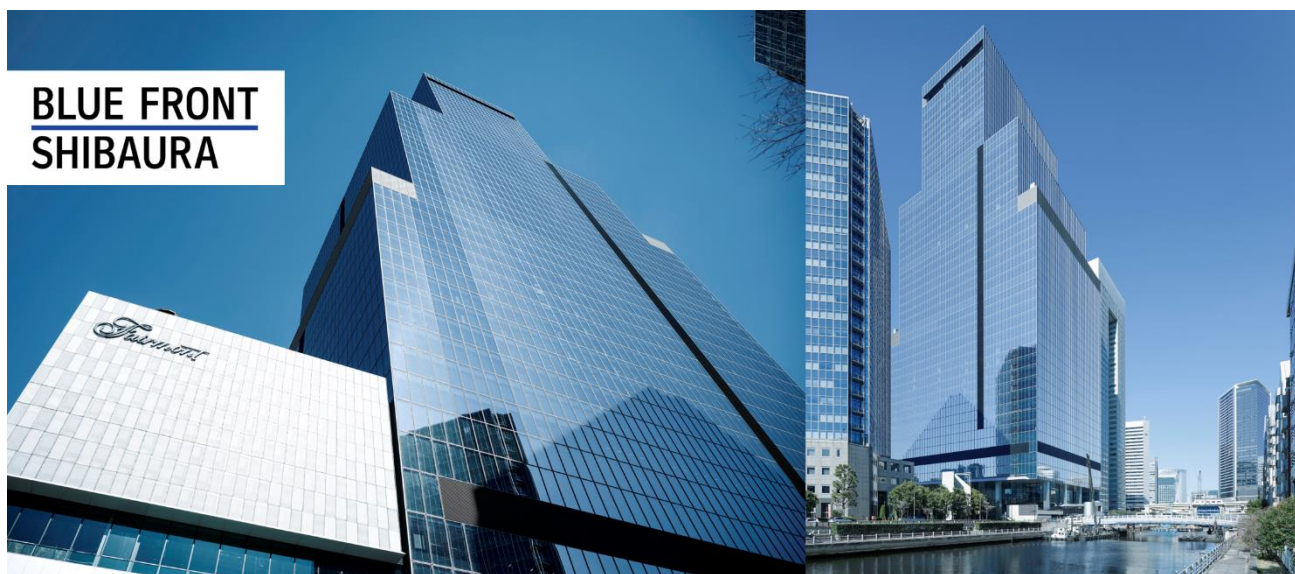


March 5<sup>th</sup>, 2025  
Nomura Real Estate Development Co., Ltd.  
East Japan Railway Company

**Full Opening of TOWER S Scheduled for September 2025**  
**Completion of BLUE FRONT SHIBAURA TOWER S**  
—Opening of 'GREEN WALK,' Enhancing Connectivity between  
Hamamatsucho Station and the Shibaura Area—

Nomura Real Estate Development Co., Ltd. (“Nomura Real Estate”, Head office: Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo) and East Japan Railway Company (“JRE”, Head office: Shibuya-ku, Tokyo; President and CEO: Yoichi Kise) are jointly advancing “**BLUE FRONT SHIBAURA** (‘this project’)”. The first tower on the south side of the twin towers, “**TOWER S**”, along with the exterior food and beverage outlets, was completed on February 28, 2025. A completion ceremony took place on March 5, 2025.



This project involves redeveloping the Hamamatsucho Building (Toshiba Building: 1-1-1 Shibaura, Minato-ku, Tokyo) by constructing twin towers, each approximately 230 meters tall. (“**TOWER S**” was completed in February 2025, with “**TOWER N**” is scheduled for completion in the fiscal year 2030). The development spans about 4.7 hectares, with a total floor area of approximately 550,000 square meters, featuring a mix of offices, hotels, commercial stores, and residences over a period of around 10 years. **Following the completion of “TOWER S”, the luxury hotel “Fairmont Tokyo” is scheduled to open in July, office floors in August, and commercial stores in September.**

The opening of “TOWER S” marks a significant milestone, and as part of this project's development, the “**GREEN WALK**” has opened, a greenery pathway connecting JR Hamamatsucho Station and the Shibaura area. Furthermore, the **Minato Ward Shinhama Park** has also opened consolidating and redeveloping existing parks. **On May 30, food and beverage outlets within the GREEN WALK area are set to open in advance to other mentioned facilities.**

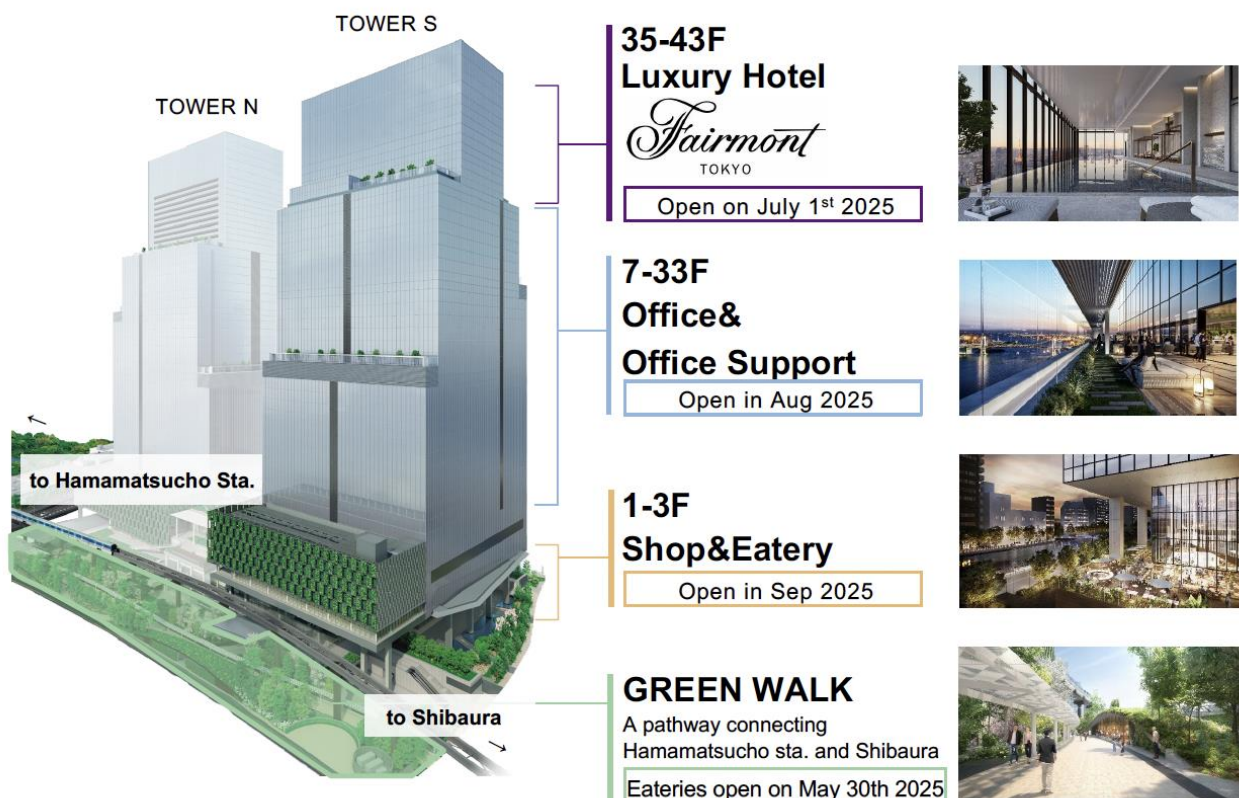
The logo design has been finalized to embody the project's concept of “embracing the sea and sky and initiating new possibilities.”

## 1. “BLUE FRONT SHIBAURA TOWER S”

### ① Overview and Opening Schedule of “TOWER S”

“TOWER S” is a mixed-use complex primarily comprising a luxury hotel, offices, and commercial stores. The upper floors will be home to the first Fairmont hotel in Japan, “**Fairmont Tokyo.**” The mid-level floors will feature office spaces themed around “**TOKYO WORKation,**” including a dedicated office area of approximately 5,000 square meters per floor, along with shared spaces that incorporate natural environments. The lower floors and exterior areas will host around 40 retails, anchored by **two food halls that will serve as a community hub.** “TOWER S” is set to open in phases as outlined below.

[Figure 1] Facility Opening Schedules





Please visit our website and social media channels or refer to future news release for further updates.

- BLUE FRONT SHIBAURA WEBSITE (URL: <https://www.bluefrontshibaura.com/>)
- BLUE FRONT SHIBAURA Instagram (URL: [https://www.instagram.com/blue\\_front\\_shibaura/](https://www.instagram.com/blue_front_shibaura/))



**② Environmental Certifications for “TOWER S”**

This project aims to create offices that enhance the health and comfort of office workers and to reduce CO<sub>2</sub> emissions. We are proactively pursuing environmental certification evaluations. The primary environmental certifications we aim for are outlined below.

	<p><b>LEED Certification (Office Section): Pre-certified for Gold Rank</b>          LEED is a building and urban environmental performance assessment system administered by the U.S. Green Building Council. It certifies buildings that advance energy and resource efficiency while enhancing human health and promoting the use of renewable clean energy.</p>
	<p><b>WELL Certification (Office Section): Pre-achieved Platinum Rank, the highest level</b>          The WELL Building Standard (WELL Certification), administered by the International WELL Building Institute (IWBI), is a building performance assessment standard that prioritizes human health and well-being.</p>

**2. “GREEN WALK” and Shinhama Park in Minato Ward**

**① Overview of “GREEN WALK”**

“GREEN WALK” is a pedestrian-centric pathway aimed at **enhancing connectivity between Hamamatsucho Station, the Takeshiba area, and the Shibaura area.** It features a pedestrian-only road, complemented by lush landscaping and water features. The initial phase will connect the south exit of Hamamatsucho Station to the southern edge of the project site, with future plans to extend it to the north exit and the Takeshiba area. “GREEN WALK” is designed around the concept of **“urban forest bathing,” where urban residents can revitalize their physical and mental well-being** by engaging with nature. The design allows individuals to choose their preferred way of enjoying with nature, such as savoring the scent of trees or gazing the view from a café. Furthermore, the area has been made barrier-free and umbrella-free to ensure a comfortable and safe experience. Notably, some exterior lighting and water features are powered by **“a renewable energy system using green hydrogen,”** installed within the “GREEN WALK” area. This system not only promotes the use of hydrogen energy in urban settings but also enhances resilience during disasters.

## ② Consolidation and Redevelopment of Shinhama Park in Minato Ward

Two existing municipal parks, previously located in separate areas, **have been consolidated** on the northern part of this project site and transformed into **a single park covering about 1,670 square meters**. The new park includes a lawn area with distinctive, symbolically designed playground and kinetic playground equipment that illuminates when moved, designed for children of all ages. Furthermore, a riverside walkway along the Furukawa River and a gazebo along the canal have been established to create a waterside space where workers and local residents can unwind, fostering an environment **where people, water, and greenery coexist in harmony**.

[Figure 2]



## ③ Dining Establishments in the GREEN WALK Area

Prior to the opening of “TOWER S”, **three eateries are scheduled to open on May 30**, welcoming visitors to the area. The street-level shops, integrated with the landscape and surrounded by lush greenery, will feature popular local stores and new concept stores offering a unique atmosphere. Services will be enhanced to include business use for “TOKYO WORKation”, as well as pet-friendly eateries and take-out options, enriching and enlivening life in the area. In September, the commercial stores in “TOWER S” will also open, bringing even more vibrancy and development to the area.



## A Jaho Coffee & Tea

Café/Coffee, Pastries

Business Hours:

Weekdays: 7:30 AM - 8:00 PM

Weekends and Holidays: 8:00 AM - 8:00 PM

Jaho Coffee from Boston and Salem, offers house-roasted coffee and handmade pastries to enhance café experience. At counter seats, you can enjoy your special café time with your dogs.



## B PALM SPRINGS CLUB

American Dining/Gourmet Burgers, Grills, Pasta

Business Hours:

Lunch: 11:00 AM - 5:00 PM

Dinner: 5:00 PM - 10:00 PM

Featuring a mid-century retro-modern serves “authentic gourmet burgers” using sandwiches” with house-smoked fish, evoking the casual atmosphere of Southern California. For dinner, enjoy our versatile dining menu and a variety of “homemade deli items” paired with “reasonably priced wines”!



## C Ortu

Italian Tavern/Prosciutto, Pasta, Meat Dishes

Business Hours:

Weekdays: Lunch 11:30 AM - 3:00 PM / Dinner 5:30 PM - 11:00 PM

Weekends and Holidays: Lunch 12:00 PM - 3:00 PM / Dinner 5:00 PM - 11:00 PM

"Ortu," meaning "farm," is a trattoria

specializing in Italian deli dishes packed with vegetables and freshly sliced prosciutto. With a new concept featuring a colorful display of appetizers, we cater to your various occasions with a casual drink with appetizers and prosciutto or indulging in hearty main dishes!



[Figure 3] Layout of Eateries in the “GREEN WALK” Area



### 3. The Logo of BLUE FRONT SHIBAURA

The logo, designed by Daigo Daikoku (Daikoku Design Institute, Japan Design Institute) embodies the vision of the “BLUE FRONT SHIBAURA.”

# BLUE FRONT SHIBAURA

## The logo design concept is OPEN BLUE.

Opening the world, opening the future, opening connections between people and society  
— BLUE FRONT SHIBAURA is a place that faces the sea and sky, unlocking new possibilities.

This logo embodies the message of "opening."

The flowing blue lines, which gently transform and connect seamlessly with their surroundings, represent the sea, sky, wind, and people, while also symbolizing a city that opens the door to the future. Located in Tokyo, it goes beyond the conventional concept of the city, embracing a more open and connected urban vision.

### 4. Overview of BLUE FRONT SHIBAURA

Project Owner	Nomura Real Estate Co., Ltd. East Japan Railway Company
Constructor	TOWER S: SHIMIZU CORPORATION, TOWER N: to be determined
Architect	Maki and Associates, SHIMIZU CORPORATION, Ove Arup & Partners Japan Limited; NIKKEN SEKKEI LTD
Location	1-1 Shibaura, Minato-ku, Tokyo, and others
Site Area	Approximately 47,000sqm
Total Floor Area	Approximately 550,000sqm
Main Use	Office, Hotel, Commercial Stores, Condominiums, Parking, etc.
Building Height	Approximately 230m
Number of Floors	TOWER S: 43 above ground, 3 below ground TOWER N: 45 above ground, 3 below ground
Construction Start / Completion	TOWER S: Construction started October 2021 Completed February 2025 TOWER N: Construction to start in FY2027 (planned) Completion in FY2030 (planned)

