

Redevelop

Redevelopment of Ginza



Moving Ginza Project Forward

J. Front Retailing is engaged in the biggest redevelopment project in the Ginza area, which will dramatically increase the Group's presence in the Tokyo metropolitan area.

This is a large-scale project to develop the combined two blocks of Ginza 6-chome district where the current Matsuzakaya Ginza store is located. The total redevelopment area is as large as approximately 9,000 square meters of which approximately 65% is owned by Daimaru Matsuzakaya Department Stores. In July 2011, the preparatory association made a proposal to the Tokyo metropolitan government for urban planning decision for special urban renaissance district, and in December 2011, the plan was decided and we have made great progress toward realizing it.

We are planning to build a 56-meter-high building with 12 floors above ground and six below, floor space ratio of 1,360% and the total floor space of approximately 147,500 square meters for a mixed use of retail and offices. At present, the commercial floor space is expected to total approximately 40,000 square meters. In an effort to contribute to the region, we will create various facilities from the standpoints of forming global commercial and environmental bases, expanding a safe and comfortable

pedestrian network, enhancing disaster preparedness and disaster prevention support functions, and creating greenery and moisture and reducing environmental load. We will start to demolish the building of the current Matsuzakaya Ginza store in 2013 and aim to complete the construction work and open the new building during fiscal 2017.

We will formulate a project program that shows a specific redevelopment plan, while incorporating the current preparatory association and renaming it "the Ginza 6-chome 10 District Urban Redevelopment Association (tentative)," so that right holders, developers and the government can work together to promote the project. We will also prepare a right conversion plan to grant some of the rights related to the premises and floors arising after the completion of the project according to the type of the rights and the size of the properties owned by the land and building owners of the planned development site prior to the execution of the project.

The square meterage and layout of the department store floors of the new building are to be considered. Without sticking to existing format, we would like to shape the picture of new commercial facility, which symbolizes J. Front

Retailing Group aiming to establish status of leading retail company in Japan both in quality and quantity and is worthy of Ginza as the world's leading information provider.

Schedule until the completion of construction and opening (to be fixed)



(Information) Regional contribution in the project

In this development project, we will make the following regional contribution toward urban renaissance.

1. Forming global commercial and sightseeing bases
 - Creating bus loading space available for four buses
 - Creating Ginza Sightseeing Station (tentative) to serve as a tourist information office
2. Expanding a safe and comfortable pedestrian network
 - Creating Ginza Passage (tentative), a pedestrian track connecting Ginza Chuo-dori and Mihara-dori
 - Creating a barrier-free underground walkway leading to Ginza subway station and public parking
3. Enhancing disaster preparedness and disaster prevention support functions
 - Building a highly quake-resistant and safe building
 - Creating a temporary reception facility for stranded commuters in a disaster
4. Creating greenery and moisture and reducing environmental load
 - Creating Ginza Garden (tentative), a rooftop garden open to the region

