

# Moving Ginza Project Forward to Open in 2017

### Shaping a commercial complex worthy of world-famous Ginza

J. Front Retailing participates and engages 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 of approximately 9,000 square meters including the current Matsuzakaya Ginza store, of which approximately 65% is owned by Daimaru Matsuzakaya Department Stores. In July 2011, the preparatory partnership made a proposal to the Tokyo Metropolitan Government for urban planning as a special urban renaissance district, and in December 2011, the plan was decided and we have made great progress toward realizing it.

Since we obtained approval to establish a redevelopment partnership from the Tokyo Metropolitan Government in December 2012, right holders, developers and the government can work together to promote the project.

The building is planned to rise 56 meters in height with 13 floors above ground and six below. Its total floor space will be approximately 147,600 square meters, which is 1,360% of the total land space. It will be used for commercial and office purposes, and 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 a global commercial and environmental hub, expanding a safe and comfortable pedestrian network, enhancing disaster preparedness and disaster prevention support functions, and creating greenery and moisture and reducing environmental load.

In June 2013, we received approval for a right conversion plan to grant some of the rights related to the site and floors of the building 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.

Matsuzakaya Ginza store will be closed on June 30,

2013, and after that, we will start the demolition of the building and aim to open the new complex in 2017.

The square meterage and floor layout of the commercial space of the new building are to be considered. Without sticking to existing format, we would like to shape the picture of new commercial facility worthy of world-famous Ginza as a leading information provider so that it will symbolize J. Front Retailing, which aims to establish the status of a leading retail company in Japan both in quality and quantity,

### Rebuilding the south wing of Matsuzakaya Ueno store

Matsuzakaya Ueno store is planning to rebuild its south wing. As the effective use of floor space ratio created by evaluating its main building, south wing and parking space as one unit, we are considering rebuilding the south wing into a commercial complex with commercial space on the lower floors and offices on the upper floors. JFR and Parco are discussing Parco's operation of some space on the commercial floors.

#### <FYI> Regional contribution in the Ginza redevelopment project

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

- 1. Forming a global commercial and tourism hub
- Creating bus loading space available for tour buses
- Creating Ginza Tourist 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

