

PRESS RELEASE

July 8, 2019

Developers' SPC : Daimyo Project TMK
Representing Company: Sekisui House, Ltd.
Hotel Operator: Marriott International

The Ritz-Carlton Hotel to Debut in Kyusyu Island - On-site Work Begins to Create Start-up and Global Business Hub in Fukuoka

A consortium of five companies, made up of Sekisui House, Ltd., Nishi-Nippon Railroad Co., Ltd., Saibugas Co., Ltd, The Nishinippon Shimbun Co., Ltd., and Fukuoka Shoji., Co. Ltd., formed the Daimyo Project TMK to develop the Former Daimyo Elementary School Site Redevelopment Project as part of the Fukuoka City's Tenjin Big Bang* initiative, and commences construction of the mixed-use project on July 8, 2019 aiming to complete by December 2022.

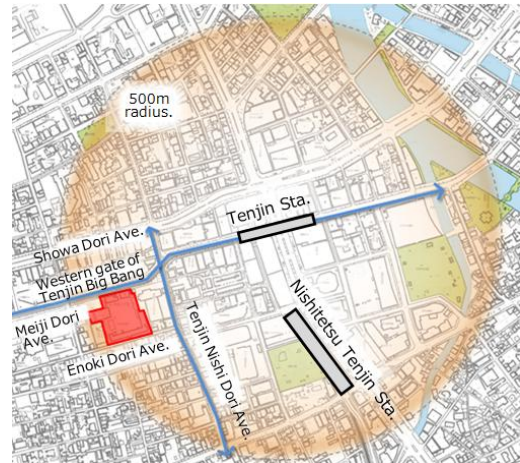


View from Meiji-dori

* Tenjin Big Bang ; An initiative of Fukuoka City to create new spaces and employment in the Tenjin district by redeveloping many outdated private buildings through making use of deregulation of National Strategic Special Zones

The site of the former Daimyo Elementary School has played a significant role in local activities and as an evacuation area during natural disasters. To strengthen urban function of Fukuoka City center and to make it more attractive, this site, being adjacent to the Tenjin district with various urban functions and as a transportation hub, is of great importance as the western gate of the Tenjin Big Bang.

The first luxury hotel in the Kyushu Island, The Ritz-Carlton, will be a key tenant for this project, with a planned opening in early 2023. Each of the 162 rooms will feature a luxurious space of 50 m² or larger, and a variety of facilities including The Ritz-Carlton Spa will also be featured.



Tenjin Big Bang Target Area

Feature of the Former Daimyo Elementary School Site Redevelopment Project

The following four points give Fukuoka the chance to be realized as a city of global and start-up business, and will create exponential growth. Through creating new value that previously did not exist in the Kyushu Island, this project will contribute to the improvement of Fukuoka's brand and growth towards becoming an Asian leader city.

- The first luxury hotel in Kyushu, **The Ritz-Carlton Hotel**
- **High quality offices** with more than 2,500 m² of dedicated space on each floor
- **Supportive environment for start-up business and human resource development** in collaboration with Fukuoka Growth Next, a start-up support facility located in the southern building of former Daimyo Elementary School
- **A hub for diverse local/global interactions** through a roughly 3,000 m² plaza, co-working spaces, and more

The Ritz-Carlton, Fukuoka

The Ritz-Carlton, Fukuoka, set to open in 2023 as the seventh Ritz-Carlton Hotel in Japan, will be located in an area adjacent to the Tenjin district, bringing commercial and retail functions as a place for shopping, tourism, and business. It will boast an incredibly convenient location, within 5-minute walking distance from the nearest Tenjin Station. With its sweeping views from high floors, the hotel will feature 162 guest rooms and offer six restaurants and bars where guests will enjoy moments of culinary journey and memorable evenings with cocktails. In addition to the conference rooms and the ball rooms for business and special events, The Ritz-Carlton, Fukuoka will also feature a chapel for romantic weddings or other celebrations. With an indoor pool, a gym, and The Ritz-Carlton Spa that represents the brand, the hotel will offer the ultimate guest experience together with its legendary service and create lasting, unmatched memories for guests visiting Fukuoka.

High Quality Offices and Supportive Environment for Start-up Business and Human Resource Development

The roughly 30,000 m² office space will offer the greatest freedom in Kyushu, with 2,500 m² of dedicated space on each typical floor. The high quality office building will be safe and secure place with high-grade security features, ample BCP performance, and earthquake resistant structure. Additionally, the MICE (Meetings, Incentives, Conferences, and Exhibitions) functionality of this project will be a great tourism feature for global businesses. Through collaboration with the start-up facility located in the southern building of the former Daimyo Elementary School, this project will also offer the perfect environment for establishing and growing a business and developing human resources through the facilities such as co-working spaces and event halls.



Office Sky Lobby



Conference Lounge

A Hub for Diverse Local/Global Interactions

Despite its city center location, a 3,000 m² plaza will be established, with the goal of being a hub for diverse local/global interactions through the creation of recreation and activity with the integrated event hall, interactions between corporations and personnel in the co-working spaces, and other facilities.

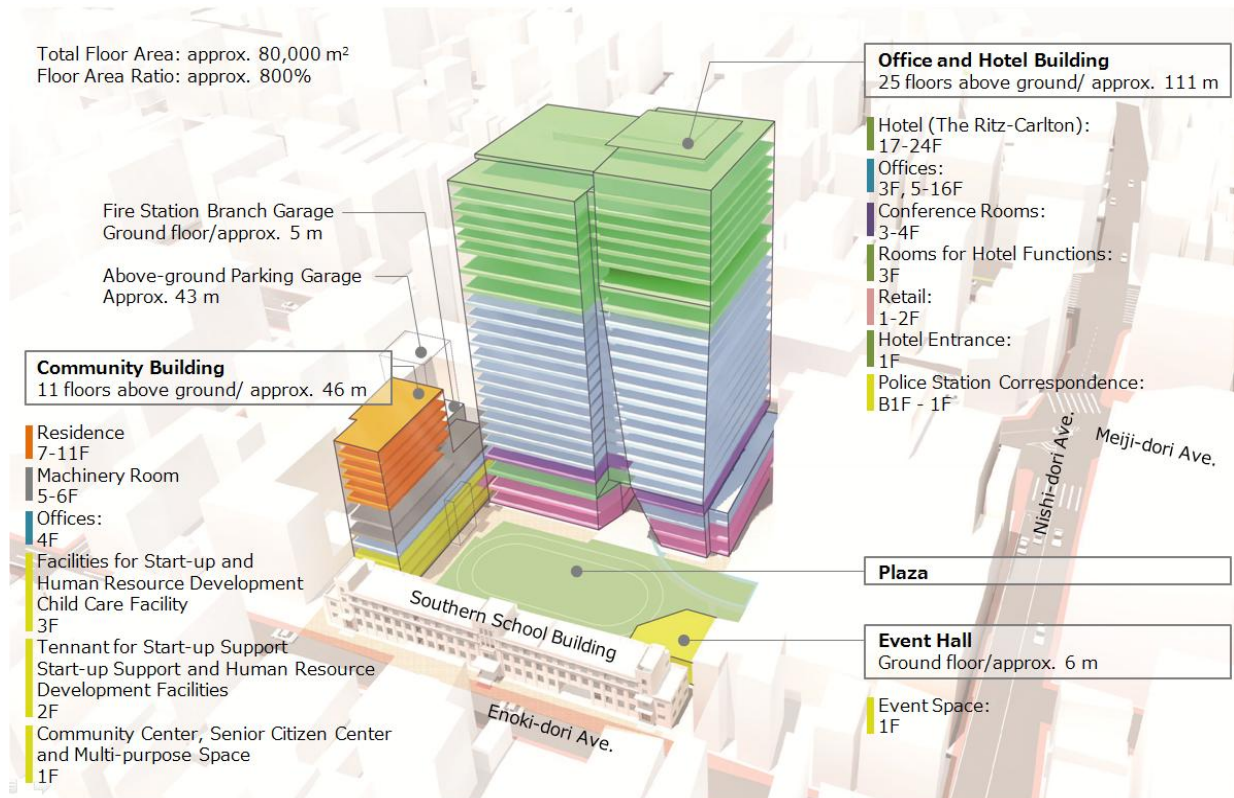


View from eastern side of Plaza



View towards Event Hall

Project Overview



Southeast Aerial View



View from Eastern side of Meiji-dori Avenue

*All images in this release are for illustration purposes only and may not be an exact representation of the project on completion.

Developer and Building Owner	Daimyo Project TMK Joint venture of Sekisui House, Ltd., Nishi-Nippon Railroad Co., Ltd., Saibugas Co., Ltd, The Nishinippon Shimbun Co., Ltd, Fukuoka Shoji., Co. Ltd.
Hotel Operator	Marriott International
Construction	Shimizu Corporation, Konoike Construction Co., Ltd., Sekiwa Construction Kyushu, Ltd.
Design	Kume Sekkei Co., Ltd., JUN Architectural Regional Planning Consultants
Maintenance and Building Management	Nishi-Nippon Railroad Co., Ltd., Mitsubishi Estate Co., Ltd., Sekiwa Kanri Kyusyu Co., Ltd.
Landowner	City of Fukuoka

Location		2-165-1, -2 and -3, Daimyo, Chuo-ku, Fukuoka-shi, Fukuoka
Site Area		Approx. 11,900m ² (project site area excluding existing southern school building lot (approx.10,000 m ²))
Overview		Project Overview: 1 floor below ground, 25 floors above ground Total Floor Space: approx. 90,400 m ² Building Area: approx. 5,600 m ² Height: approx.111 m
Plaza		<ul style="list-style-type: none"> Designed to suit to the activities of former school zone. Area: approx. 3,000 m² Spaces for recreation and activity, with bench installation and integral use of event hall Disaster prevention hub through ensuring facility can be used as disaster prevention plaza
Public Facilities		<ul style="list-style-type: none"> Community center and senior citizen center: facing the plaza on the ground floor Multi-purpose space (including art gallery): built on ground floor and can be used together with community center and senior citizen center Fire station branch garage: located on northwestern side of lot, with direct access to Meiji-dori
Private Facilities	Offices	<ul style="list-style-type: none"> Maximum tenant space for each floor: approx. 2,500 m² BCP (business continuity planning) - compatible offices with high-grade security Secured floors for office relocation through Tenjin Big Bang
	The Ritz-Carlton, Fukuoka	<ul style="list-style-type: none"> Rooms: 162, each 50 m² or larger Restaurants, bars and lounges, chapel, ball rooms, conference rooms, indoor pool, fitness center, The Ritz Carlton Spa
	Facilities for Start-up and Human Resource Development	<ul style="list-style-type: none"> Co-working spaces and shared offices on the 2nd and 3rd floors of Community Building, aiming for collaboration with Fukuoka Growth Next, a start-up support facility located in the southern school building Event hall facing the plaza - to be used as space for various types of networking and events for entrepreneurs, and for cultural, art, or international exchange events, etc.
	Child Care Facility	<ul style="list-style-type: none"> 50-person child care facility
	Others	<ul style="list-style-type: none"> Introducing Fukuoka and Japan first retail experiences Spaces that can be used for inbound tourism and MICE-related events Residences for lease, meeting international standards for global corporations
Overall Timeline	Start of Preparatory Work	July 8, 2019
	Start of Construction	December 2019
	Opening of Public Facilities	From October 2021 in sequence
	Completion of Construction and Opening of the Project	December 2022
	Hotel Opening	Early 2023

Comments from Representatives of Each Company

Yoshihiro Nakai, President and Representative Director, Sekisui House, Ltd.

“I am very pleased that we were able to invite The Ritz-Carlton, Fukuoka as part of this significant project for the city of Fukuoka. I firmly believe that The Ritz-Carlton, Fukuoka will increase the level of quality hospitality and become a meaningful accent for those visiting this wonderful city for leisure or business through our long-term collaboration with Marriott International.”

Sumio Kuratomi, President and CEO, Nishi-Nippon Railroad Co., Ltd.

“I am so happy to be able to participate in this large-scale project that is part of the Tenjin Big Bang initiative promoted by the city of Fukuoka. This project, centered around The Ritz-Carlton, will create a new landmark where people will gather, and the Nishitetsu Group will put forth every effort together with the other businesses involved to contribute to the further development of Fukuoka, making use of our strengths that have been cultivated through our urban development works in the Tenjin district of Fukuoka.”

Yukinori Michinaga, President, Saibugas Co., Ltd.

“I am very honored for our company to be a participating company in this large project that will create a new landmark for the city of Fukuoka. We will continue our cooperation with the participating companies to contribute to attractive urban development that brings in people from Japan and around the world to Fukuoka as a city for global start-ups that creates new value and to contribute to local development, while leading the Tenjin Big Bang initiative in this land of traditional learning.”

Ken-ya Shibata, President, The Nishinippon Shimbun Co., Ltd.

“The goal of participation in this project by The Nishinippon Shimbun, which has been in business for 142 years, is to be actively involved in the development of Tenjin, Fukuoka where our headquarter is located, and to make our company philosophy of standing at the forefront of local development a reality in both word and deed. The redevelopment of remaining valuable public land in the city center will play a significant role in anticipating the development of the region. Through participation in this project, I hope that we can cooperate regularly with each of the companies involved, with which we already have close relationships with, and be actively involved in and contribute to regionally- and municipally-centered urban development.”

Hideki Kuboyama, President, Fukuoka Shoji, Co. Ltd.

“We are moving ahead to become an aid in the strengthening of Fukuoka’s urban functionality and brand as a member of this project – a project pursued by the city of Fukuoka, aiming to create new value and a new hub city for growing global start-ups. We will contribute to the creation of this new urban environment – the western gate of the Tenjin Big Bang – through cooperation with each of the participating companies.”

Craig S. Smith, President and Managing Director of Asia Pacific, Marriott International

“We are thrilled to announce the signing of The Ritz-Carlton, Fukuoka, with Sekisui House, a longtime developer of Marriott International hotels. The signing of this property underscores continued demand for The Ritz-Carlton brand 20 years after it first entered Japan and Fukuoka, with its rising inbound tourism, is an especially ideal location.”

Contact for Inquiries

Regarding the Overall Project

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Regarding the Hotel

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