



# H<sup>1</sup>O

HUMAN FIRST OFFICE

Shibakoen

[H<sup>1</sup>O Shibakoen]





# H<sup>1</sup>O

## HUMAN FIRST OFFICE

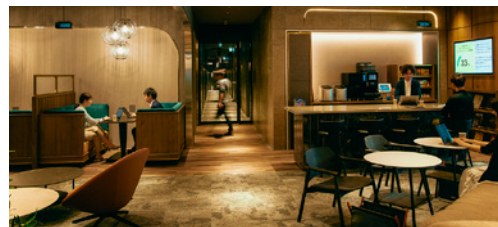
Nomura Real Estate Development's H<sup>1</sup>O is an office for a small number of people that thoroughly considers the comfort of each employee under the concept of "Human First".

We pursued a thorough design, such as safe multilevel security, attentive reception service, individual air conditioning, and rich greenery, which enables people to work comfortably.

The offices are used as the headquarters functions of startups, branch offices of companies on a project basis, and bases of local and foreign companies as well as by freelancers and as dispersed offices. A flexible small office accommodates various work styles.

**Ensuring higher quality especially at small offices.**

**Quality small office H<sup>1</sup>O**





# BRAND VISION

An environment where employees can be themselves and spend a great time, thereby bringing out individual potential. This leads to overall improvement in team performance. We provide mentally and physically healthy work styles (well-being) for employees, prizing the four values of engagement, comfort, wellness, and creativity.

## Value 01 Engagement

Offices that embody individuality

Install your favorite furniture based on your company's corporate culture.

We use facial recognition technology as a biometric authentication security system.

Staffed support for concentrating on main business.

## Value 02 Comfort

Comfortable space design created by nature×technology

Relaxing space based on biophilic design.

Individual air conditioning, so workers never need to worry about room temperature

Air conditioning system that can also be controlled remotely.

## Value 03 Wellness

We support the mental and physical health of employees

Promote daily health with wellness food.

Create a safe place for everyone through infection control measures, etc.

Design taking into consideration the environment, society and comfort.

## Value 04 Creativity

Affluent space design and an environment where employees can choose where to work

A 24/7 lounge where employees can concentrate on work.

Various spaces that draw out individual capacity such as personal booths and shared lounges.

Creating a rhythm in a day by changing the place to work.





# LINE UP



## H'O Nihonbashi-Muromachi

[Address]  
PMO Nihonbashi-Muromachi 3F 1-13-7  
Nihonbashi-Muromachi, Chuo-ku, Tokyo

[Access]  
2-minute walk from Exit A6 of  
Mitsukoshimae Station on the Tokyo  
Metro Ginza Line  
3-minute walk from Exit A1 of  
Mitsukoshimae Station on the Tokyo  
Metro Hanzomon Line  
5-minute walk from Exit 3 of Shin-  
Nihombashi Station on the JR Sobu Line

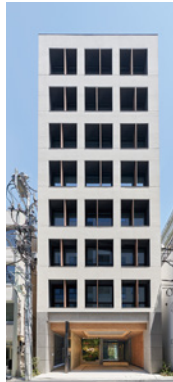
[Structure/size]  
Steel and partially steel-framed reinforced  
concrete/9F above and 1F below

[Opening] November 2019

[No. of sections] 18 sections in total

[Type of rental office]  
4.76 m<sup>2</sup>-79.16 m<sup>2</sup>

Exterior (Photo: Jul. 2019)



## H'O Nihonbashi-Kobunacho

[Address]  
8-6 Nihonbashi-Kobunacho,  
Chuo-ku, Tokyo

[Access]  
6-minute walk from Exit B6 of  
Mitsukoshimae Station on the Tokyo  
Metro Ginza Line and Hanzomon Line  
5-minute walk from Exit A5 of  
Ningyocho Station on the Tokyo Metro  
Hibiya Line and Toei Asakusa Line  
7-minute walk from Exit 5 of Shin-  
Nihombashi Station on the JR Sobu Line

[Structure/size]  
Reinforced concrete/8F

[Opening] May 2020

[No. of sections] 48 sections in total

[Type of rental office]  
13.98 m<sup>2</sup>-70.36 m<sup>2</sup>

Exterior (Photo: Jun. 2020)



## H'O Nihonbashi-Kayabacho

[Address]  
PMO EX Nihonbashi-Kayabacho 2-5F  
2-12-7 Nihonbashi-Kayabacho,  
Chuo-ku, Tokyo

[Access]  
1-minute walk from Exit 1 of  
Kayabacho Station on the Tokyo  
Metro Hibiya Line and Tozai Line  
(directly connected)

[Structure/size]  
CFT/12F above and 1F below

[Opening] September 2022

[No. of sections] 76 sections in total

[Type of rental office]  
9.01 m<sup>2</sup>-64.60 m<sup>2</sup>

Exterior (Photo: Aug. 2022)



## H'O Kanda

[Address]  
41-1 Kanda-Higashimatsushitacho,  
Chiyoda-ku, Tokyo

[Access]  
3-minute walk from Exit 3 of Kanda  
Station on the Tokyo Metro Ginza  
Line  
4-minute walk from the East Exit of  
Kanda Station on the JR Yamanote  
Line  
4-minute walk from Exit A1 of  
Iwamotocho Station on the Toei  
Shinjuku Line

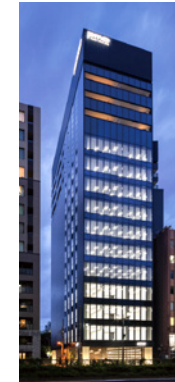
[Structure/size] Steel/9F

[Opening] December 2020

[No. of sections] 41 sections in total

[Type of rental office]  
17.62 m<sup>2</sup>-60.87 m<sup>2</sup>

Exterior (Photo: Oct. 2020)



## H'O Kojimachi

[Address]  
PMO Kojimachi 2-4F 6-2-6  
Kojimachi, Chiyoda-ku, Tokyo

[Access]  
3-minute walk from JR Kojimachi  
Exit of Yotsuya Station on the JR  
Chuo Line and Sobu Line  
5-minute walk from Exit 3 of Yotsuya  
Station on the Tokyo Metro Namboku Line  
5-minute walk from Exit 1 of Yotsuya  
Station on the Tokyo Metro  
Marunouchi Line  
5-minute walk from Exit 5 of Kojimachi  
Station on the Tokyo Metro Yurakucho Line

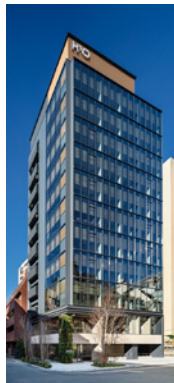
[Structure/size] Steel/14F

[Opening] July 2021

[No. of sections] 39 sections in total

[Type of rental office]  
7.90 m<sup>2</sup>-33.26 m<sup>2</sup>

Exterior (Photo: Jul. 2021)



## H'O Hirakawacho

[Address]  
1-6-4 Hirakawacho, Chiyoda-ku, Tokyo

[Access]  
3-minute walk from Exit 1 of  
Hanzomon Station on the Tokyo  
Metro Hanzomon Line  
5-minute walk from Exit 1 of  
Kojimachi Station on the Tokyo Metro  
Yurakucho Line  
6-minute walk from Exit 4 of  
Nagatacho Station on the Tokyo  
Metro Yurakucho Line, Hanzomon  
Line and Namboku Line

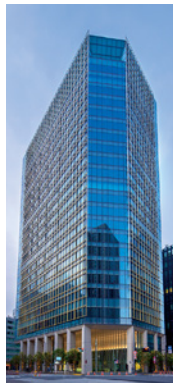
[Structure/size] Steel/11F

[Opening] February 2021

[No. of sections] 249 sections in total

[Type of rental office]  
7.15 m<sup>2</sup>-44.02 m<sup>2</sup>

Exterior (Photo: Jul. 2021)



## H'O Toranomon

[Address]  
Tokyo Toranomon Global Square 5F  
1-3-1 Toranomon, Minato-ku, Tokyo

[Access]  
1-minute walk from Exit 12 of  
Toranomon Station on the Tokyo  
Metro Ginza Line (directly connected)  
4-minute walk from Exit A12 of  
Kasumigaseki Station on the Tokyo  
Metro Marunouchi Line, Hibiya Line  
and Chiyoda Line  
6-minute walk from Exit A4a of  
Uchisaiwaicho Station on the Toei Mita Line  
6-minute walk from Toranomon Hills  
Station on the Tokyo Metro Hibiya  
Line via an underground passage

[Structure/size]  
Steel and partially steel-framed reinforced  
concrete/24F above and 3F below

[Opening] January 2021

[No. of sections] 35 sections in total

[Type of rental office]  
6.78 m<sup>2</sup>-66.59 m<sup>2</sup>

Exterior (Photo: Jul. 2020)



## H'O Nishi-Shinjuku

[Address]  
PMO Nishi-Shinjuku 3-6F 8-1-2  
Nishi-Shinjuku, Shinjuku-ku, Tokyo

[Access]  
1-minute walk from Exit C12 of  
Nishi-Shinjuku Station on the Tokyo  
Metro Marunouchi Line  
6-minute walk from Exit B2 of  
Tochomae Station on the Toei Oedo  
Line (6:00 - 23:00)  
9-minute walk from the West Exit of  
Shinjuku Station on the JR Yamanote Line

[Structure/size]  
Steel (concrete filled steel tube)/13F

[Opening] March 2020

[No. of sections] 52 sections in total

[Type of rental office]  
6.62 m<sup>2</sup>-44.02 m<sup>2</sup>

Exterior (Photo: Feb. 2020)



## H'O Shibuya Sanchome

[Address]  
PMO Shibuya II 2-4F 3-1-1 Shibuya,  
Shibuya-ku, Tokyo

[Access]  
4-minute walk from Exit C1 of  
Shibuya Station on the Tokyo Metro  
Ginza Line, Fukutoshin Line,  
Hanzomon Line, Tokyo Toyoko Line  
and Tokyo Den-en-toshi Line  
6-minute walk from Shibuya Station  
on the JR Yamanote Line

[Structure/size]  
Steel and partially reinforced  
concrete/11F above and 1F below

[Opening] November 2020

[No. of sections] 32 sections in total

[Type of rental office]  
7.10 m<sup>2</sup>-52.35 m<sup>2</sup>

Exterior (Photo: Feb. 2020)



## H'O Shibuya Jinnan

[Address]  
1-5-6 Jinnan, Shibuya-ku, Tokyo

[Access]  
7-minute walk from Exit B1 of  
Shibuya Station on the Tokyo Metro  
Lines  
9-minute walk from Hachiko Exit of  
Shibuya Station on the JR Yamanote Line  
9-minute walk from Exit 1 of  
Meiji-Jingumae Station on the Tokyo  
Metro Chiyoda Line

[Structure/size]  
Steel/10F above and 1F for  
penthouse

[Opening] October 2020

[No. of sections] 50 sections in total

[Type of rental office]  
11.26 m<sup>2</sup>-52.58 m<sup>2</sup>

Exterior (Photo: Oct. 2020)



## H'O Aoyama

[Address]  
3-1-30 Jingumae, Shibuya-ku, Tokyo

[Access]  
4-minute walk from Exit 3 of  
Gaummae Station on the Tokyo  
Metro Ginza Line  
8-minute walk from Exit A3 of  
Omotesando Station on the Tokyo  
Metro Ginza Line, Chiyoda Line and  
Hanzomon Line

[Structure/size]  
Steel and partially wooden  
structure/7F

[Opening] October 2022

[No. of sections] 42 sections in total

[Type of rental office]  
10.90 m<sup>2</sup>-43.06 m<sup>2</sup>

Exterior (Photo: Jan. 2023)



## H'O Shibakoen

[Address]  
1-8-20 Shibakoen, Minato-ku, Tokyo  
(indication of residential addresses)

[Access]  
3-minute walk from Onarimon Station on  
the Toei Mita Line  
4-minute walk from Shibakoen Station on  
the Toei Mita Line  
4-minute walk from Daimon Station on the  
Toei Oedo Line  
9-minute walk from JR Hamamatsucho  
Station

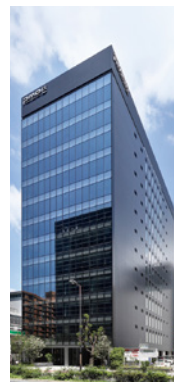
[Structure/size] CFT/13F

[Opening] September 2023 (schedule)

[No. of sections] 67 sections in total

[Type of rental office] 11.73 m<sup>2</sup>-37.55 m<sup>2</sup>

CG rendering



## H'O Shin-Osaka

[Address]  
PMO EX Shin-Osaka 2-4F 4-2-10  
Miyahara, Yodogawa-ku, Osaka-shi,  
Osaka

[Access]  
5-minute walk from Exit 4 of  
Shin-Osaka Station on the Osaka  
Metro Midosuji Line  
7-minute walk from the North Exit of  
JR Shin-Osaka Station

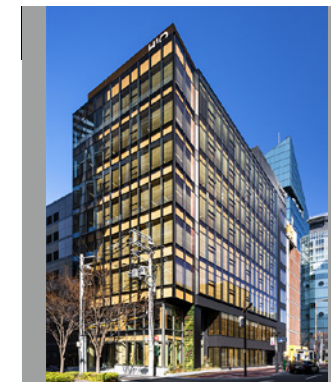
[Structure/size] CFT/12F

[Opening] July 2021

[No. of sections] 37 sections in total

[Type of rental office]  
12.36 m<sup>2</sup>-52.02 m<sup>2</sup>

Exterior (Photo: Jun. 2021)



## H'O Umeda-Chayamachi

[Address]  
16-1 Chayamachi, Kita-ku, Osaka-shi,  
Osaka

[Access]  
4-minute walk from Chayamachi Exit of  
Osaka-Umeda Station on the Hankyu Line  
8-minute walk from Exit 1 of Umeda Station  
on the Osaka Metro Midosuji Line  
9-minute walk from Midosuji North Exit of  
JR Osaka Station

[Structure/size]  
Steel and partially wooden structure/8F

[Opening] February 2023

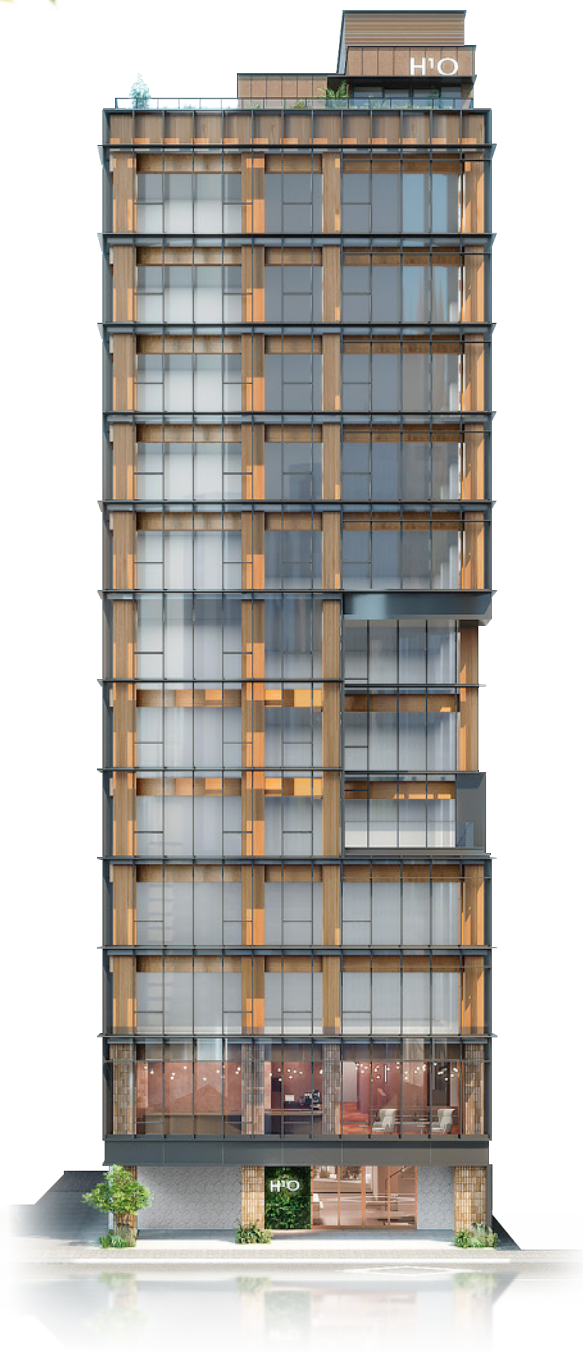
[No. of sections] 54 sections in total

[Type of rental office] 13.41 m<sup>2</sup>-29.23 m<sup>2</sup>

Exterior (Photo: Mar. 2023)

\*The CG renderings are based on planning-stage drawings and may vary from the actual appearance. They are subject to change. Furthermore, some details of the exterior, equipment, utility poles, buildings around aerial wiring, etc. have been omitted or simplified. The planted vegetation does not show the conditions in a specific season. Moreover, at the time of the building's completion, plants may not have grown to the extent shown in the CG renderings. As for tiles and various components, the appearance of texture, color, etc. may vary from the actual ones. \*The walking distance in minutes shown here is converted as 1 minute = 80m. \*The travel time from the closest station is calculated based on the estimated distance from station buildings or exits of subway stations and varies from the travel time from ticket gates. \*Some of the details included here are at the planning stage and are subject to change in the future. \*The above information is as of June 2023. \*No. of sections and type of rental office are those at the time of opening and are subject to change.





CG Rendering of Exterior

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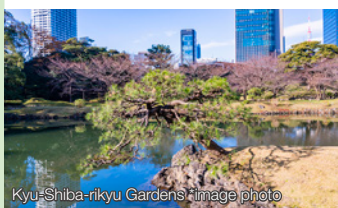
- 01 brand concept
- 02 brand vision
- 03 line up
- 04 index
- 05 location
- 06 access
- 07 sustainability
- 08 security
- 09 common space
- 10 office floor
- 11 floor plan 1
- 12 floor plan 2
- 13 service
- 14 contract process



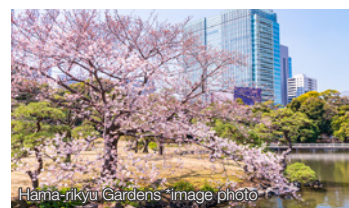


A lush, green city offering relaxing work styles

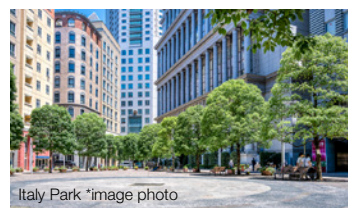
Shiba Park \*image photo



Kyo-Shiba-rikyu Gardens \*image photo



Hama-rikyu Gardens \*image photo



Italy Park \*image photo

# Location

The Shibakoen area—evolving through redevelopments and inheriting culture and history.

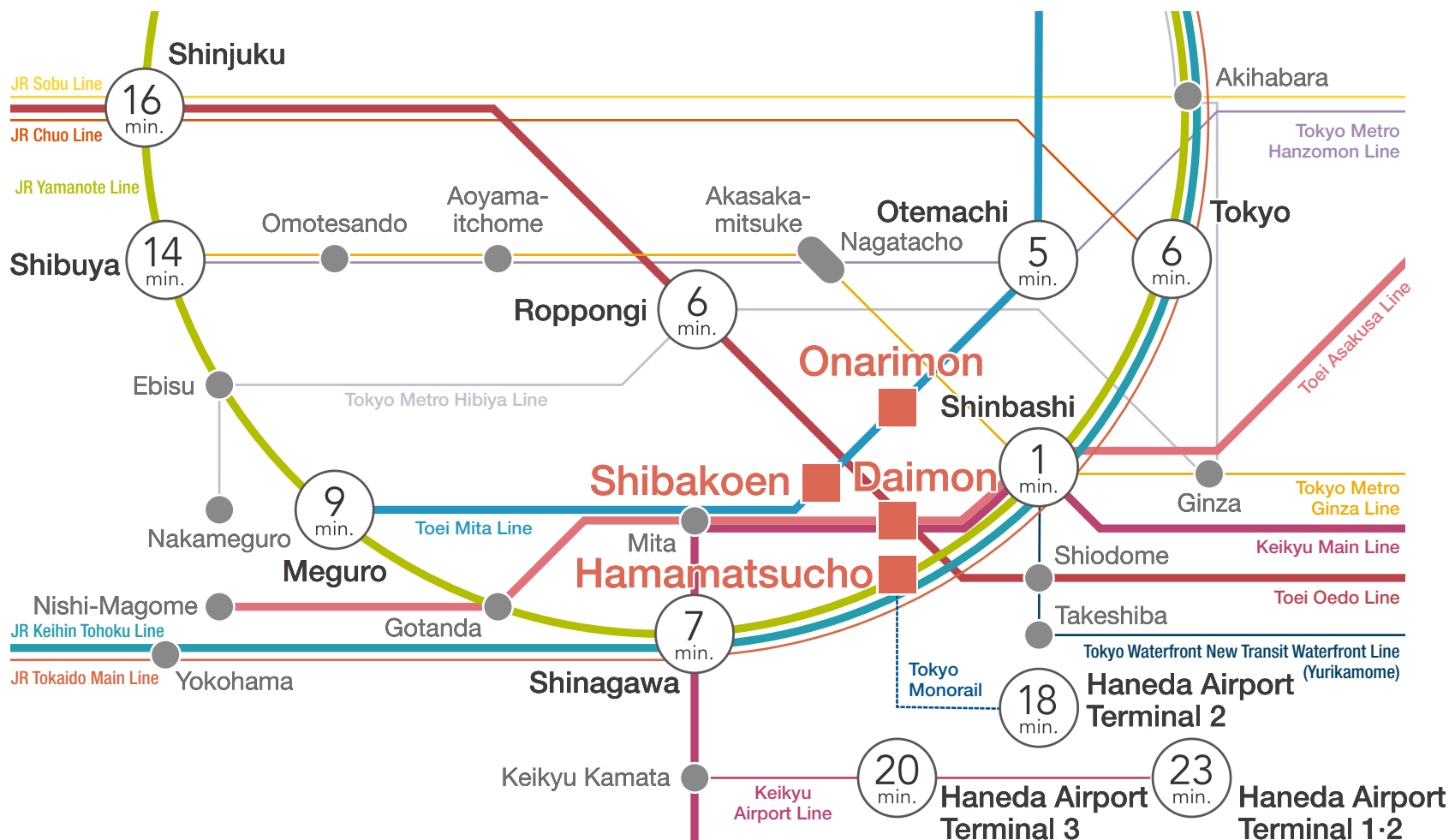


## Life information

- |  |  |
|--|--|
| Minato Ward Office ..... 1-minute walk           | Shibakoen Post Office ..... 2-minute walk            |
| Shiba Park Hotel ..... 3-minute walk             | Minato Hamamatsucho Post Office ..... 5-minute walk  |
| Richmond Hotel Tokyo Shiba ..... 4-minute walk   | Resona Bank Shiba Branch ..... 5-minute walk         |
| Keio Presso Inn Hamamatsucho ..... 5-minute walk | Mizuho Bank Hamamatsucho Branch ..... 10-minute walk |
| Tokyo Prince Hotel ..... 8-minute walk           | MUFG Bank Shinbashi Branch ..... 14-minute walk      |



With access to four stations on six lines, business will further accelerate.



From Daimon Station to  
**Shinjuku Station**  
– **1 minute** (direct)

Taking the Toei Asakusa Line from Daimon Station

From Onarimon Station to  
**Otemachi Station**  
– **5 minutes** (direct)

Taking the Toei Mita Line from Onarimon Station

From Daimon Station to  
**Tokyo Station** – **6 minutes**

Taking the Toei Asakusa Line from Daimon Station  
Taking the JR Yamanote Line/Keiky Line from Shinbashi Station

From Daimon Station to  
**Shinjuku Station**  
– **6 minutes** (direct)

Taking the Toei Asakusa Line Express from Daimon Station

From Daimon Station to  
**Shinjuku Station**  
– **16 minutes** (direct)

Taking the Toei Oedo Line from Daimon Station

From Shibakoen Station to  
**Shibuya Station**  
– **14 minutes**

Taking the Toei Mita Line from Shibakoen Station  
Taking the JR Yamanote Line from Meguro Station

## Smooth access to airports.

From Hamamatsucho Station to  
**Haneda Airport Terminal 2 Station**  
– **18 minutes** (direct)

Taking the Tokyo Monorail Airport Rapid from Hamamatsucho Station on the Tokyo Monorail Line

From Daimon Station to  
**Haneda Airport Terminal 1-2 Station**  
– **23 minutes** (direct)

Taking the Toei Asakusa Line Airport Rapid from Daimon Station

From Daimon Station to  
**Narita Airport Station**  
– **67 minutes** (direct)

Taking the Toei Asakusa Line Airport Rapid from Daimon Station



\*The train travel times indicated here are the times required during normal daytime hours. Based on transfer information in the July 2023 online version of Ekispt. Does not include waiting time and time spent changing trains.

\*Information included here is valid as of July 2023. Project details, etc. are subject to change in the future.



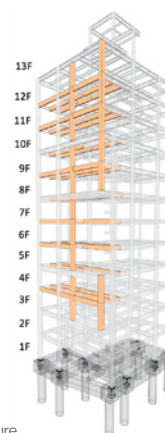
## Achieving sustainability and SDG targets also at offices.

- Adopting a hybrid wood structure, this eco-friendly office building reduced CO<sub>2</sub> emissions by around 20 tons during construction (see Fig. 1) and the CO<sub>2</sub> absorbed by the wood during the growth stage was fixed at around 34.65 tons.
- Acquisition of SGEC/PEFC project CoC certification\*1 is planned.
- Acquisition of “Ki No Machinami Creation Project Subsidy” is planned
- Unofficial announcement and subsidization of “Medium- and Large-Scale Building Wooden and Lignified Design Support Project”

\*1 CoC = Chain of Custody. This system certifies that wood and paper products are produced from certified forest and appropriately managed and processed.

## Achieving CO<sub>2</sub> reduction/fixing with a hybrid wood structure.

The fixed amount of CO<sub>2</sub> based on the hybrid wood structure of H'IO Shibakoen is equivalent to approximately 2.5 times the amount of CO<sub>2</sub> absorbed in approximately 50 years by forests with the same size as the planned construction site (approx. 392 m<sup>2</sup>).



Conceptual Diagram of Wood Hybrid Structure

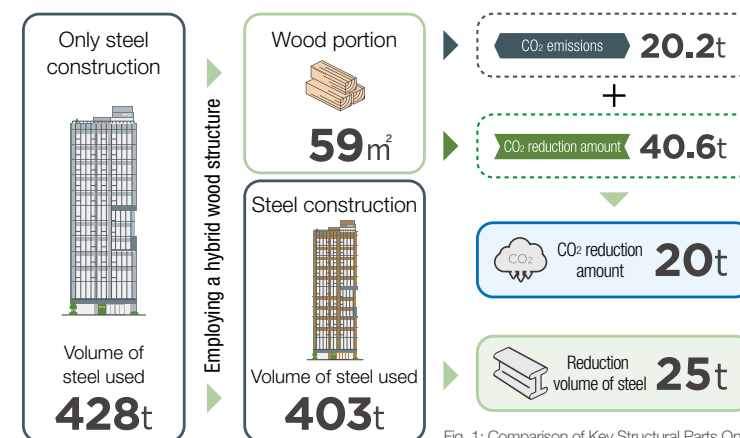


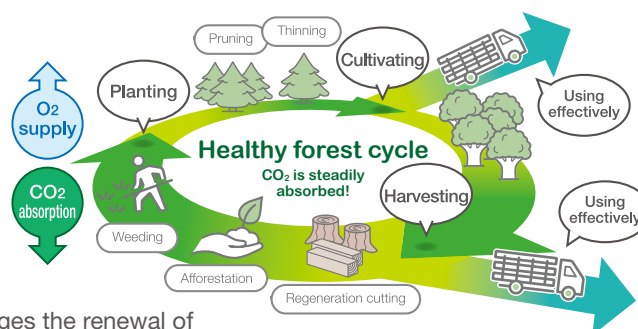
Fig. 1: Comparison of Key Structural Parts Only

## Creating a dynamic forest cycle through the use of domestic timber

H'IO Shibakoen was built using timber from the Tama region as finishing material.

Saplings are planted and cultivated in Japan, mature trees are cut, the harvested timber is used in office construction, then saplings are planted again.

By reducing CO<sub>2</sub> through a dynamic forest cycle that encourages the renewal of woodlands, H'IO is promoting initiatives aimed at achieving a decarbonized society.



## Creating a wooden workplace wellness office

Timber has a relaxation effect and an effect of improving intellectual productivity and maximizes individual performance as well as provides a comfortable and cozy space.

- Mental effects** : Relaxation/comfort and calmness/enhancement of motivation
- Physical effects**: Improvement of immunity/alleviation of fatigue/stimulating senses
- Hygienic effects**: Adjusting humidity/deodorizing and anti-bacterial effects



Robust security delivers thorough protection of both worker safety and confidential information.

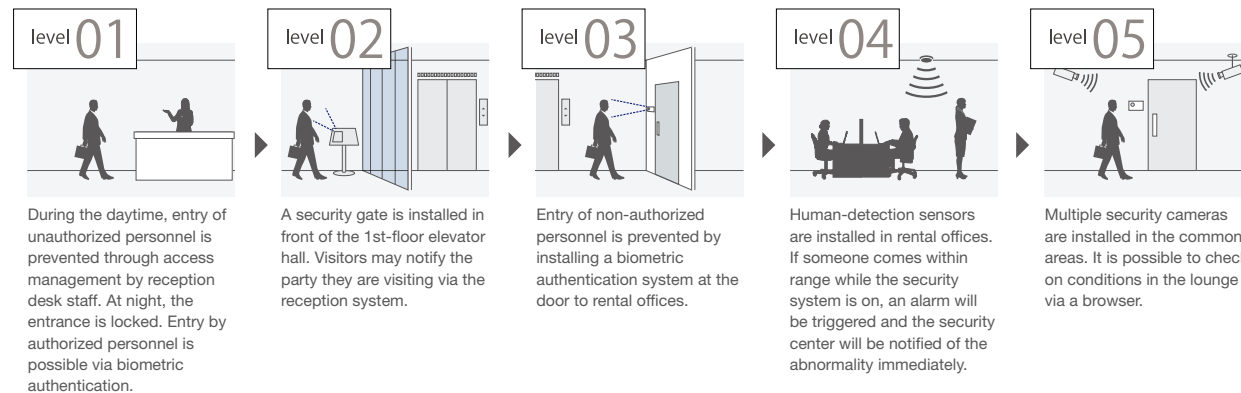


CG rendering

Entrance hall with staffed reception desk and biometric authentication security

We provide a keyless and contact-free entrance system

#### Highly Secure Keyless System



CG rendering

Elevator hall



## The diversified working environment maximizes individual performance.



The design of the lounge incorporates wood throughout the space, creating a place where users may relax in comfort

To achieve this working style, we have established office spaces which allow users to freely choose a working location suited to their tasks and mood and promote the mental and physical well-being of each individual.

Based on the idea of biophilic design incorporating the comfort of nature, H1O Shibakoen provides a variety of common areas, including lounges, a rooftop terrace, and personal booths.

The 13-story building has a rooftop terrace overlooking Tokyo Tower and Shiba Park. This space pursuing comfort and coziness was planned taking harmonization with the rich nature of Shiba Park into consideration. In addition, it is also fully equipped with sofas, counter seats and tables as well as electrical outlets and Wi-Fi.



Rooftop terrace equipped with desks, chairs, electrical outlets and Wi-Fi, allowing users to work outside

\*There are restrictions on usage time.

\*The CG renderings and CG images included here were created based on planning-stage drawings. They may differ from the actual building and are subject to change in the future.

\*The planted vegetation does not show the conditions in a specific season. Moreover, at the time of the building's completion, plants may not have grown to the extent shown in the CG renderings. In some cases, planted vegetation may differ from what is shown.

\*Equipment, piping, and materials of various kinds, as well as nearby buildings, telephone poles, and overhead wires, have been omitted or simplified.



The rental office spaces deliver various kinds of value, including functionality, privacy, and comfort.



H'O Toranomon – corridor (photo: April 2021)

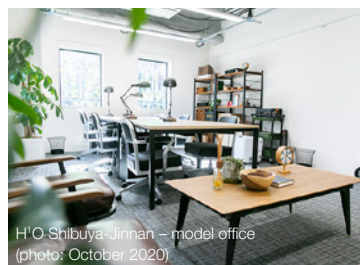


H'O Toranomon – model office (photo: April 2021)

Workspaces delivering various kinds of value



H'O Aoyama – room 702 (photo: September 2022)



H'O Shibuya-Jinnan – model office (photo: October 2020)



H'O Toranomon – model office (photo: April 2021)

Rental offices of various sizes are available, from 11.73 m<sup>2</sup> to 37.55 m<sup>2</sup>\*.

Furnishing, equipment, etc. may be arranged within the rental office according to tenants' preferences.

Moreover, the building is equipped with various facilities, including multi-step security measures for protecting workers and information, soundproofing, individual air conditioning systems, skeleton ceilings, etc.

The offices will allow employees to focus and be also places where they want to go to work.

\*These are the floor areas at the time of completion and are subject to change.



Reference photo

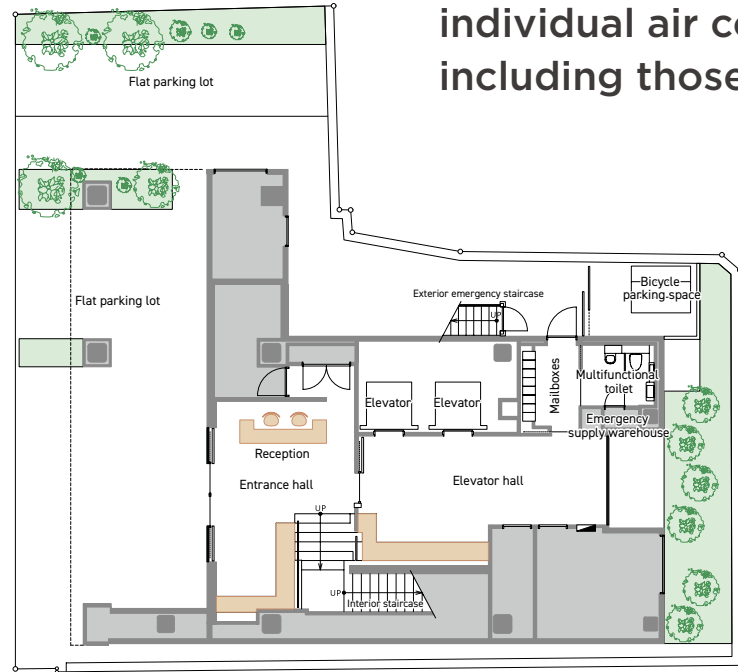
#### Individual air conditioning

Individual air conditioning systems and humidifiers are installed in all offices.

Utility costs are also included in the rent.

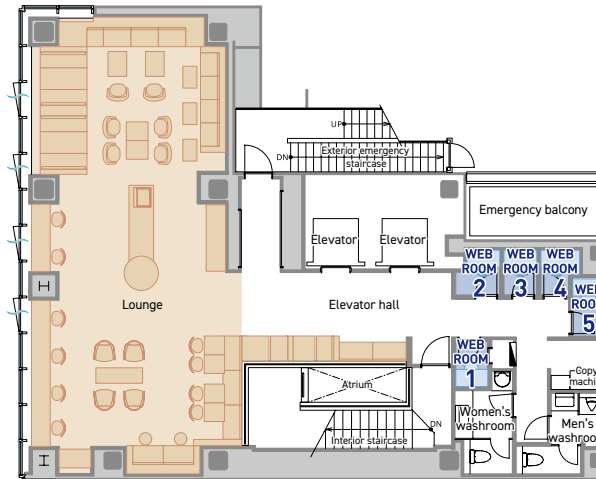


## 1st floor

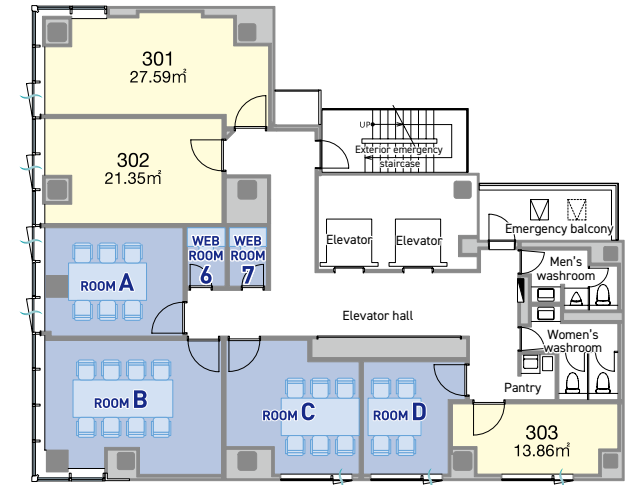


All rooms have windows, providing a bright and comfortable space with individual air conditioning. The building offers a diverse lineup of floors, including those with a balcony and an exclusive roof garden.

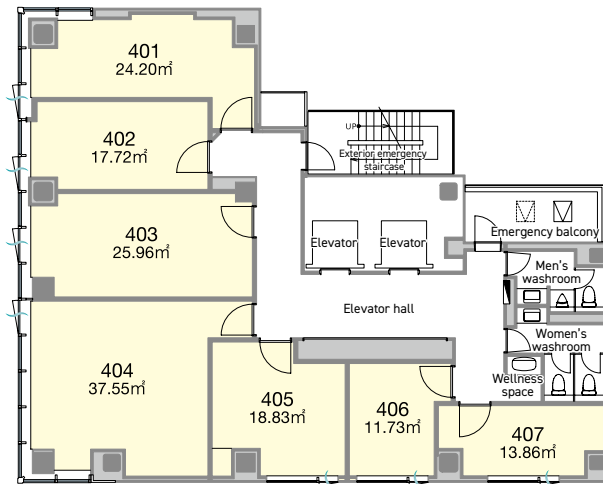
## 2nd floor



## 3rd floor



## 4th floor



### 2nd-floor pay-per-use meeting rooms (5 in total)

| No.       | No. of seats |
|-----------|--------------|
| WEBROOM 1 | 1            |
| WEBROOM 2 | 1            |
| WEBROOM 3 | 1            |
| WEBROOM 4 | 1            |
| WEBROOM 5 | 1            |

### 3rd-floor pay-per-use meeting rooms (6 in total)

| No.       | No. of seats |
|-----------|--------------|
| ROOM A    | 6            |
| ROOM B    | 8            |
| ROOM C    | 6            |
| ROOM D    | 4            |
| WEBROOM 6 | 1            |
| WEBROOM 7 | 1            |

### 3rd-floor usable space (3 in total)

| No. | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|-----|------------------------------|--------------------|---------------------------|
| 301 | 27.59 m <sup>2</sup>         | 8.34 tsubo         | 9                         |
| 302 | 21.35 m <sup>2</sup>         | 6.45 tsubo         | 7                         |
| 303 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

### 4th-floor usable space (7 in total)

| No. | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|-----|------------------------------|--------------------|---------------------------|
| 401 | 24.20 m <sup>2</sup>         | 7.32 tsubo         | 8                         |
| 402 | 17.72 m <sup>2</sup>         | 5.36 tsubo         | 6                         |
| 403 | 25.96 m <sup>2</sup>         | 7.85 tsubo         | 9                         |
| 404 | 37.55 m <sup>2</sup>         | 11.35 tsubo        | 13                        |
| 405 | 18.83 m <sup>2</sup>         | 5.69 tsubo         | 6                         |
| 406 | 11.73 m <sup>2</sup>         | 3.54 tsubo         | 4                         |
| 407 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

Legend Meeting room Rental office Common area Ventilation

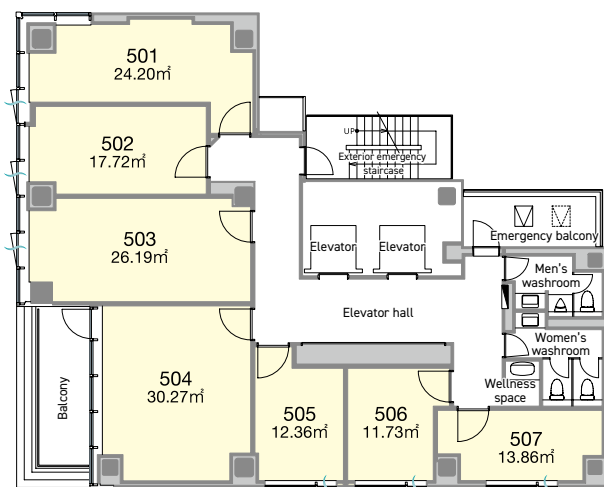


\*The drawings and floor areas indicated here are based on the planning-stage designs and are subject to change in the future. \*It is possible to remove some of the partition walls between rental offices (please inquire separately regarding the fees). \*The information included here is valid as of June 2023.

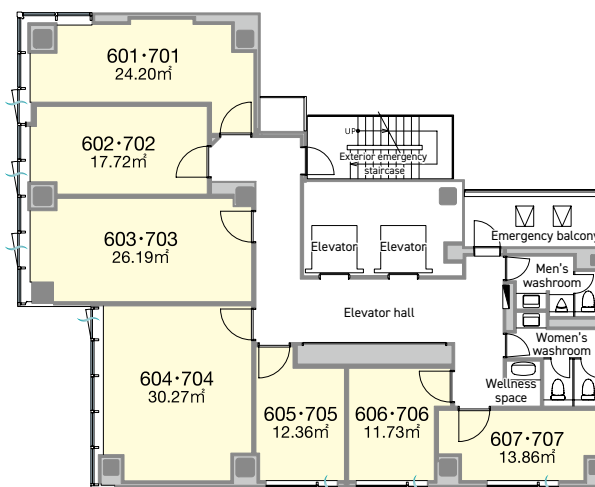


Ranging from 11.73 m<sup>2</sup> (4 people) to 37.55 m<sup>2</sup> (13 people), the rental offices have various sizes.

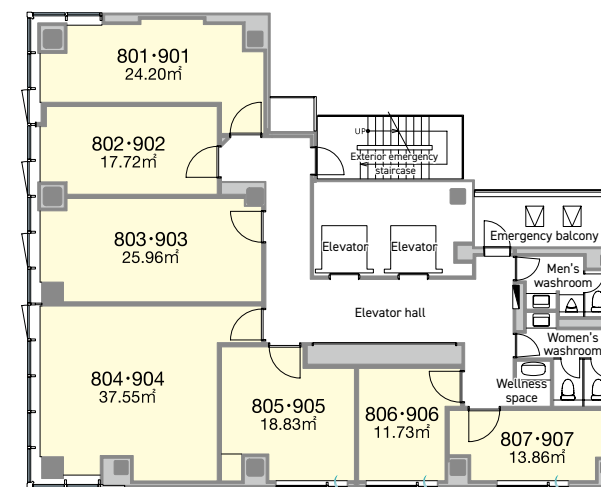
### ■ 5th floor



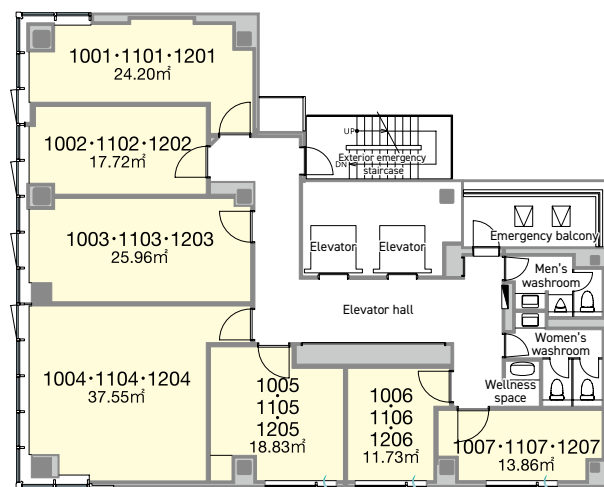
### ■ 6th and 7th floor



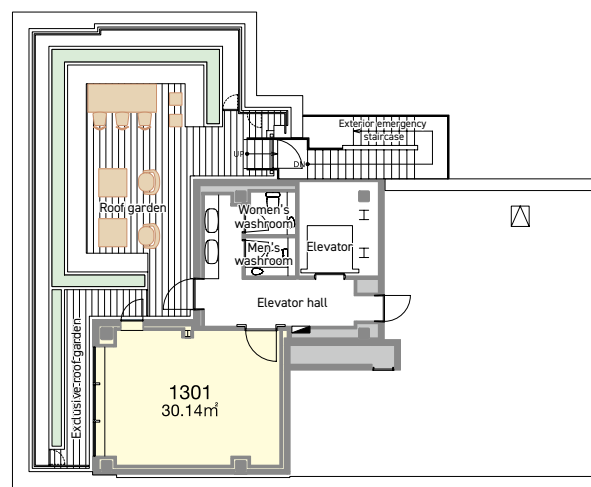
### ■ 8th and 9th floor



### ■ 10th, 11th and 12th floor



### ■ Roof



### ■ 5th-floor usable space (7 in total)

| No. | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|-----|------------------------------|--------------------|---------------------------|
| 501 | 24.20 m <sup>2</sup>         | 7.32 tsubo         | 8                         |
| 502 | 17.72 m <sup>2</sup>         | 5.36 tsubo         | 6                         |
| 503 | 26.19 m <sup>2</sup>         | 7.92 tsubo         | 9                         |
| 504 | 30.27 m <sup>2</sup>         | 9.15 tsubo         | 10                        |
| 505 | 12.36 m <sup>2</sup>         | 3.73 tsubo         | 4                         |
| 506 | 11.73 m <sup>2</sup>         | 3.54 tsubo         | 4                         |
| 507 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

### ■ 6th- and 7th-floor usable space (14 in total)

| No.     | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|---------|------------------------------|--------------------|---------------------------|
| 601-701 | 24.20 m <sup>2</sup>         | 7.32 tsubo         | 8                         |
| 602-702 | 17.72 m <sup>2</sup>         | 5.36 tsubo         | 6                         |
| 603-703 | 26.19 m <sup>2</sup>         | 7.92 tsubo         | 9                         |
| 604-704 | 30.27 m <sup>2</sup>         | 9.15 tsubo         | 10                        |
| 605-705 | 12.36 m <sup>2</sup>         | 3.73 tsubo         | 4                         |
| 606-706 | 11.73 m <sup>2</sup>         | 3.54 tsubo         | 4                         |
| 607-707 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

### ■ 8th- and 9th-floor usable space (14 in total)

| No.     | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|---------|------------------------------|--------------------|---------------------------|
| 801-901 | 24.20 m <sup>2</sup>         | 7.32 tsubo         | 8                         |
| 802-902 | 17.72 m <sup>2</sup>         | 5.36 tsubo         | 6                         |
| 803-903 | 25.96 m <sup>2</sup>         | 7.85 tsubo         | 9                         |
| 804-904 | 37.55 m <sup>2</sup>         | 11.35 tsubo        | 13                        |
| 805-905 | 18.83 m <sup>2</sup>         | 5.69 tsubo         | 6                         |
| 806-906 | 11.73 m <sup>2</sup>         | 3.54 tsubo         | 4                         |
| 807-907 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

### ■ 10th-, 11th- and 12th-floor usable space (21 in total)

| No.            | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|----------------|------------------------------|--------------------|---------------------------|
| 1001-1101-1201 | 24.20 m <sup>2</sup>         | 7.32 tsubo         | 8                         |
| 1002-1102-1202 | 17.72 m <sup>2</sup>         | 5.36 tsubo         | 6                         |
| 1003-1103-1203 | 25.96 m <sup>2</sup>         | 7.85 tsubo         | 9                         |
| 1004-1104-1204 | 37.55 m <sup>2</sup>         | 11.35 tsubo        | 13                        |
| 1005-1105-1205 | 18.83 m <sup>2</sup>         | 5.69 tsubo         | 6                         |
| 1006-1106-1206 | 11.73 m <sup>2</sup>         | 3.54 tsubo         | 4                         |
| 1007-1107-1207 | 13.86 m <sup>2</sup>         | 4.19 tsubo         | 5                         |

### ■ 13th-floor usable space (1 in total)

| No.  | Floor area (m <sup>2</sup> ) | Floor area (tsubo) | No. of registrable people |
|------|------------------------------|--------------------|---------------------------|
| 1301 | 30.14 m <sup>2</sup>         | 9.11 tsubo         | 10                        |

\*The drawings and floor areas indicated here are based on the planning-stage designs and are subject to change in the future.

\*It is possible to remove some of the partition walls between rental offices (please inquire separately regarding the fees).

\*The number of registrable people indicated here is the number based on the security systems.

\*These differ from the number of people stipulated in the Ordinance on Health Standards in the Office.

\*The information included here is valid as of June 2023.



# Offering a more comfortable environment through attentive hospitality.

## Basic Services Included in Usage Fee (No Additional Charge)

### Staffed reception service

[Weekdays: 9:00 a.m. – 6:00 p.m.]



### Reception service

Visitors are welcomed by reception staff



### Package delivery when absent

Package delivery when absent (They may also be held at reception).

\*Does not apply to certain items

### Rental office

[Available 24/7/365, excluding mandatory inspection days]



### Room cleaning

Rental offices are cleaned (floor cleaning once a week and garbage collection five times a week)  
\*Weekdays only



### Individual air conditioning in all rooms

The building uses individual air conditioning systems, allowing everyone to set a temperature that's comfortable for them

### Internal phone system

There are internal phones connecting the reception system and rental offices

### Utility fees included

All water and electricity fees are included in the usage fee

### Corporate registration for rental office tenants

Tenants may register as corporations

### Common areas

[Available 24/7/365, excluding mandatory inspection days]



### Common area Wi-Fi

Wireless LAN may be used in the shared lounges and meeting rooms



### Drink service

Coffee and water dispensers are available to use in the shared lounges



### Use of shared lounges by guests

One group (up to four people) can use the shared lounges for one hour free of charge

\*Must be accompanied by a tenant: after one hour, users will be charged 400 yen per 15 minutes

### Equipment rental service

Cables, connectors, etc. required for meetings are available for use

### Shredder

A shared shredder is available for use

### Other



### Keyless security using biometric authentication

The security system uses facial recognition technology

\*Security may also be set up using IC cards

### Control of rental office individual air conditioning and visualization of crowding

Rental office individual air conditioning systems can be controlled remotely, and users can check how crowded the shared lounges or smoking rooms are



### Healthy food service

Health-conscious breakfast and lunches are provided as needed

### Opportunities for user interaction

Events that provide opportunities for user interaction are planned as needed

### Company nameplate display

Company nameplates can be displayed at the entrance

### Mailboxes

There are mailboxes for receiving packages even when there is no one at reception



### NOMURA WORK-LIFE PLUS

Various services, such as the provision of diverse workplaces, resolution of business issues and support for private lives, are available

## Optional Services (for an Additional Fee)

### Usable space



### Furniture can be brought in

Users can adopt preferred layouts inside rental offices.

For renting and purchase of furniture, introduction by professionals is also possible.

\*Please inquire separately regarding fees

### Wall partitions

Partitions can be removed to suit the number of users

\*Please inquire separately regarding fees

### Exceeding rental office capacity

Tenants can exceed the rental office's capacity by paying a fee of 30,000 yen/month for each additional person

\*Up to half of the rental office's capacity can be registered

### Dedicated internet lines

Users can run LAN lines into their rental offices

### Corporate registration for joint users

Maximum of one joint user per office; 10,000 yen/month to register

\*There is a screening process for joint users

### Common areas



### Meeting rooms

Meeting rooms are available in 15-minute blocks

\*Monitors and whiteboards: free

1 person: 250 yen/15 minutes

4 people: 800 yen/15 minutes

6 people: 900 yen/15 minutes

8 people: 1,000 yen/15 minutes



### Multifunction printers

Multifunction machines (printer-copier-scanners) are available for use

B&W: 10 yen/sheet, color: 30 yen/sheet, scan: free



### Tea service

A tea service is available when using the meeting rooms

Water, tea, coffee: 150/yen per cup each

### Other



### Training services

New employee training, management training, etc. is offered as needed

\*Please inquire separately regarding the fees



The four steps of the contract process at H<sup>1</sup>O, from reserving a visit to receiving the office key and moving in, are explained below.

## 01 Reserve a visit

Please make a reservation after indicating your preferred viewing date on our website

### ● Visit reservations/inquiries

H<sup>1</sup>O 

<https://h1o-web.com>

## 02 Application/ screening

Please prepare the required documents before applying. A screening of the application and an interview will be conducted.

### ● Required documents

#### ○ Corporate applications

- Application form
- Company overview (explanation of the nature of your business and shareholder composition)
- Seal registration certificate (issued within past three months)
- Certificate of full registry record – original document (issued within past three months)
- Financial statements (for two business periods, including detailed information)

#### ○ Individual applications

- Application form
- Copy of ID (photo ID such as driver's license, passport, etc.)
- Seal registration certificate (issued within past three months)
- Certificate of residence (issued within past three months; permanent residence may be omitted)
- Resume
- Income statement (withholding certificate, tax payment certificate, etc.)

\*Documents other than the above may also be required.

\*Depending on the evaluation result, we may not be able to meet your needs. Thank you for your understanding.

## 03 Sign contract and pay

Evaluation results will be notified a few days after submission of the required documents. Once screening has completed, the contract date and usage start date will be decided. The contract will be effective once we receive the initial fee.

### ● Contract Terms and Conditions

|                    |   |
|--------------------|---|
| Applicable parties | Corporations and individuals  |
| Contract type      | Facility usage contract   |
| Term               | 24 months (early termination is possible with three month's notice) |
| Initial fee        | Equivalent to two months' rent                                      |

\*The monthly usage fee is calculated based on the number of days from the usage start date.

\*Tenants are asked to sign a guarantor agreement with our designated guarantor.

- Monthly guarantee fee: 1% of monthly usage fee (when using our designated guarantor)

## 04 Receive office and move in

Once the contract process is finalized, you can begin using your office after receiving an explanation of the facilities and completing security registration.

\*The information included here is valid as of July 2023. The details are subject to change in the future, including facilities and services.

\*The CG renderings and CG images included here were created based on planning-stage drawing. They may differ from the actual building and are subject to change in the future.

\*The planted vegetation does not show the conditions in a specific season. Moreover, at the time of the building's completion, plants may not have grown to the extent shown in the CG renderings. In some cases, planted vegetation may differ from what is shown.

\*Equipment, piping, and materials of various kinds, as well as nearby buildings, telephone poles, and overhead wires, have been omitted or simplified.



Shibakoen

[H1O Shibakoen]

For details about the building, visit our website.

**Nomura Real Estate Development Co., Ltd.**  
**Office Building Department 1**

Shinjuku Nomura Building,  
1-26-2 Nishi-Shinjuku, Shinjuku Ward,  
Tokyo, 163-0566

Visit reservations/inquiries

H1O



<https://h1o-web.com>



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