

For Immediate Release



TOKYO  
GARDEN  
TERRACE  
紀尾井町



Company Name Seibu Holdings Inc.  
Representative President and Representative Director Takashi Goto  
(Code No.: 9024 First Section of the Tokyo Stock Exchange)  
Inquiries Director,  
General Manager of Corporate Communication  
Ryuichiro Nishiyama

(TEL.+81-4-2926-2645)

### Restaurant names and logos decided for the new “The Prince Gallery Tokyo Kioicho” hotel.

Prince Hotels, Inc. (Head office: Toshima-ku, Tokyo; President: Shigeoyoshi Akasaka (Hereinafter "Prince Hotels")), a consolidated subsidiary of Seibu Holdings Inc., has decided on the names of the restaurants which will be opening for business inside "The Prince Gallery Tokyo Kioicho" on the same date as the "Tokyo Garden Terrace Kioicho (Project for the development of the former site of the Grand Prince Hotel Akasaka)" Kioi Tower where the hotel is located and which will celebrate its grand opening on July 27 (Wed.).

Details are provided below.

#### Details

"The Prince Gallery Tokyo Kioicho" is positioned as one of the highest grade among the hotels operated by Prince Hotels with a design which melds sweeping views with the interiors to create a sense of coherence, to provide guests with the atmosphere and sense of elation of being in an art gallery.

The two top floors of the hotel (35<sup>th</sup> and 36<sup>th</sup> floors) will feature 4 establishments consisting of restaurants, a bar, and a lounge, and the "Classic House at Akasaka Prince (former Grand Prince Hotel Akasaka Old Building)", which was first opened as the Akasaka Prince Hotel in 1955 and then later used as an annex western style building, will feature 2 establishments consisting of a restaurant and a bar. The name of each of the establishments has been decided based on consideration of their environments (location, history, etc.) as well as facility functions and characteristics.

Business Category	Name
Specialty Restaurant (Japanese Cuisine)	WASHOKU "SOUTEN" (35 <sup>th</sup> Floor)
All Day Dining (Western Cuisine)	All-Day Dining "Oasis Garden" (36 <sup>th</sup> Floor)
Bar/Lounge	Sky Gallery Lounge "Levita" (35 <sup>th</sup> Floor)
Bar	THE BAR "illumiid" (35 <sup>th</sup> Floor)
Casual French/Café	La Maison Kioi (1 <sup>st</sup> Floor Classic House at Akasaka Prince Current Building)
Bar	Bar Napoleon (1 <sup>st</sup> Floor Classic House at Akasaka Prince Current Building)

#### <Customer Inquiries & Reservations>

Inquiries and reservations for the 35<sup>th</sup> and 36<sup>th</sup> floor restaurants can be submitted via telephone at 03-3234-1136 (Reception time: 10:00A.M.-8:00P.M.\*Saturdays, Sundays and Holidays 10:00A.M.-7:00P.M.) and via the Website (<http://www.princehotels.co.jp/kioicho>).

Inquiries and reservations for the Classic House at Akasaka Prince restaurant can be made via telephone at 03-6261-1153 (Reception time: 11:00A.M.-7:00P.M.) and via the Website (<https://www.akasakaprince.com/lamaison>).

\*Telephone reception times may change after the grand opening on July 27 (Wed.).

## Restaurant, Bar, and Lounge Overview

### 1. Kioi Tower

#### (1) WASHOKU "SOUTEN" (35<sup>th</sup> Floor)

This is the main dining for The Prince Gallery Tokyo Kioicho and features a contemporary interior design which provides a new "WASHOKU" (Japanese food) concept that goes beyond conventional Japanese cuisine styles to allow for greater enjoyment by international customers as well.

The name for the restaurant means "blue sky" and expresses the full enjoyment of both the skyscape scenery and the food, while the logo reflects a concept of the "blue sky" glistening in the sun.

The restaurant will also feature a services where customers are presented with ingredients which they can then have prepared how they like.

The restaurant interior is composed of a dining area, sake bar, *teppanyaki* griddle counter, sushi counter and private rooms, providing various options to suit customers' preferred styles.

[Hours] Lunch: 11:30A.M.-3:30P.M. (Last order 2:30P.M.)

Dinner: 5:30P.M.-10:00P.M. (Last order 9:30P.M.)

[Seats] 108 seats (including dining area, sake bar, *teppanyaki* griddle counter, sushi counter, and 3 private rooms)



[Logo]



[Dining area (Concept)]



[Sushi counter (Concept)]



[Teppanyaki griddle counter (Concept)]



[Private room (Concept)]

## (2) All-Day Dining "Oasis Garden" (36<sup>th</sup> Floor)

Located on the hotel's top floor and featuring "green art", this restaurant was named for its "garden in the sky" atmosphere.

The restaurant serves food all day long, from breakfast to dinner, and is an Italian taste Western cuisine restaurant where customers can enjoy meals in a luxuriant natural green space floating in the sky.

The logo features conceptualized colors of the blue sky, water, and sun, expressing the concept of an "oasis", and provides once in a life time scenery with the ceaselessly changing scenery outside of the restaurant windows based on a theme of "Kaleidoscopic views", one of the hotel's interior design concepts.

[Hours] Breakfast: 6:30A.M.-10:00A.M.

Tea Time: 10:00A.M.-11:30A.M.

3:30P.M.-5:30P.M.

Lunch: 11:30A.M.-3:30P.M. (Last order 2:30P.M.)

Dinner: 5:30P.M.-11:00P.M. (Last order 10:30P.M.)

[Seats] 108 seats



[Logo]



[Interior (Concept)]



[Interior (Concept)]

## (3) Sky Gallery Lounge "Levita" (35<sup>th</sup> Floor)

The "sense of floating" evoked by the 2 story open space and large windows, which provide an overwhelming view and sense of freedom, is reflected in the lounge's name and logo.

The lounge's name "Levita" is a newly coined word devised based on the hotel's interior design concept of "Levitation".

Will be located inside the Sky Lobby and operate as a lounge during the day and a cocktail bar during the evening.

[Hours] Tea Time: 11:00A.M.-5:00P.M.

Bar Time: 5:00P.M.-1:00A.M. (Last order 0:30A.M.)

[Seats] 39 seats.



[Logo]



[Interior (Concept)]



[Cocktail (Concept)]

**(4) THE BAR "illumiid" (35th Floor)**

This is the only space isolated from the outdoor scenery with no windows among the 4 restaurants and bars.

The name for the bar is a newly coined word created by fusing the words "illumination" and "identification" based on a concept of "shining a light on this place where one can face themselves".

The logo features multiple letter i's meant to represent people, expressing a private space all your own where only those who understand the "real thing" gather.

Also provides private rooms for guests to enjoy a more private occasions.

[Hours] 5:00P.M.-12:00 Midnight (Last order 11:30P.M.)

[Seats] 30 seats (including 1 private room)



[Logo]



[Exterior (Concept)]



[Menu (Concept)]



## 2. The Classic House at Akasaka Prince

### (1) La Maison Kioi <1st Floor Current Building>

This restaurant was named based on the vision of the establishment as a fashion and trendsetting French restaurant. This will be a restaurant which customers can use for meals on the way home from work, shopping or on other occasions, based on a concept of "festive and casual French".

A French restaurant with no dress code and a laid back atmosphere which also offers a café.

[Hours] Lunch: Weekdays: 11:00A.M.-Last order 2:30P.M.  
Holidays and Weekends: 11:00A.M.-Last order 3:00P.M.

Café: 11:00A.M.-Last order 5:30P.M.

Bar Lounge: 5:30P.M.-Last order 11:00P.M.

Dinner: 5:30P.M.-11:00P.M. (Last order 10:00P.M.)

[Seats] 140 seats (including 30 café seats)

### (2) Bar Napoleon <1<sup>st</sup> Floor Current Building>

This bar continues to bear the much-loved name from its days as the Akasaka Prince Hotel.

The interior design features portraits, hats, horse figurines and other items which faintly evoke images of Napoleon.

[Hours] 6:00P.M.-0:30A.M. (Last order 12:00 Midnight)

[Seats] 50 seats



["La Maison Kioi" interior (Concept)]



["Bar Napoleon" interior (Concept)]

\*The content of this release is current as of June 6, 2016 (Mon.), and is subject to change without notice.

## Hotel Overview

The interior design of the new hotel, located on the 30-36<sup>th</sup> floors of the office and hotel building, will be provided by Rockwell Group Europe, a design company which specializes in the creation of innovative and striking environments in the hospitality, commerce, culture and entertainment industries, making this the first hotel in Japan to be worked on by Rockwell Group Europe. The design melds the sweeping views with the interiors to create a sense of coherence, to provide guests with the atmosphere and sense of elation of being in an art gallery. The hotel will also feature 250 guest rooms that are both functional and comfortable, a Japanese specialty restaurant that will allow guests to enjoy the appeal of Japanese culture, an all-day dining western restaurant focusing on Italian cuisine, two bars with distinct styles, lounges, a spa, fitness area and other facilities.

In terms of service, the hotel will fully utilize available IT technologies to provide seamless service through improved collection, accumulation and sharing of guest preferences, and other information, and the hotel will aim to be "a hotel at which guests can enjoy themselves at their own pace, on or off, 24 hours a day".

In addition, the "Classic House at Akasaka Prince (former Grand Prince Hotel Akasaka Old Building)" which was first opened as the Akasaka Prince Hotel in 1955 and then later used as an annex western style building, is also being restored to its original glory, with lighting, exterior walls, and other major components reconstructed based on materials featuring the originals from the time of construction and other sources, in order to provide restaurants, cafes, bars and other facilities which harness the elegance and dignity of former days, with an expansion banquet hall also added to meet diverse modern needs and will also be able to accommodate wedding demand.

[Opening] July, 27, 2016 (Wed.)

[Address] 1-2, Kioicho, Chiyoda-ku, Tokyo

[Floor area] • Office and hotel building 30-36<sup>th</sup> floors 28,700 m<sup>2</sup>

• Classic House at Akasaka Prince 3,007 m<sup>2</sup>

[Facilities] • Office and hotel building 30-36<sup>th</sup> floors

Guest rooms (250 rooms), restaurants and bars (4 facilities), spa and fitness center, etc.

• Classic House at Akasaka Prince

Restaurant, bar (2 facilities), banquet hall (\*can be divided in 2), private rooms (12 rooms), multipurpose hall, etc.

[Interior design] Office and hotel building 30-36th floors - Rockwell Group Europe

[Guest room types]

Grade	Name	Bed width	Size	No. of rooms
Deluxe	Superior King	1,800mm	36m <sup>2</sup>	9
	Deluxe Twin Universal	1,200mm	42m <sup>2</sup>	4
	Deluxe Twin	1,200mm		69
	Deluxe King	2,000mm		79
	Deluxe Premier Twin	1,400mm	46m <sup>2</sup>	10
	<b>Total</b>			
Club Floor	Club Superior King	1,800mm	36m <sup>2</sup>	2
	Club Deluxe Twin Universal	1,200mm	42m <sup>2</sup>	1
	Club Deluxe Twin	1,200mm		24
	Club Deluxe King	2,000mm		21
	Club Deluxe Premier Twin	1,400mm	46m <sup>2</sup>	4
	<b>Total</b>			
Grand Deluxe	Grand Deluxe Corner King	2,000mm	58m <sup>2</sup>	11
	Grand Deluxe Premier King	2,000mm	62m <sup>2</sup>	5
	<b>Total</b>			
Suite	Kioi Suite	2,000mm	95m <sup>2</sup>	6
	Designer's Suite	2,000mm	100m <sup>2</sup>	4
	The Prince Gallery Suite	2,000mm	148m <sup>2</sup>	1
	<b>Total</b>			
<b>Total</b>				<b>250</b>

## Overview of "Tokyo Garden Terrace Kioicho" Project

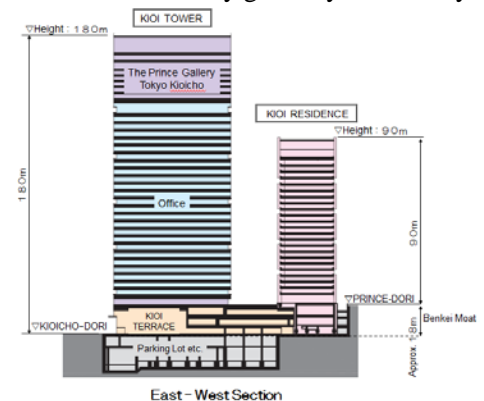
Based on our long-term strategy and mid-term business plan (FY2015 – FY2017), Seibu Group positions real estate business as a “key to improve corporate values”. We will work on the improvement based on “Seibu Group Asset Strategy (a component of the long-term strategy)” by pursuing effective utilization and actualizing potential profitability of Group’s real estate assets.

We are carrying out the redevelopment of mixed-use facilities through reorganization of business portfolios which incorporate office, hotel, housing, commercial properties and conference rooms in accordance with the "Seibu Group Asset Strategy". In particular, this project is planned as a mixed-use facility with functionalities and originalities which focuses on refinement of "environment", "disaster prevention" and "facility specifications" to provide comfortable spaces.

Two main buildings are being constructed at “Tokyo Garden Terrace Kioicho”: “ Kioi Tower (Office and Hotel Building)”, 36-story above ground and 2-story underground, includes office, hotel, commercial facilities, and conference rooms, and “ Kioi Residence (Residential Building)”, 21-story above ground and 2-story underground, has 135 units. In addition, the former residence of Yi Un (former Grand Prince Hotel Akasaka Old Building) will be preserved and restored as a symbol of the town, which is designated as one of the Tokyo’s tangible cultural properties. The building is scheduled to reopen as “The Classic House at Akasaka Prince” with latest equipment and facilities in order to meet diverse modern needs.

The surrounding area is a rare location which includes the following: many abundant natures such as Benkei Moat and Shimizudani Park, a history since Edo Period, and convenient transportation to five subway lines (Nagatacho Station and Akasaka-Mitsuke Station). We will be promoting this project in order to improve the convenience further and to contribute to the invigoration of the area by aiming toward "diverse international neighborhood surrounded by greenery and history".

Owner: Seibu Properties Inc.  
 Address: 1-2, Kioicho, Chiyoda-Ward, Tokyo  
 Site Area: Approximately 30,400 m<sup>2</sup>  
 Floor Area: Approximately 227,200 m<sup>2</sup>  
 Details of Main Usage: Office Approximately 110,000 m<sup>2</sup>  
 Hotel Approximately 28,700 m<sup>2</sup>  
 Residence Approximately 22,700 m<sup>2</sup>  
 Commercial Approximately 10,800 m<sup>2</sup>  
 Design/Supervision: Nikken Sekkei Ltd.  
 Facade Design: Kohn Pedersen Fox Associates P.C.  
 Total Project Cost: Approximately 104 billion yen  
 Construction Period: January, 2013 (commencement) to the end of May, 2016 (completion)  
 Grand Opening: July 27, 2016



### < Overview of Office and Hotel Building >

Main Usage: Office and Hotel  
 \*The hotel with 250 guest rooms will be operated by Prince Hotels, Inc.  
 \*The office will offer 1,000 *tsubo* (3,310 square meters) per floor with an 18-meter wide span space  
 Office floors are fully occupied(contract bases)  
 Numbers of Floor: 36 stories above ground, 2 stories underground, height: 180m (from Kioicho Dori street)  
 Commercial Properties: 1<sup>st</sup>-4<sup>th</sup> floor \*4<sup>th</sup> floor will be consist of both commercial properties and conference rooms.  
 Office: 5<sup>th</sup>-28<sup>th</sup> floor \*The 29<sup>th</sup> floor will not be available for regular use due to installation of equipment.  
 Hotel: 30<sup>th</sup>-36<sup>th</sup> floor  
 Structure: Steel Framed, etc. (vibration control structure)  
 Construction Company : Joint Venture of Kajima, Tekken, and Kumagai

### < Overview of Residential Building >

Main Usage: 135 units  
 Numbers of Floor: 21 stories above ground, 2 stories underground, height: 90m (from Prince Dori street)  
 Structure: High-strength reinforced concrete (Seismically isolated structure)  
 Construction Company: Joint Venture of Seibu, Obayashi, Maeda

\*Details are subject to change as the project progresses.

## **"Tokyo Garden Terrace Kioicho" Releases and Presented Media to Date**

### · Releases

Released June 6, 2016	Restaurant names and logos decided for the new “The Prince Gallery Tokyo Kioicho” hotel.
Released May 9, 2016	Opening “Public Space” which offers rich natural atmosphere, coincide with advanced partial opening of the facility on Tuesday, May 10
Released April 12, 2016	"Tokyo Garden Terrace Kioicho" (project for the development of the former site of the Grand Prince Hotel Akasaka) full occupation of office floors
Released March 15, 2016	"Tokyo Garden Terrace Kioicho"(project for the development of the former site of the Grand Prince Hotel Akasaka)Notice of the selection of names for each building, tenants for the commercial zone and phase 1 opening date
Released January 21, 2016	"The Prince Gallery Tokyo Kioicho" joins Starwood's luxury brand "The Luxury Collection" and is scheduled to open on Wednesday, July 27, 2016
Released September 16, 2015	Notice of the topping-out, finalized name and logo of the town
Released August 31, 2015	Reservations accepted for banquets and weddings at "The Classic House at Akasaka Prince"
Released July 16, 2015	Business overview and determination of new name "The Classic House at Akasaka Prince" for the "former residence of Yi Un" previously loved as the former Grand Prince Hotel Akasaka Old Building
Released April 8, 2015	Facility overview of "The Prince Gallery Tokyo Kioicho" finalized
Released January 13, 2015	Determination of new hotel name "The Prince Gallery Tokyo Kioicho"
Released December 11, 2014	Town name "Tokyo Garden Terrace" finalized
Released June 19, 2014	Determination of office tenants at "Kioicho Project"
Released February 4, 2014	"Kioicho Plan (tentative)" certified as highest rank "Platinum (Plan) 2013"
Released November 8, 2012	"Kioicho Plan (tentative)" project determined
Released April 28, 2010	Notice on cessation of operations by consolidated subsidiary office

### · Coverage

May 9, 2016	Press preview for the partial facility
September 16, 2015	Topping-out ceremony and announcement of facility logo
November 18, 2013	Media release date of relocation work for former Grand Prince Hotel Akasaka Old Building
February 20, 2013	New construction commencement ceremony
January 8, 2013	Media release for jacking down related to dismantling of former Grand Prince Hotel Akasaka New Building
March 31, 2011	Grand Prince Hotel Akasaka closing ceremony