



CG Rendering of Exterior

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The Aoyama/Omotesando area offers an appealing mix of business, culture, new trends and more.



1 Gaien-nishi-dori Street



2 Aoyama-dori Street



3 Jingu Gaien Gingko Avenue

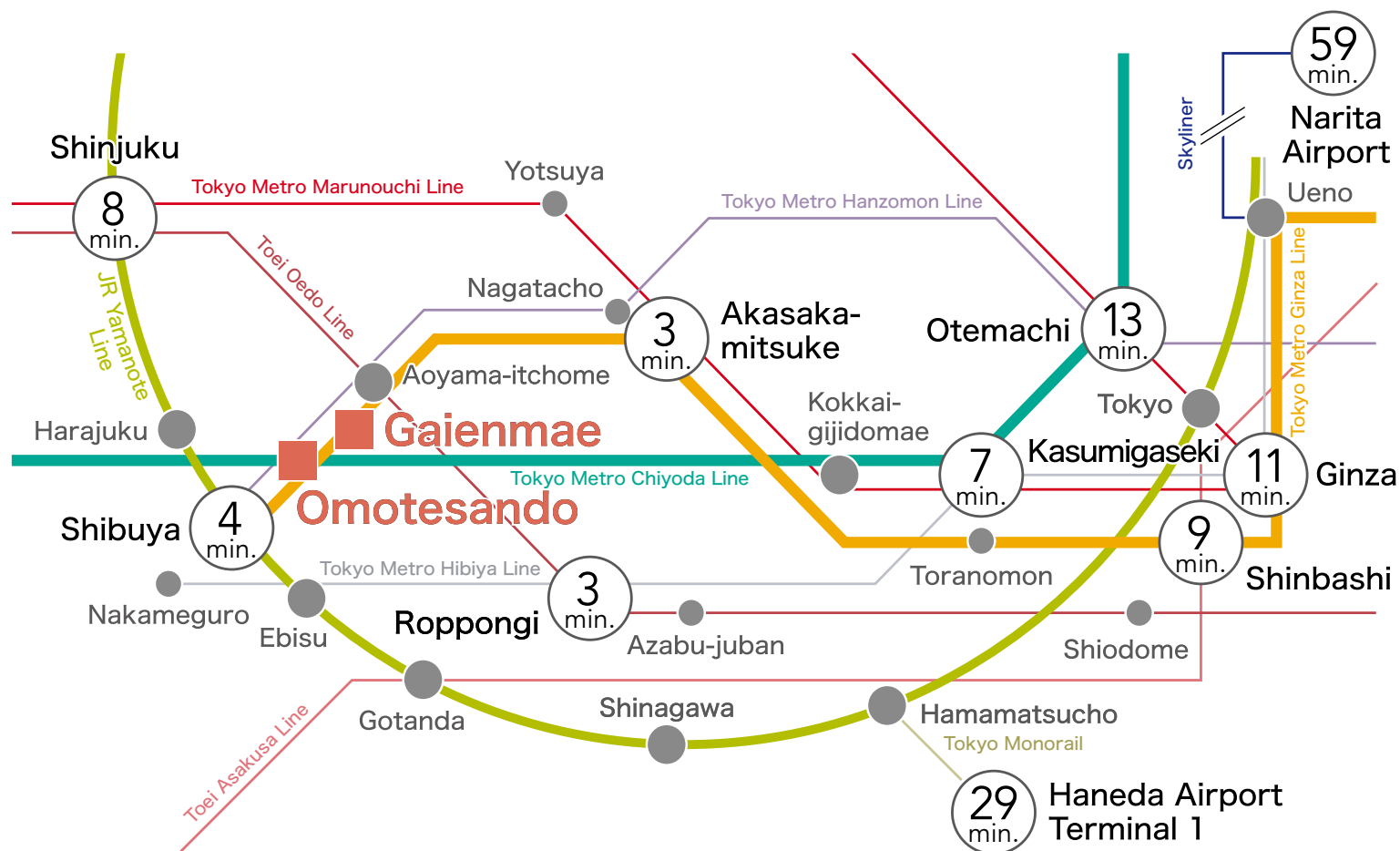


4 National Stadium



*All photos included here were taken on June 3, 2022.

The location may be reached using two stations: Gaienmae and Omotesando. Key areas of central Tokyo are easily accessible.



Akasaka-mitsuke Station
- 3 minutes (direct)

Taking the Tokyo Metro Ginza Line from Gaienmae Station

Roppongi Station
- 3 minutes

Taking the Tokyo Metro Ginza Line from Gaienmae Station, then transferring to the Toei Oedo Line at Aoyama-itcho Station

Shibuya Station
- 4 minutes (direct)

Taking the Tokyo Metro Ginza Line from Gaienmae Station

Kasumigaseki Station
- 7 minutes

Taking the Tokyo Metro Ginza Line from Gaienmae Station, then transferring to the Tokyo Metro Marunouchi Line at Akasaka-mitsuke Station

Shinjuku Station
- 8 minutes

Taking the Tokyo Metro Ginza Line from Gaienmae Station, then transferring to the Toei Oedo Line at Aoyama-itcho Station

Otemachi Station
- 13 minutes

Taking the Tokyo Metro Ginza Line from Gaienmae Station, then transferring to the Tokyo Metro Marunouchi Line at Akasaka-mitsuke Station

*The train travel times indicated here are the times required from Gaienmae Station during normal daytime hours. *Based on transfer information in the June 2022 online version of Ekispart. Does not include waiting time and time spent changing trains.

*All photos included here are graphic images. *9 minutes to Shinbashi Station: taking the Tokyo Metro Ginza Line from Gaienmae Station. *11 minutes to Ginza Station: taking the Tokyo Metro Ginza Line from Gaienmae Station.

*29 minutes to Haneda Airport Terminal 1: taking the Tokyo Metro Ginza Line from Gaienmae Station, transferring to JR Yamanote Line at Shinbashi Station, then transferring to the Tokyo Monorail Haneda Express at Hamamatsucho Station

*59 minutes to Narita Airport: taking the Tokyo Metro Ginza Line from Gaienmae Station, transferring to the Toei Asakusa Line Limited Express at Shinbashi Station, then transferring to the Keisei Limited Express Skyliner at Aoto Station.

*Information included here is valid as of June 2022. Project details, etc. are subject to change in the future.

Six values enhance companies' potential.



01

Tree-themed offices with a natural atmosphere

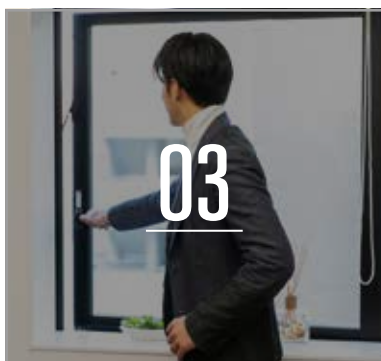
Our tree-themed, environmentally friendly offices offer a taste of nature. When using the rooftop terrace, you can work in peace while enjoying the breeze.



02

Polite welcome from reception desk staff

Staff at the 1st-floor entrance will greet visitors politely and ensure a smooth reception, including guiding them to meeting rooms.

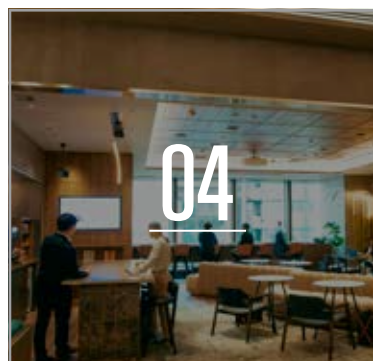


03

Supporting employee health through various measures to prevent infection

Along with measures to prevent infection in the common areas, rental offices are equipped with windows that can be opened and closed.* We take steps to support each employee's health in diverse ways.

*Does not apply to some rental offices.



04

Shared lounges that expand working-style options

The shared lounges are suitable for various usage scenarios, including working by yourself, holding meetings, etc. This increases working-style options and creates opportunities for communication, creating connections between companies.



05

Safety and biometric authentication security

The building uses biometric authentication security based on facial recognition technology. The rental offices, which offer a high level of privacy, provide layout flexibility, allowing you to customize them according to your preferences.



06

Individual HVAC systems that create comfortable office spaces

The building features individual HVAC systems with humidification functionality. This ensures a comfortable environment that's neither too hot nor too cold, so your employees can focus without distraction.



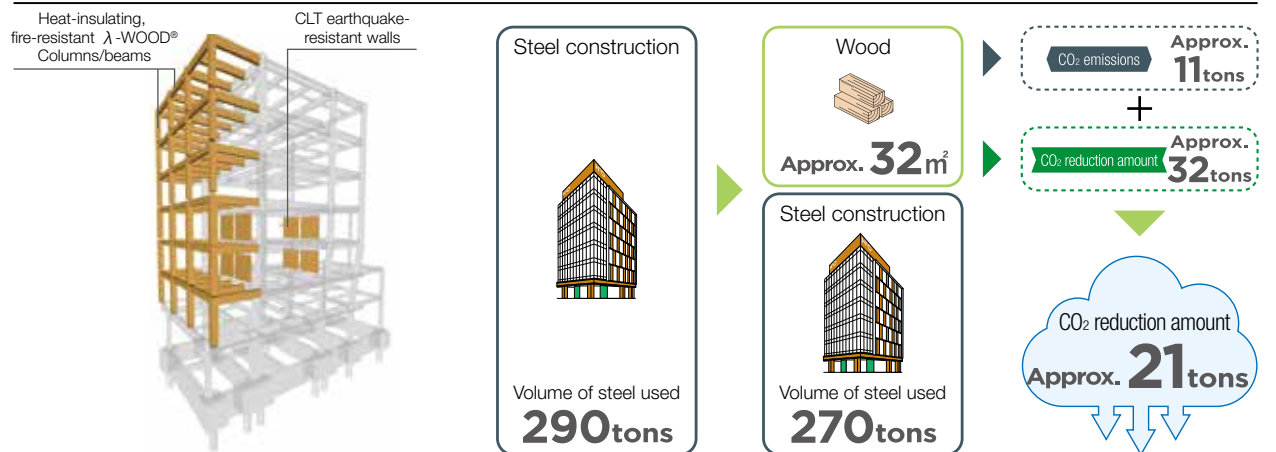
CG Rendering of Exterior

An agile office building designed to achieve sustainability and SDG targets.

- Employing a wood hybrid structure, this eco-friendly office building reduced CO₂ emissions by around 21 tons during construction (see Fig. 1) and the CO₂ absorbed by the wood during the growth stage was fixed at around 19 tons.
- Acquisition of SGENC/PEFC project CoC certification*1 is planned.
- The west-side windows are equipped with eaves and wood louvers which achieve an approx. 50% solar shading effect. This increases the comfort level in the rental offices.

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

The first mid- to high-rise office building to achieve CO₂ reduction/fixing with a wood hybrid structure



Conceptual Diagram of Wood Hybrid Structure

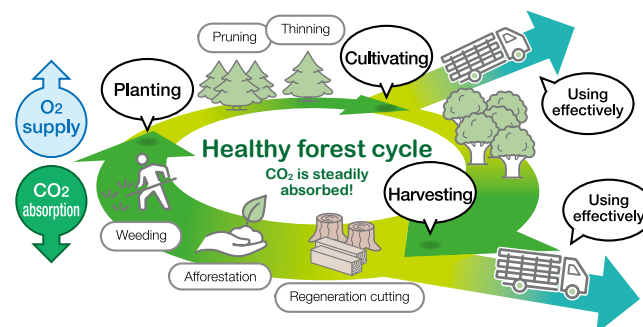
Fig. 1: Comparison of Key Structural Parts Only

Creating a dynamic forest cycle through the use of domestic timber

H'IO Aoyama was built using timber from the Tama region.

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 CO₂ through a dynamic forest cycle that encourages the renewal of woodlands, H'IO is promoting initiatives aimed at achieving a decarbonized society.



Nomura Real Estate Group's Sustainability and Environmental Initiatives

Nomura Real Estate Group accepts its social responsibilities as a corporation with respect to various social issues, including human rights and environmental problems such as climate change, the depletion of natural resources, and conservation of biodiversity. It has identified four key areas to be addressed (Environment, Safety/Security, Community, Health and Well-being) in order to contribute to achieving the Sustainable Development Goals (SDGs) and the Paris Agreement's targets.

The office environment enhances productivity and creativity using a biophilic design.



CG rendering

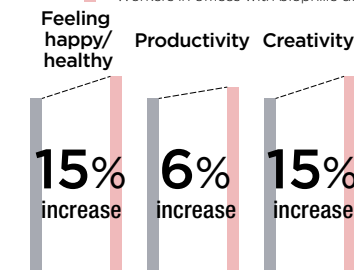
Entrance with planted vegetation and green wall

H'IO Aoyama features a “biophilic” design that enables users to experience nature-inspired comfort through measures such as planting vegetation and establishing green walls in front of the entrance and in the windbreak room. According to the findings in “Human Spaces: The Global Impact of Biophilic Design in the Workplace,” a report by Robertson Cooper, which researches business psychology, people who work in offices where they can feel the presence of nature (natural light, plants, etc.) are 15% happier, 6% more productive, and 15% more creative than people who do not.

By incorporating natural elements throughout the office building, H'IO Aoyama creates a space where people can work in comfort according to the nature of their tasks and working style.

Effects of Biophilic Design

Legend ■ ...Workers in typical offices
■ ...Workers in offices with biophilic design



Source: Human Spaces:
The Global Impact of Biophilic Design in
the Workplace



CG rendering

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

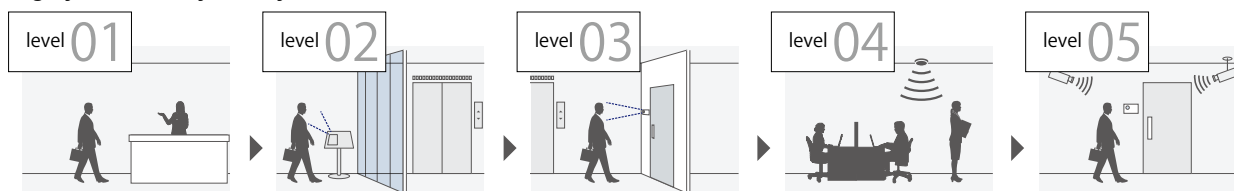


CG rendering

Entrance hall with staffed reception desk and biometric authentication security

The use of biometric authentication enables smooth, keyless, contact-free entry and exit

Highly Secure Keyless System



level 01
During the daytime, entry of unauthorized personnel is prevented through access management by reception desk staff. At night, the entrance is locked. Entry by authorized personnel is possible via biometric authentication.

level 02
A security gate is installed in front of the 1st-floor elevator hall. Visitors may notify the party they are visiting via the reception system.

level 03
Entry of outsiders is prevented by installing a biometric authentication system at the door to private areas.

level 04
Human-detection sensors are installed in rental offices. If someone comes within range while the security system is on, an alarm will be triggered and the security center will be notified of the abnormality immediately.

level 05
Multiple security cameras are installed in the common areas. It is possible to check on conditions in the lounge via a browser.



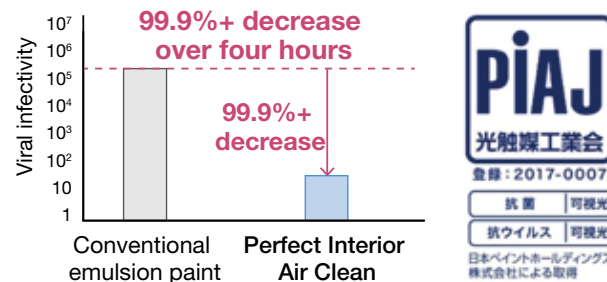
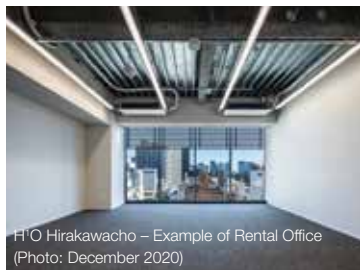
CG rendering

Access management by reception desk staff

State-of-the-art anti-virus measures ensure a high-quality air environment.

Anti-bacterial/anti-viral interior paint

Interior paint with anti-bacterial/anti-viral properties that has acquired Photocatalyst Industry Association of Japan (PIAJ) certification is used. The indoor paint has 1) anti-bacterial/anti-viral, 2) deodorizing, and 3) ultra-low odor characteristics. Thanks to visible light-responsive photocatalysts, it prevents the propagation of bacteria and viruses based on indoor illumination.



Installation of photocatalytic anti-bacterial/deodorizing devices

The building employs anti-bacterial/deodorizing devices that use photocatalysts. The risk of secondary infections is reduced by absorbing, eliminating, and chemically breaking down viruses and bacteria.



Anti-viral measures focused on the physical safety of working people

Infection risks in work areas are comprehensively reduced by establishing a clean environment through the implementation of various infection countermeasures, including installing ventilable windows and using interior paint with anti-bacterial, anti-viral, and deodorizing effects. These measures are focused on the physical safety of working people.

*Does not apply to some rental offices

BCP measures anticipate disaster/emergency situations to maintain customer confidence in companies.

Using a Type I-equivalent structure with earthquake resistance 1.5 times greater than the new seismic standard.

H'O Aoyama features a structure corresponding to a Type I structure, as defined by the Public Buildings Association. A Type I structure is a building designed with the aim of enabling use immediately after a major earthquake without performing structural repairs.

New seismic standard Standard level	New seismic standard 1.25 times more resistant	H'O Aoyama New seismic standard 1.5 times more resistant
Type III structures	Type II structures	Type I structures
<p>Applicable facilities</p> <p>General office buildings, commercial facilities, etc.</p>	<p>Applicable facilities</p> <p>Facilities designated as evacuation sites in local disaster response plans, such as elementary and junior high schools</p>	<p>Applicable facilities</p> <p>Facilities that serve as disaster response centers, which need to be especially resistant, such as government offices, hospitals, fire stations, police stations, etc.</p>

Use of individual HVAC systems provides a comfortable environment that's neither too hot nor too cold.



Individual HVAC

H'O Aoyama uses individual HVAC systems with humidification functionality in all offices. We're focused on creating a comfortable environment that's neither too hot nor too cold, allowing employees to focus without distraction. We also include utility costs in the rent.

The diversified working environment maximizes individual performance.



A lounge that can be used in diverse ways to accommodate different scenarios, such as holding meetings, working on your own, etc.



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

Activity-based working enables employees to select the time and place for their work on an as-needed basis. To achieve this working style, which has attracted attention as a means of increasing employee productivity and creativity, it's essential to offer a working environment with multiple options.

H'IO Aoyama provides a variety of common areas, including lounges that incorporate wood throughout the space, a rooftop terrace with an open feeling, personal booths where users can concentrate on their work, and a 2nd-floor balcony space where employees can go for a change of scenery.

By allowing users to freely choose a working location suited to their task and mood, we have established an office environment which enables working styles that promote the mental and physical well-being of each individual.

*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.

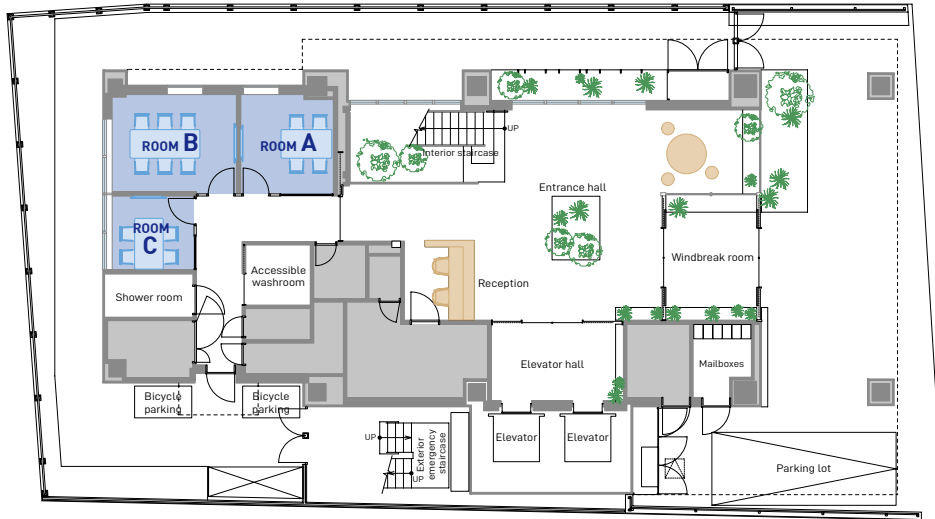


Rooftop terrace equipped with plugs and Wi-Fi, allowing users to work outside

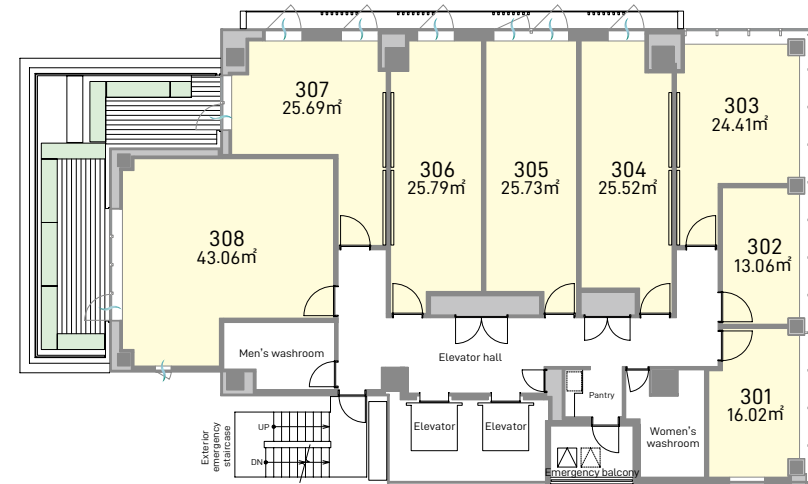
*There are restrictions on usage time.

Ranging from 10.94 m² (four people) to 43.06 m² (14 people), the rental office spaces accommodate diverse tenant needs.

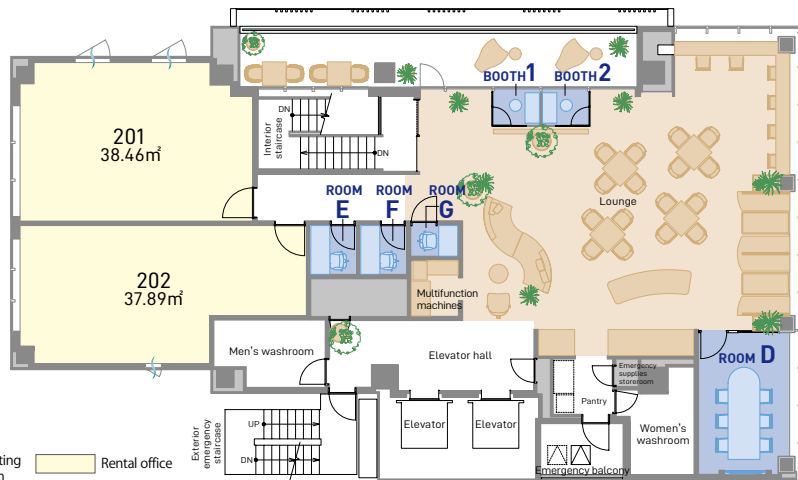
■ 1st floor



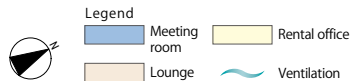
■ 3rd floor



■ 2nd floor



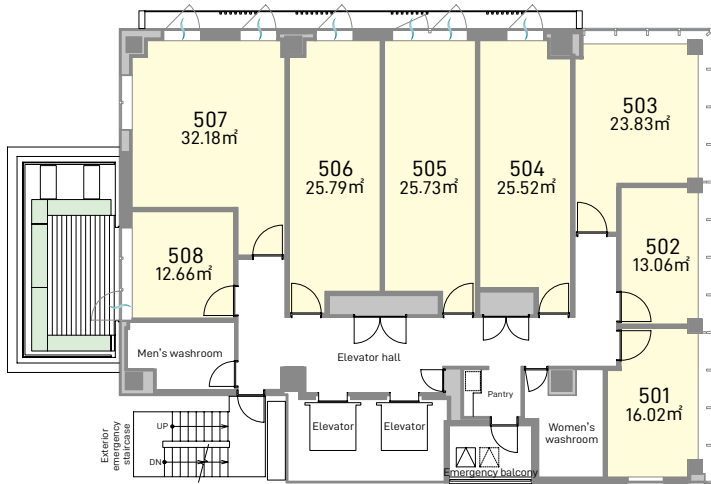
■ 4th floor



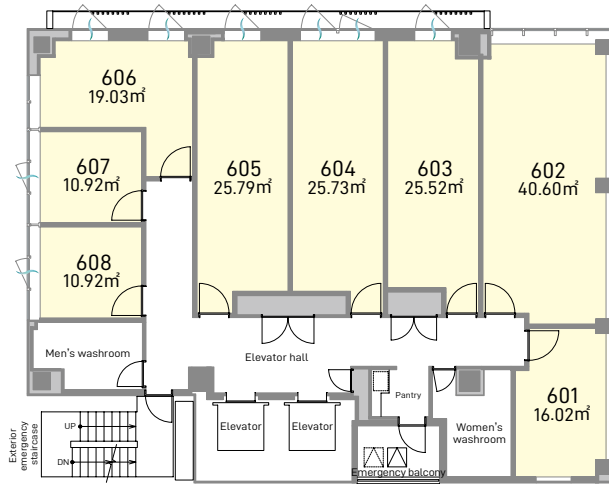
*The drawings and floor areas indicated here are based on the planning-stage designs and are subject to change in the future. *It is possible to remove some of the partition walls between rental offices (please inquire separately regarding the fees). *The information included here is valid as of June 2022.

Ranging from 10.94 m² (four people) to 43.06 m² (14 people), the rental office spaces accommodate diverse tenant needs.

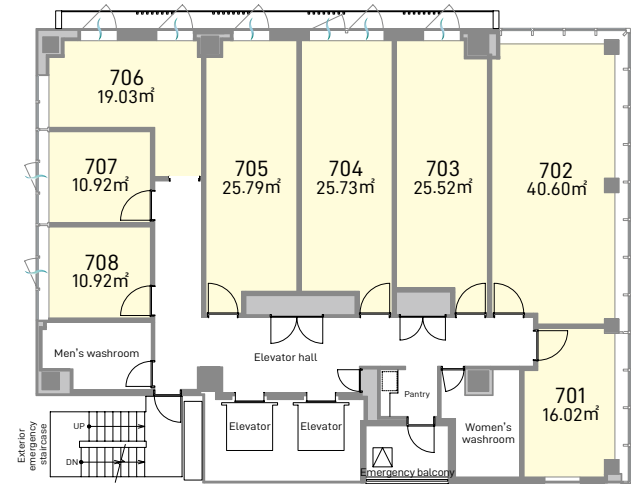
■ 5th floor



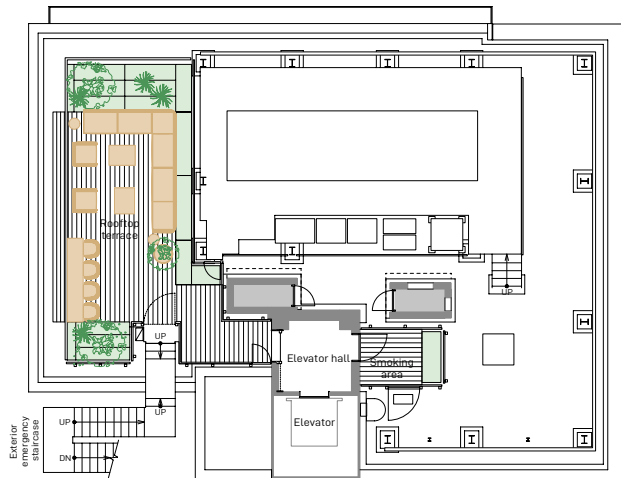
■ 6th floor



■ 7th floor



■ Roof



■ Pay-per-use meeting rooms (7 in total)

No.	No. of seats	No.	No. of seats
1F / ROOM A	4	2F / ROOM D	6
ROOM B	6	ROOM E	1
ROOM C	4	ROOM F	1
		ROOM G	1

■ Free booths (2 in total)

No.	No. of seats
2F / BOOTH 1	1
BOOTH 2	1

■ 2nd-floor rental offices (2 areas) *42 areas in total

No.	Floor area (m ²)	Floor area (tsubo)	No. of registerable people
201	38.46 m ²	11.63 tsubo	13
202	37.89 m ²	11.46 tsubo	13

■ 3rd- and 4th-floor rental offices (8 areas) *42 areas in total

No.	Floor area (m ²)	Floor area (tsubo)	No. of registerable people
301-401	16.02 m ²	4.84 tsubo	5
302-402	13.06 m ²	3.95 tsubo	4
303-403	24.41 m ²	7.38 tsubo	8
304-404	25.52 m ²	7.71 tsubo	9
305-405	25.73 m ²	7.78 tsubo	9
306-406	25.79 m ²	7.80 tsubo	9
307-407	25.69 m ²	7.77 tsubo	9
308-408	43.06 m ²	13.02 tsubo	14

*Windows in area 01 and 03 are smoke ventilation windows

■ 5th-floor rental offices (8 areas) *42 areas in total

No.	Floor area (m ²)	Floor area (tsubo)	No. of registerable people
501	16.02 m ²	4.84 tsubo	5
502	13.06 m ²	3.95 tsubo	4
503	23.83 m ²	7.20 tsubo	8
504	25.52 m ²	7.71 tsubo	9
505	25.73 m ²	7.78 tsubo	9
506	25.79 m ²	7.80 tsubo	9
507	32.18 m ²	9.73 tsubo	11
508	12.66 m ²	3.82 tsubo	4

*Windows in area 01 and 03 are smoke ventilation windows

■ 6th- and 7th-floor rental offices (8 areas) *42 areas in total

No.	Floor area (m ²)	Floor area (tsubo)	No. of registerable people
601-701	16.02 m ²	4.84 tsubo	5
602-702	40.60 m ²	12.28 tsubo	14
603-703	25.52 m ²	7.71 tsubo	9
604-704	25.73 m ²	7.78 tsubo	9
605-705	25.79 m ²	7.80 tsubo	9
606-706	19.03 m ²	5.75 tsubo	6
607-707	10.92 m ²	3.30 tsubo	4
608-708	10.92 m ²	3.30 tsubo	4

*Windows in area 01 and 02 are smoke ventilation windows

Legend Meeting room Rental office Lounge 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 number of registerable 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 2022.

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



H'O Shibuya Sanchoffe – corridor (photo: November 2020)



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

Workspaces delivering various kinds of value



H'O Nihonbashi-Kobunacho – rental office (photo: May 2020)



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



H'O Nishi-Shinjuku – room 304
(photo: February 2020)

Rental offices of various sizes are available, from 10.92 m² to 43.06 m²*, so tenants may choose a layout suited to the size of their company and nature of their business.

Furnishing, equipment, etc. may be arranged within the rental office according to tenants' preferences, giving you the freedom to convey your corporate image via the office interior design.

Moreover, the building is equipped with various facilities that increase comfort and functionality, including multi-step security measures for protecting workers and information, soundproofing, individual HVAC systems in all rental offices to ensure a comfortable work environment, skeleton ceilings that create a more spacious feeling, etc.

We are strongly committed as an organization to creating offices which allow employees to focus and are also places where they want to go to work.

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

Offering a more comfortable environment through attentive hospitality.

Basic Services Included in Rent (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

Packages are delivered to your office even when you are 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 HVAC in all rooms

The building uses individual HVAC 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 rent

Corporate registration for rental office tenants

Rental office 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



Beverage 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

Document destruction service

A shared document destruction service 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 HVAC and visualization of crowding

Rental office HVAC 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 tenant interaction

Events that provide opportunities for tenant 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

Shower room

Available to use on weekdays from 9:00 a.m. to 6 p.m. Towels and hairdryers are provided

Optional Services (for an Additional Fee)

Rental offices



Optional furniture

Rental offices can be furnished with furniture provided by H'O. *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

Tenants can run LAN lines into their rental offices

Corporate registration for joint tenants

Maximum of one joint tenant per office; 10,000 yen/month to register *There is a screening process for joint tenants

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: 950 yen/15 minutes
8 people: 1,000 yen/15 minutes
10 people: 1,100 yen/15 minutes



Multifunction machines

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

*Service details are valid as of June 2022. They are subject to change in the future.

The four steps of the contract process at H¹O, from reserving a visit to receiving the office and moving in, are explained below.



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

● Visit reservations/inquiries

H1O

<https://h1o-web.com>

Please prepare the required documents before making your application. We will then screen the application and interview you.

● 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.

We will notify you of the evaluation results a few days after you submit the required documents. Once screening is completed successfully, the contract signing date and move-in date will be decided. The contract will enter into effect after we receive the initial fee.

● Contract Terms and Conditions

Applicable parties	Corporations and individuals
Contract type	Fixed-term building lease agreement
Contract term	24 months (early termination is possible with three month's notice)
Initial fee	Equivalent to two months' rent

*The monthly rent 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 rent (when using our designated guarantor)

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

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>

Lessor



NEW VALUE, REAL VALUE — N.R.E. Group
NOMURA REAL ESTATE DEVELOPMENT

Minister of Land, Infrastructure, Transport and Tourism (14) No. 1370; Member, The Real Estate Companies Association of Japan; Member, Tokyo Building Owners and Managers Association Affiliate, Real Estate Fair Trade Council; Member, The Association of Real Estate Agents of Japan

*The information included here is valid as of June 2022. The details are subject to change in the future, including facilities and services.

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