

Development of a Complex on the West Side of the Osaka Gas Building and Renovation of the Osaka Gas Building (Announcement of the Overview of the “Hiranochomachi 4-chome District” Plan)

February 7, 2023

Osaka Gas Co., Ltd.

Osaka Gas Urban Development Co., Ltd.

As announced on April 26 and June 15, 2022*, Osaka Gas Co., Ltd. (President: Masataka Fujiwara) and Osaka Gas Urban Development Co., Ltd. (President: Yasuhiro Tomoda) have been considering the renovation of the Osaka Gas Building (“Gas Building”) and the development of a complex (“Gas Building West Wing”) on the Group-owned land on the west side of the Gas Building (“West Land”).

We would like to announce that today the city plan related to the relevant plan has been deliberated and approved by the City Planning Council of Osaka Prefecture as corresponding to the Special Urban Renaissance District stipulated in the Act on Special Measures concerning Urban Reconstruction, and expected to be decided.

Through the steady implementation of the relevant plan, we will contribute to the further revitalizing of the Midosuji district.

* Commencement of Consideration: Development of a Complex on the West Side of the Osaka Gas Building and Renovation of the Osaka Gas Building (released on April 26, 2022)

https://www.osakagas.co.jp/en/whatsnew/_icsFiles/afldfile/2022/05/09/220426.pdf

Progress of consideration by the “Gas Building Preservation Committee - Basic direction of the inheritance of historical value and the use of Gas Building - ” (released on June 15, 2022)

https://www.osakagas.co.jp/company/press/pr2022/1307796_49634.html



Perspective image of completion

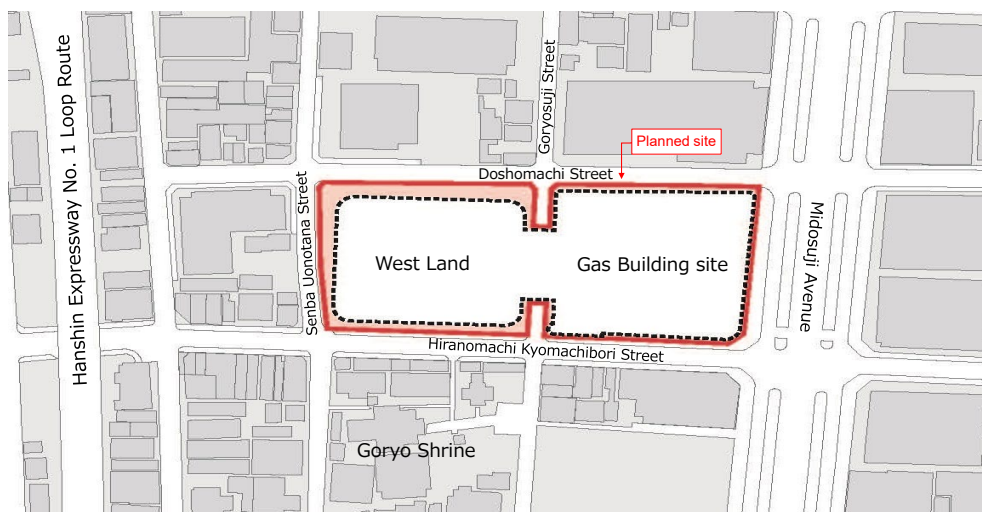
(This is the current conceptual drawing, which may change.)

1. Outline of the Plan

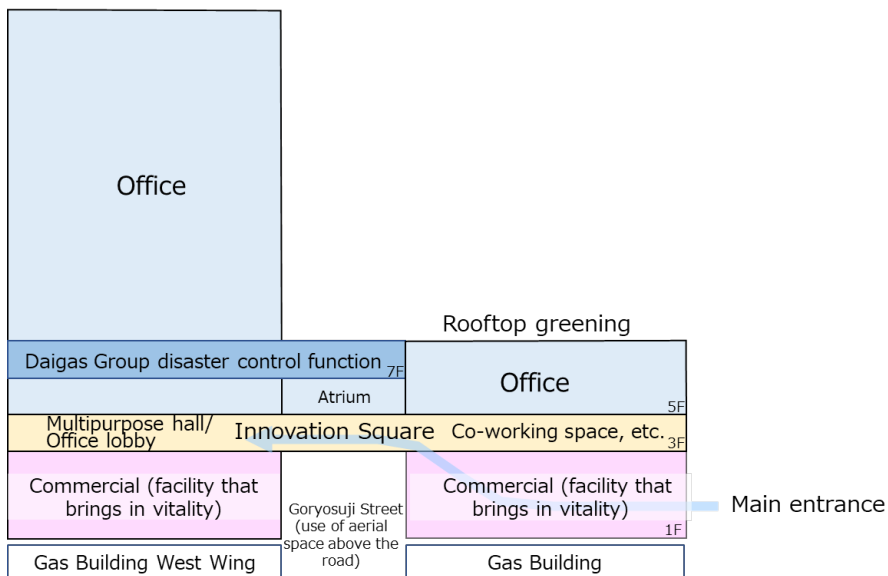
The plan aims to use the aerial space above the city road (Goryosuji Street) between the Gas Building and West Land site for consolidated use of the site and the Land under the Special Urban Renaissance District system. The plan also aims for high-level use of the entire site upon the relaxation of the land use ratio, led by our contribution to urban redevelopment centering on the preservation of the Gas Building, a historical building.

We will invite commercial facilities to the first and second floors to make the surrounding area more lively, while creating offices on the upper floors, thereby promoting the creation of a business zone that allows compatibility between the integration of advanced business functions and liveliness.

Moreover, we will implement activities aimed at achieving a carbon-neutral building and improving the resilience of the Gas Building and the Gas Building West Wing as well as the surrounding area.



Location map



Uses of the Gas Building and the Gas Building West Wing

(1) Preservation and renovation of the Gas Building

The Gas Building consists of the South Wing (completed in 1933 and registered as a tangible cultural property) and the North Wing (completed in 1966). It is well-known as a landmark of Midosuji Avenue for its characteristic exterior that integrates both wings. As for the exterior, three sides (east, north, and south) and a part of the west side (about 85% of the total area of the exterior) will be preserved. Also, about 85% of the floor area of the entire building, including the entrance and the elevator hall, which retain their original charm at the time of completion, will be preserved and used.

A part of the building will be reduced to improve earthquake resistance and renewed as an atrium that brings a sense of openness. Moreover, a new main entrance will be set up on the Midosuji Avenue side of the Gas Building to create a flow of people and liveliness from the atrium to the Gas Building West Wing.

The Gas Building, currently used as a company office, will be expanded for other uses and developed as a facility that brings liveliness as well as an office that retains the charm of a historic building.



Image of the Gas Building atrium

(This is the current conceptual drawing, which may change.)

(2) Development of an innovation base

An innovation base will be established on the third floor of the Gas Building and the Gas Building West Wing and the aerial space above the road.

The Gas Building will have co-working spaces and shared offices, the Gas Building West Wing will have a large multi-purpose hall, and the aerial space above the road, where users' flow lines intersect, will be used for setting up Innovation Square. For operations, we plan to utilize the open innovation of the Daigas Group and the startup support know-how of Kyoto Research Park, a wholly owned subsidiary of Osaka Gas Urban Development, thereby promoting an exchange of diverse people for creating innovation.

(3) Activities toward strengthening resilience and environmental initiatives

A gas cogeneration system, a highly efficient distributed system, will be adopted to promote the advanced use of energy. In addition, the system will supply gas through highly earthquake-resistant medium-pressure pipelines, allowing a continuous supply of electricity and heat even in the event of

a disaster. Moreover, the Gas Building West Wing will ensure earthquake resistance in anticipation of an Uemachi fault zone earthquake or a Nankai Trough earthquake (seismic intensity of 7) to strengthen the Daigas Group's function to cope with disasters and enhance the resilience of the entire building.

We will also consider accommodating the surrounding facilities with heat for air conditioning during normal times and power in the event of a disaster, aiming to make advanced use of energy and strengthen resilience in the surrounding area. Furthermore, in the event of a disaster, the large hall in the Gas Building West Wing will be opened to the public as an evacuation facility for those unable to return home.

In addition, we will implement environmental activities to achieve carbon neutrality of the entire building, the Gas Building and the Gas Building West Wing combined, such as the introduction of high-efficiency energy-saving equipment, solar power generation systems, and other renewable energy equipment, and the use of Non-Fossil certificates and carbon credits.

2. Overview of the facility plan

	Gas Building West Wing (to be newly constructed)	Gas Building (to be renovated)
L o c a t i o n	4-1-2 Hiranomachi, Chuo-ku, Osaka	
Ground area	About 10,370 m ²	
T o t a l f l o o r a r e a	About 136,000 m ²	
F l o o r - a r e a r a t i o	About 1,200%	
H e i g h t	About 150 m	
N u m b e r o f f l o o r s	33 floors	8 floors
M a i n u s e	Office and commercial facility	Office and commercial facility
S t r u c t u r e	Steel-framed (Partly steel-framed reinforced concrete)	Steel-framed reinforced concrete
C o m p l e t i o n t i m e	Around 2027	Around January 2031

The current plan is subject to change based on future consultations with government authorities and relevant parties.