

July 1, 2024  
Kyudenko Corporation

## Notice of Head Office Relocation (Entry into Fixed-term Building Lease Agreement for Space in One Fukuoka Bldg.)

Today, Kyudenko Corporation entered into a fixed-term building lease agreement with Nishi-Nippon Railroad Co., Ltd., that will make it an office tenant of One Fukuoka Bldg., which is scheduled to open in spring 2025

### 1. Background and purpose of relocation

Recognizing the ongoing aging of its Head Office Building, which was built in 1976, Kyudenko decided to relocate its Head Office after studying how it could best provide a workplace environment in which employees can do their jobs with greater peace of mind, including by considering factors such as risk management in the event of disasters, its vision for the ideal office in terms of diverse workstyles and related changes, and environment responsibility.

### 2. Overview

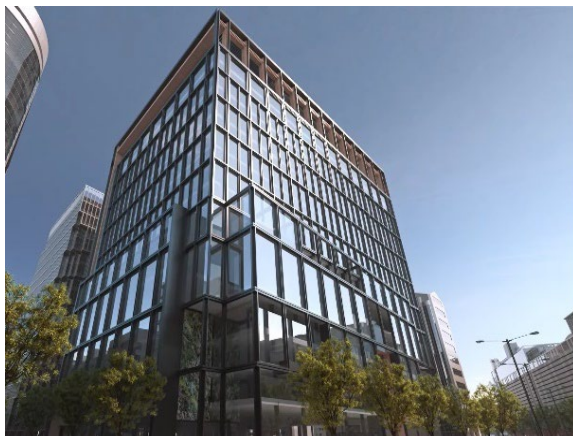
Building: One Fukuoka Bldg. (Nickname: “One Building”)

Address: 1-11 Tenjin, Chuo-ku, Fukuoka

Occupied floors: 13th and part of 14th floors (about 7,000 m<sup>2</sup>)

Employees anticipated to be affected by move: About 900

Start of operations: Spring 2025 (tentative)



Artist's conception of One Building

↓ New Office Introduction Video

[https://youtu.be/Xrq0\\_\\_H8IF0](https://youtu.be/Xrq0__H8IF0)

### 3. Kyudenko's office concept

## “Gather. Connect. Create the future.”

To create new ideas and spark communication, everyone will **gather** at the new office.

Employees will transcend departmental barriers to **connect**.

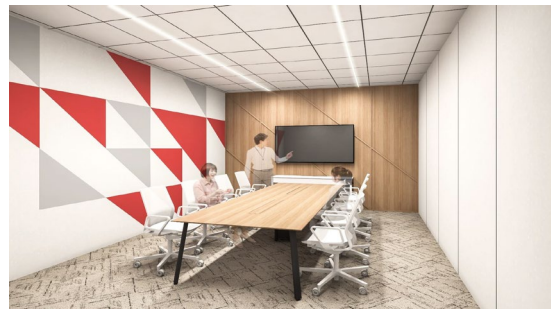
They will **create the future** by realizing new workstyles and features that make it easier for them to do their jobs while reducing the facility's environmental impact.

The new Head Office will foster employees' autonomy and enthusiasm while striving to create new value by encouraging workers to embrace challenges.

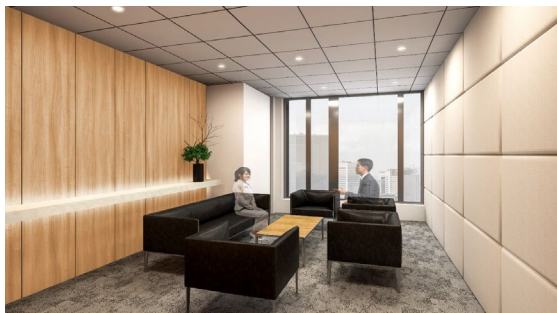
#### Illustrations of the new office



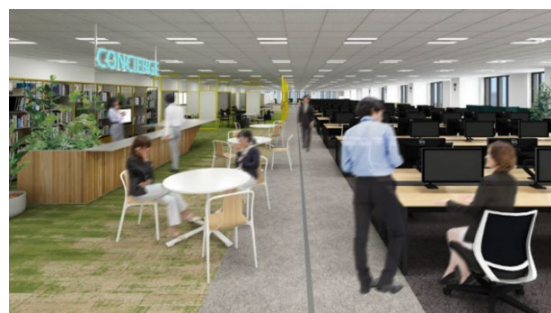
14th floor general reception area



14th floor conference room evoking Kyushu festivals



14th floor reception room featuring incombustible lumber from tree-thinning



13th floor operations area with hot-desking



13th floor library designed to foster innovation



13th floor break area designed to encourage frank interactions

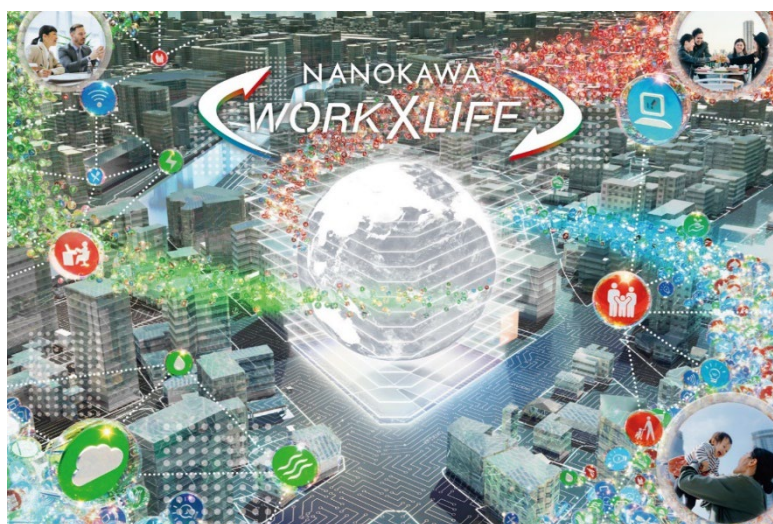
#### 4. Future use of the current Head Office site

Kyudenko will undertake an intensive study of a joint redevelopment project combining the previous Head Office site with an adjacent site occupied by Izuka Credit Union's Fukuoka Branch. Guided by the basic concept of **“creating a lifestyle-oriented business hub that can meet a diverse range of workstyle needs while realizing coexistence with the environment and the local community,”** this project will seek to create an environment that combines work and private life by taking advantage of the area's unique mixture of work locations and residences.

Since its founding, Kyudenko has worked to infuse buildings with life through its principal business of supplying more comfortable spaces through electricity, air, and water-related services. The company will contribute to the creation of appealing, dynamic communities by giving shape to those technological capabilities.

#### ■Illustration of the project's approach to urban planning

The Kyudenko Group, which continues to embrace the challenges of the future through its technological capabilities, will use smart buildings and technologies like the Internet of things and AI to connect the environment, technologies, and people; resolve problems faced by offices and communities; and create new lifestyles that are sustainable and comfortable beyond those technology-facilitated connections.



\*The above illustration is intended to communicate the present concept, which may change as a result of future study.

(Surrounding buildings: ©Zenrin)

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■Project overview

Address: [Lot number] 1-23-1 Nanokawa, Minami-ku, Fukuoka-shi, Fukuoka Prefecture

Site area: About 5,900 m<sup>2</sup>

Owner: Kyudenko Corporation

With the cooperation of: Nikken Sekkei Ltd.



Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.