

December 20, 2021

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Announcement of Plan to Construct the Mikuni Uomachi Building as Part of Kitakyushu's Kokura Rebuild and Invite Project

Mikuni Co., Ltd. (Head office: Kitakyushu-shi, Fukuoka; President: Hidenori Yamada), a consolidated subsidiary of World Holdings Co., Ltd., has announced its plan to construct a next-generation intelligent building in the city of Kitakyushu that is tentatively named the Mikuni Uomachi Building. The new building will be a major component of the Kokura Rebuild and Invite Project, a new community creation initiative of the city of Kitakyushu with the goal of building a city of the future that helps achieve the Sustainable Development Goals.

■ The Kokura Rebuild and Invite Project

This project of the city of Kitakyushu combines activities to attract private-sector developments and companies to set up offices in the city's Kokura district. The project is a new initiative of the city government that includes starting and expanding new businesses and easing building and zoning regulations for the floor area ratio, parking spaces and other items.

The objective is to create a community of the future that plays a role in achieving the Sustainable Development Goals. The project aims to establish a safe and attractive urban environment and bring in IT companies where young people work. Constructing green intelligent buildings is another goal in order to conserve energy as well as provide comfort for building occupants and help increase the value of companies with offices in these buildings.



■ Mikuni Uomachi Building (provisional name)

Company: MIKUNI Co., Ltd.
 Location: 3-5 Uomachi, Kokurakita-ku
 Site area: 1,255m²
 Total floor area: 9,854m² (floor area ratio: 750%)
 Use: Offices

Features:

- Environmentally responsible (energy efficient) design
- All energy from renewable sources
- Designed for life after the pandemic ends
- Many facilities and features for BCP and security
- Helps create a walkable environment for the surrounding area

■ Upcoming schedule

October 2022: Planned start of construction
 March 2024: Planned completion



Artist's rendering of the building

Kitakyushu – An SDG City of the Future

An advanced office environment that raises corporate value



Facilities overview

Renewable energy

Powered **entirely by renewable energy**

Use of energy **where it is produced** –RE100
renewable energy initiative

Office space that helps make **Kitakyushu an SDG city of the future** and meet the needs of tenants with a high degree of environmental literacy



Safety and security

Ventilation volume 50% higher than the Building Standards Act requirement for safety during the pandemic

Better air quality

Ventilation uses outdoor air
Energy recovery ventilator
(with humidifier)

A safe workplace environment

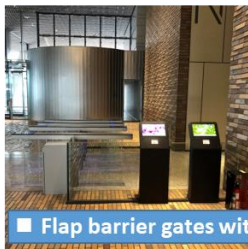
Monitors body surface temperature,
functional microbe-resistant material

Reduces contact with surfaces

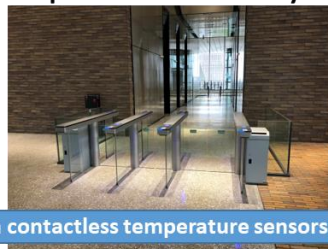
Contactless security gate system
Contactless elevator



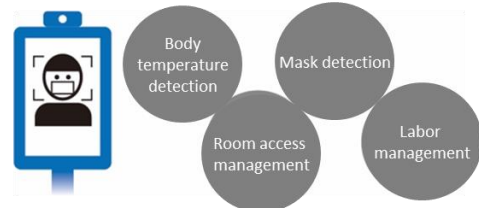
24-hour room access management system/Contactless AI body surface temperature detection system



■ Flap barrier gates with contactless temperature sensors



*Renderings of possible designs



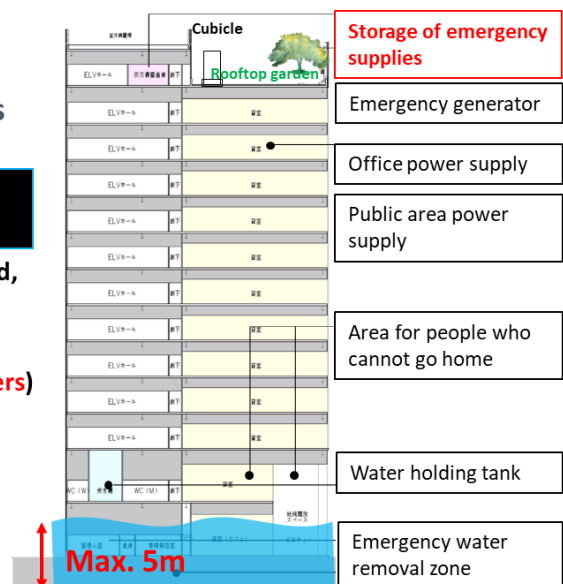
BCP

Business continuity planning

Flooding and other water damage is the primary element of BCP

Occupants can remain in a building for 24 hours during an emergency

- Strength to withstand horizontal forces (earthquake, wind, etc.) of more than **1.25 times**
- **24-hour emergency electricity generation capability**
- BCP includes risk of water damage (up to depth of **5 meters**)
- Storage room for emergency supplies on the **13th floor**
- Building **functions operate** for one day without any infrastructure links
- People can stay in a building for one day/Capacity of **70 people**



High specification office

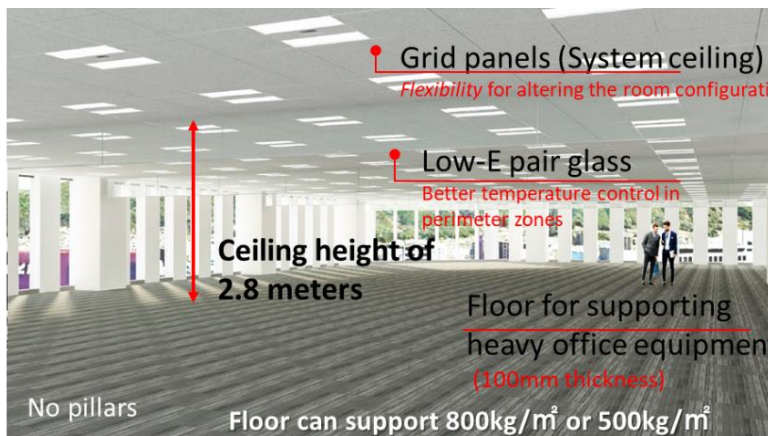
- **An attractive design** for the comfort of occupants
- **High-grade functions** for all building facilities
- Rigorous **security** and **many amenities**
- Considering **5G** and other communication links in public areas



*Renderings of possible designs



A rental remote conference room



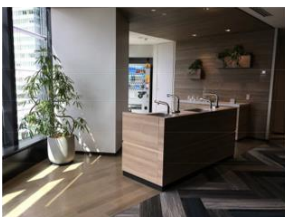
Easy to use

Each floor can be partitioned up to five tenants. Equipment and other facilities are already divided to allow meeting the requirements of every tenant.

More appealing to potential tenants



Refreshment area



*Renderings of possible designs

Attractive public spaces raise the value of offices



Regional invigoration

The core of community activities

Provision of leased office space for satellite offices and start-up IT companies

An ideal location for offices because Kitakyushu is a domestic and international logistics base

- An infrastructure for *land, sea and air* logistics (harbor and **24-hour** sea/air/rail cargo terminals)
- A city with many links with other Asian countries



A gathering place

Includes a space suitable for holding many events

A location for business activities and bringing people together

- **Greenery is planned** to create a space that **matches the surroundings**.
- The public space on the ground level **can be used for indoor/outdoor events**, making it ideal for festivals and other activities. This space is also **suitable** for farmers markets, food trucks and other activities **for nearby residents**.



The real estate business of World Holdings is guided by the mission of “contributing to regions by creating communities that bring people and culture together.” Through these activities, World Holdings aims to support the establishment of sustainable regional societies by creating safe and pleasant communities.

■ Profile of Mikuni and contact information

Company name	MIKUNI Co., Ltd.
Location	12-4, Konyamachi, Kokurakita-ku, Kitakyushu-shi, Fukuoka
Tel	+81-92-409-3392
Main business	Real estate purchasing and revitalization, rental brokerage and management, real estate brokerage, development of residential sites, sale of condominiums and sales agency services
Representative	Hidenori Yamada, President
Shareholder	WORLD HOLDINGS CO., LTD. (100%)
Website	https://mknw.co.jp/