

# **Overview of Large-Scale Renovation of Dojima Kanden Building**

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# Concept of Large-Scale Renovation of Dojima Kanden Building

## SEKISUI

- Corporate Philosophy  
**The “3S Principles” (Service/Speed/Superiority)**
- Vision Statement  
**“Innovation for the Earth”**
  - In order to realize sustainable society, we support the basis of LIFE and will continue to create “peace of mind for the future”.
  - In order to realize this vision, it is important that every employee demonstrates their abilities, breaks away from conventional methods, and continues to take on challenges.



- **Aiming to create a workplace that balances ease of work and job satisfaction**
  - Creating an office space that embodies the new normal
  - Creating a space that values the individuality and values of every employee and allows them to actively participate
  - Balancing safety and security measures with comfort and sustainability

(Interior of exclusive areas)

## 人に、街に、明るい未来を 関電不動産開発

- Corporate Slogan  
**“Bringing a brighter future to people and communities”**
- Management Philosophy:  
**“We aim to realize a sustainable future through the creation of reliable and comfortable community infrastructure.”**
  - Vision: To strive for a dynamic society composed of communities where every individual can shine.
  - Mission: To create spaces that connect people, respecting diversity.
  - Brand identity: A challenging developer that values people



- **Aiming to become a “leading zero-carbon company in the real estate industry”**
  - Providing the choice of zero carbon to society

(Exterior and common areas)

**Building conscious of ESG and SDGs**

Exterior design **inspired by water**, the origin of SEKISUI's name, **to contribute to the creation of sustainable town and community development in Nakanoshima as a new landmark of the water city Osaka**



Before renovation



After renovation

The term “SEKISUI” is derived from Sun Tzu’s The Art of War, an ancient Chinese classic, which states, “the Onrush of a conquering force is like the bursting of pent-up waters into a chasm a thousand fathoms deep.” In business, this means that it is important to thoroughly analyze, research, and prepare before fighting like the victor of a battle with the momentum of pent-up waters.

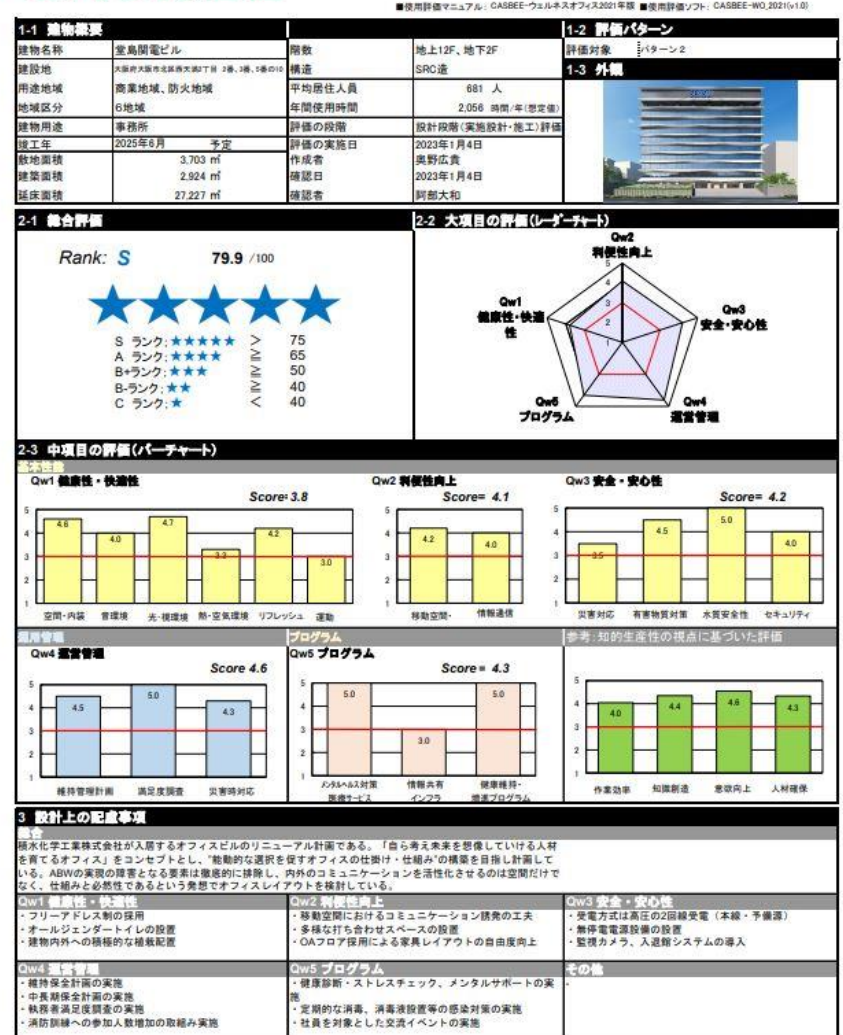
- Among major cities across Japan, the percentage of buildings over 40 years old that are candidates for reconstruction in Osaka is 26%, and over 70% for buildings over 20 years old. As a result, **reducing** the total amount of **CO<sub>2</sub>** emitted from the planning to demolition of these buildings, known as **lifecycle CO<sub>2</sub>**, has become an urgent issue.
- Except for the parts where some seismic reinforcement has been carried out, the main structure of the building, including reinforcing bars, steel frames, and concrete, can be used as is. Since there is no need to manufacture, transport, or construct these materials, **of lifecycle CO<sub>2</sub> emissions, the amount of CO<sub>2</sub> emissions from the manufacturing of materials to construction (upfront carbon) excluding the future operation stage was reduced by approximately 50%** compared to new construction of the same scale and for the same purpose as this building.
- **Zero carbon was achieved by adopting a fully electric system and using electricity with added environmental value derived from renewable energy.**

- CASBEE Smart Wellness Office is a certification that evaluates the environmental performance of buildings and also evaluates whether workers can work healthily, energetically, and productively from multiple perspectives.
- This project has achieved the highest S-rank despite being an existing facility, contributing to the improved productivity and health of workers.
- **This is the first tenant building over 30 years old to achieve the highest S-rank in Japan.**



- \* Based on properties announced by IBECs (as of June 26, 2025).
- \* Evaluation Pattern 2 (tenant building + tenant organization initiatives) has been applied.

## CASBEE®-ウェルネスオフィス | 評価結果 |





○Corporate Philosophy  
**The “3S Principles”**  
(Service/Speed/Superiority)

○Vision Statement  
**“Innovation for the Earth”**

- In order to realize sustainable society, we support the basis of LIFE and will continue to create “peace of mind for the future”.
- In order to realize this vision, it is important that every employee demonstrates their abilities, breaks away from conventional methods, and continues to take on new challenges.

Dojima Kanden Building Renovation Concept

- **“3S+S”** (considering a new S)
  - An office that nurtures human resources who can think for themselves and create the future
- **“Free ~challenges and innovation~”**
  - We want every employee to tackle things freely with a constant awareness of taking on challenges and innovation in order to realize new working styles and achieve daily operational targets

- **Aiming to create a workplace that balances ease of work and job satisfaction**
  - Creating an office space that embodies the new normal
  - Creating a space that values the individuality and values of every employee and allows them to actively participate
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# Creation of a Workplace that Balances Ease of Work and Job Satisfaction (Specific Examples)

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(Cafeteria, 11F)



(Coworking space, 11F)



(Office area, 9F)

## Office space that embodies the new normal

- In addition to adapting to new work styles, we created a **work space that enables employees to work proactively**, contributing to improved productivity—including operational efficiency—and aimed for **work styles that lead to well-being**.

# Creation of a Workplace that Balances Ease of Working and Job Satisfaction (Specific Examples)

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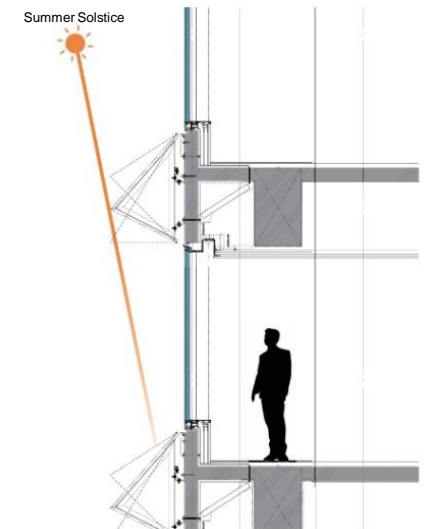
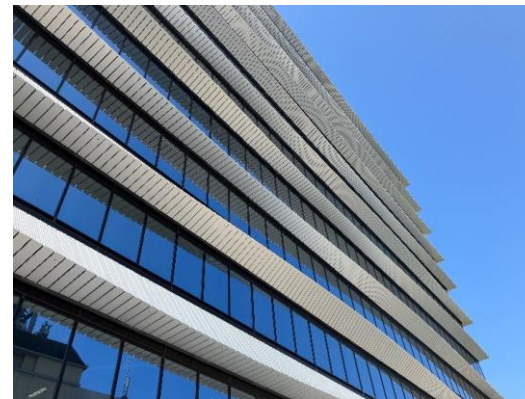
**Creating a space that values the individuality and values of every employee and allows them to actively participate**

- We installed a sub-entrance on the first floor as a service entrance and created barrier-free access routes.



**Balancing safety and security measures with comfort and sustainability**

- We reduced the air conditioning load by replacing 50-year-old aluminum sashes with low-E double-glazed windows and installed natural ventilation openings to prevent the spread of infectious diseases. We also utilized the eaves effect of the exterior materials to block sunlight.





# Creation of a Workplace that Balances Ease of Work and Job Satisfaction (Specific Examples)

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## Entrance floor, 2F



(Entrance space)



(SEKISUI CONNECT GALLERY ∞)



## (All-gender restrooms)

Restrooms should be places where anyone can take a break and relax during busy office work. We planned spaces that people can choose freely according to their mood and timing, regardless of gender.

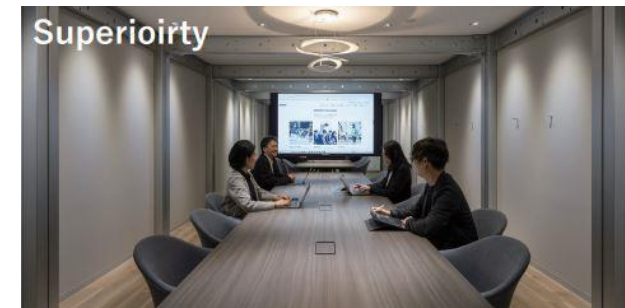


(Layout of 2F)

## (Conference rooms based on the 3S Principles)



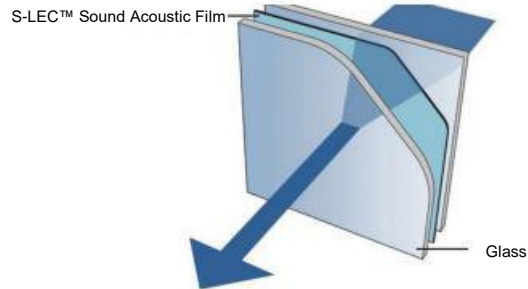
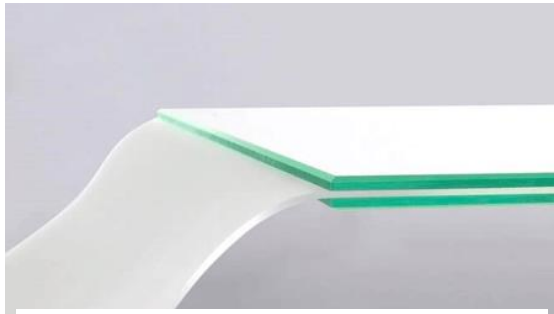
We created conference rooms based on the three words of SEKISUI CHEMICAL's 3S Corporate Philosophy (Service/Speed/Superiority). This promotes communication and deepens employees' understanding of the 3S Principles.



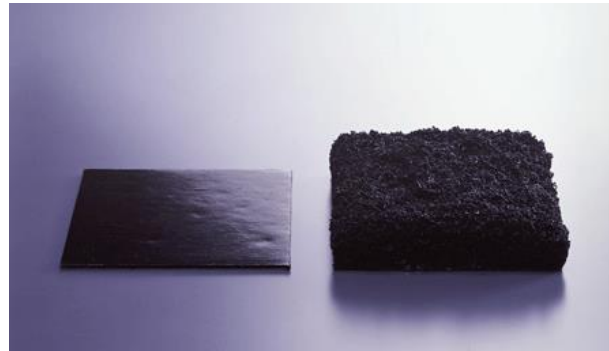
# Use of More Than 20 SEKISUI CHEMICAL Products Including Perovskite Solar Cells and Interlayer Films

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We have used more than 20 products from the SEKISUI CHEMICAL Group, which provides products that contribute to the safety, durability, and environmental friendliness of buildings and infrastructure, in this renovation. These include **"S-LEC interlayer films for laminated glass"** that contribute to safety and security, **"FI-Block"** flame-retardant material that expands to 5 to 40 times its original size in the event of a fire to form a heat insulation layer, and **"SEKISUI OA Floor"** that contributes to office flexibility.



S-LEC interlayer films for laminated glass



FI-Block heat expanding flame-retardant material



SEKISUI OA Floor