

October 5, 2023

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**Notice on Good Design Award 2023 Recipience by
“TOPAZ Shin-Okachimachi” Rental Residence and
“ESCON Kudankita Building” Office Building
—ES-CON JAPAN Wins Good Design Award
for Sixth Consecutive Year—**

TOPAZ Shin-Okachimachi rental residence in Taito-ku, Tokyo, and **ESCON Kudankita Building** office building in Chiyoda-ku, Tokyo, both developed by ES-CON JAPAN, have been awarded the Good Design Award 2023 by the Japan Institute of Design Promotion (JDP). This marks the sixth consecutive year ES-CON JAPAN projects have led to receiving the Good Design Award.



**GOOD DESIGN
AWARD 2023**

1. TOPAZ Shin-Okachimachi

Comments from the Jury

The design of elements like sashes, partitions, and balcony railings in high-rise residential buildings significantly affects their exterior appearance. TOPAZ Shin-Okachimachi incorporates triangular parting walls into terraces created by offsetting rounded slabs and rectangular units. The idea of an exterior appearance created by parting walls without the use of partitions is innovative. The parting walls are connected at angles that echo the boundaries of the site, forming a star-shaped outer wall that minimizes any sense of encroaching on or excessive domination of the surroundings. Thin slabs and transparent wire mesh railings emphasize the parting walls, resulting in a building whose appearance changes over the course of the day.



Exterior View

Characteristics of the Property

This property represents the first phase of the TOPAZ series rental residential brand with which ES-CON JAPAN is currently involved. Reflecting the theme of connections to the space outside structures, this residential building leverages the open spaces at the front and the rounded exterior to create a structure with a landmark-like presence. At the same time, the design minimizes any sense of encroaching on or excessive domination of the surroundings. The individual residential units incorporate wire mesh railings on their balconies to achieve airy, well-lit spaces. In communal areas, the windbreak room features original artwork commissioned specifically for this property and displayed to be visible to pedestrians walking past outside. The landscaped entrance approach provides both residents and the local community with opportunities to enjoy both art and greenery.



Landscaped Entrance Approach



Entrance



Interior View

Property Overview

Name: TOPAZ Shin-Okachimachi
Location: 2-20-1 Taito, Taito-ku, Tokyo
Access: Five-minute walk from Shin-okachimachi Station (Toei Oedo Line and Tsukuba Express)
Eight-minute walk from Naka-okachimachi Station (Tokyo Metro Hibiya Line)
15-minute walk from Okachimachi Station (JR Yamanote Line and Keihin-Tohoku Line)
12-minute walk from Asakusabashi Station (JR Chuo-Sobu Line)
Structure/Stories: Reinforced concrete construction; 15 stories (above ground)
Total Units: 48 units

2. ESCON Kudankita Building

Comments from the Jury

Removing columns from the corners of a small office building would, of course, cause the structure to collapse. Thus, the columns are located a slight distance from the corners of each side. With two columns on each side, beams are installed between opposing columns, forming a lattice-like shape, which results in an office building without columns at its corners. This simple idea is highly effective. From the interior looking out, the outside view appears to continue seamlessly around the building. The wave-patterned extruded cement panels used for the waist-high walls are exquisite. The paint hue grows lighter as the floors climb higher, creating the sense of the building blending into the sky. Despite an allegiance to a marked orthodox modernist style consisting of waist-high walls and ribbon windows, the design gives the building a light and charming form.



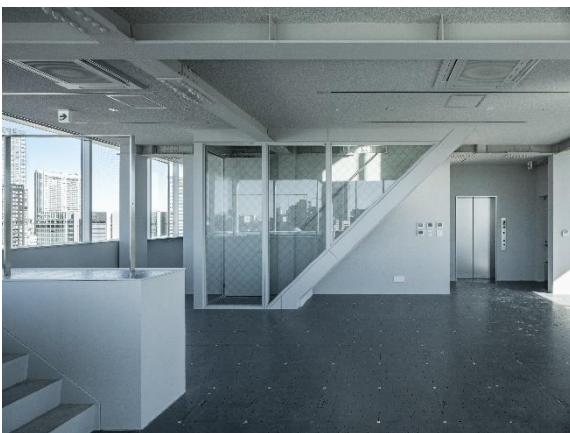
Exterior View



Exterior View

Characteristics of the Property

This property is an office building that makes the most of panoramic views of the Imperial Palace and Mount Fuji. To create office spaces with fine views and a sense of floating in air, ES-CON JAPAN installed large windows on the south, west, and north sides; constructed the building as high as possible to reduce the building coverage ratio; and devised an ingenious technique to eliminate columns at the corners. The ceiling beams on each floor are half-exposed and incorporate linear lighting to realize a lighting plan that is softly luminous while emphasizing the building's structure. These elements create compact spaces that are full of diverse charm and offer various experiences, achieving an office building that reflects creativity and encourages flexible thinking.



Interior View (East Side)



Interior View with Lighting Turned On

Name: ESCON Kudankita Building
Location: 1-32-11 Kudankita, Chiyoda-ku, Tokyo
Access: Four-minute walk from Kudanshita Station (Tokyo Metro Hanzomon Line,
Tokyo Metro Tozai Line, and Toei Shinjuku Line)
Structure/Stories: Steel frame construction; 12 stories (above ground)

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