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To Members of the Press

Nippon Steel Kowa Real Estate Co., Ltd.  
Akasaka Intercity Management Co., Ltd.

## AKASAKA INTERCITY AIR Achieves Platinum, the Highest Level of LEED Certification S - Rank

Nippon Steel Kowa Real Estate Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Masahiro Miwa) and Akasaka Intercity Management Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Kazuhiro Ozaki) hereby announce that their flagship building, AKASAKA INTERCITY AIR (located in Minato-ku, Tokyo), has achieved LEED® Platinum certification, the highest level under “LEED O+M: Existing Buildings (v4.1)”. LEED® (Leadership in Energy & Environmental Design™) is an international green building certification program administered by the U.S. Green Building Council® (USGBC®).

This marks the first time in Japan\* that a large-scale mixed-use building has achieved Platinum certification under this certification system.

\* Note: Source: USGBC official project directory



AKASAKA INTERCITY AIR

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### ■ Overview of “LEED O+M: Existing Buildings”

LEED® is an international certification program developed by the U.S. Green Building Council (USGBC) to evaluate the environmental performance of buildings and urban areas. Among the LEED rating systems, “LEED for Building Operations and Maintenance (O+M): Existing Buildings” is specifically focused on the management and maintenance of existing buildings. It evaluates various aspects of building operations, primarily across the following categories.

Location and Transportation: Access to public transportation and promotion of bicycle use, etc.

Sustainable Sites: Site management, green space conservation, etc.

Water Efficiency: Use of water-saving fixtures and water use management

Energy and Atmosphere: Energy efficiency, renewable energy use, and greenhouse gas reduction

Materials and Resources: Waste reduction and promotion of recycling

Indoor Environmental Quality: Ventilation, air quality, lighting, and resident comfort

## ■ Overview of AKASAKA INTERCITY AIR

Based on the concept of developing an urban space where workers, residents, and visitors can all carry out their lives with peace of mind and comfort, AKASAKA INTERCITY AIR was planned around the themes of green spaces and greenways, consideration for and collaboration with the surrounding community, and the reduction of environmental impact.

From an environmental perspective, various initiatives have been implemented based on a concept of fostering a smart wellness high-rise office with urban environmental design that goes beyond the development area, achieved through smart building concepts, business continuity planning, and wellness principles. By utilizing high-efficiency equipment, cutting-edge energy management systems, electricity from renewable energy sources, and reclaimed water, the building delivers strong environmental performance. Furthermore, the greenways are integrated with expansive green spaces with a greening ratio exceeding 50%, which are managed in accordance with a site management policy that emphasizes sustainability and human health, as well as with the surrounding urban blocks. These greenways create spaces for relaxation that are open to the local community and help cool the urban environment. At the same time, they contribute to the mitigation of the heat island effect and efficient stormwater management at the site. These outstanding environmental and social considerations have received high recognition under this certification system.



## ■ Facility Overview

Name: AKASAKA INTERCITY AIR

Address: 1-8-1 Akasaka, Minato-ku, Tokyo

Access: Directly connected to Tameike-sanno Station on the Tokyo Metro Ginza and Namboku Lines

Main Uses: Office, residential complex, conference facility, stores

Lot Area: 16,088.32 m<sup>2</sup>

Total Floor Area: 178,328.01 m<sup>2</sup>

Maximum Height: 205.08 m

Structure: Steel frame, steel-reinforced concrete, and reinforced concrete

Scale: 38 stories above ground, 3 basement levels, and 1 penthouse level