



Yumebutai Sustainable Park

PRIMIX Corporation, Headquarters Relocation Plan

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〈 **Project Completion/Moving** 〉

End of July, 2015: Project completion/moving; August 17, 2015 (Monday): Operations restart

1. Overview of Plan

Introduction

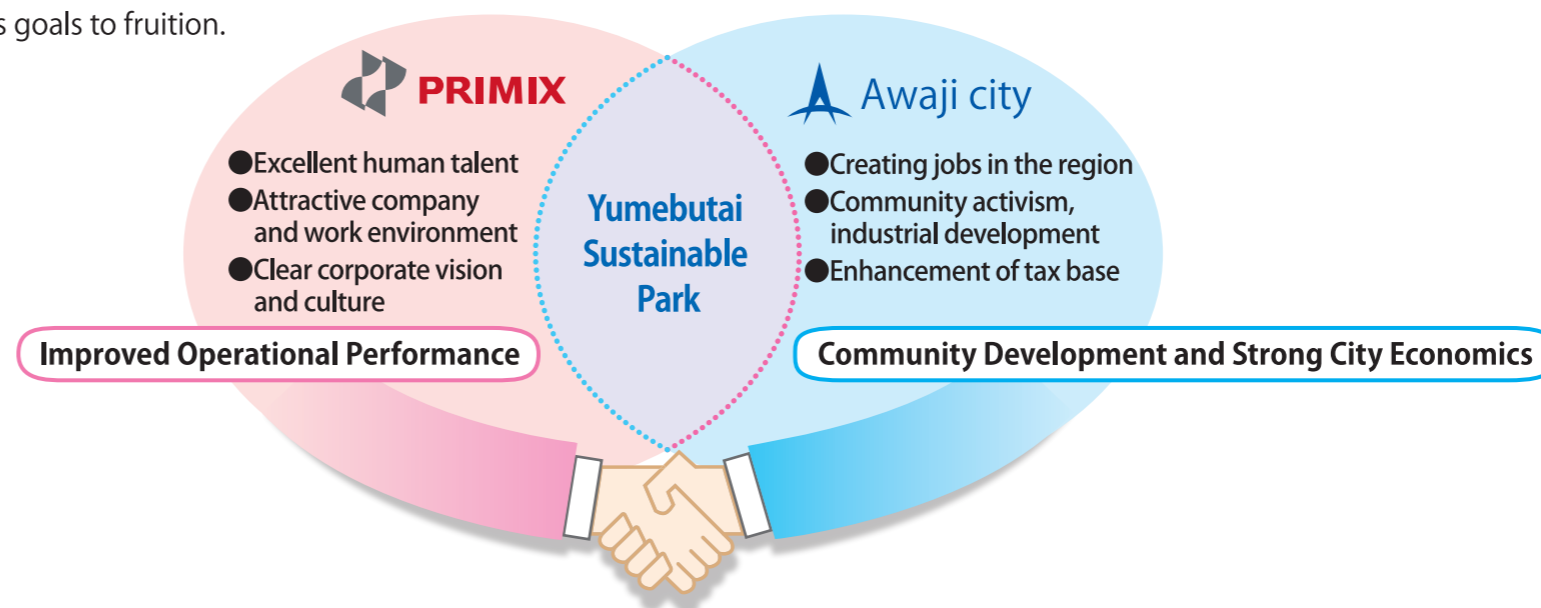
PRIMIX Corp., formerly headquartered in Fukushima-ku, Osaka, has achieved sales of 5.8 billion yen (consolidated group in 2014) and has a staff of 250 people. The company has been actively engaged in the equipment manufacturing industry for 88 years. Over its history, PRIMIX has maintained the highest market share in the domestic Japanese market as the country's first and foremost manufacturer of high-speed mixing equipment for emulsification and dispersion applications. PRIMIX products, manufactured to emulsify, disperse, atomize, knead and transport various types of fluid material are used widely in industries such as pharmaceuticals, cosmetics, food, chemicals, IT and in the new energy-related industries. In recent years, PRIMIX has seen its sales in renewable energy applications such rechargable battery systems (especially lithium ion batteries) for energy storage systems increase to 40% of total sales, and its business has moved well outside the borders of Japan, gaining a stronghold in the global market for equipment to manufacture such systems. The company has a superior reputation for equipment used in the manufacturing of electrode slurry used in lithium ion and fuel cell battery applications, a field that is important to the company's long-term strategy.

PRIMIX's main manufacturing locations, one at the Osaka headquarters of about 2500 sq. meters and another location with about 2800 sq. meters in Kawagoe in Saitama have been used by the company since its inception almost 90 years ago. The factory at the headquarters was limited in space and facilities were quite outdated, while the Saitama plant caused inefficiencies from a management perspective given the distance from headquarters. Furthermore, the company expanded its operations overseas to Shanghai, China and Seoul, Korea in 2004. It became increasingly more apparent that PRIMIX needed to concentrate operations and improve efficiencies in Japan. It had outgrown the current facilities and space so management started a search three years ago to find potential locations among Osaka, Nara, Mie Pref., and Hyogo Pref. to find the most suitable location, setting the stage for a new chapter of growth in the company's history.

The company found the work/live community on the former site of the Awaji Flower EXPO 2000 located about 58km from the headquarters in Osaka, and since many employees live in Osaka, management decided that this location would be the most optimal. Furthermore, the new location is ideally aligned with the company's commitment to renewable energy and significant contributions to improvement of environmental problems. It will also allow the company the ability to expand and develop its environmental management system as a fundamental part of PRIMIX's continuing efforts to become an sustainable corporation. The company has developed a highly innovative building and facilities in line with its environmental policy as well as with an eye toward the next three hundred years. The company also wants to provide a new lifestyle option to its employees in both tangible and intangible ways. The plan emphasizes a peaceful coexistence between work, home and the environment where one can simply take a step outside and be close to natural surroundings.

With this in mind, the company has been able to negotiate with Awaji city to arrive at synergistic relationship, calling this new and innovative community, "Yumebutai Sustainable Park", which will undoubtedly attract other like-minded corporations interested in sustainability, improving the natural environment and achieving the best work/life balance for employees.

The area, overlooking Osaka Bay, is home to many people growing their own gardens as well as natural surroundings. It is an ideal location for a company wanting to achieve true ecological and environmentally friendly, sustainable development, while providing an ideal living/working option for employees and their families. PRIMIX believes that this plan brings those lofty and ambitious goals to fruition.



2. Concept

Concept

[Yumebutai Living]

The ultimate aim of this project is to establish a business operation and living space for employees that coexist with the natural environment now, as well as 300 years in the future. The purpose is not just to relocate the headquarters and factory to achieve business goals, it is mostly to provide employees, the vast majority of whom will live here, a place to enjoy both public and private lives happily in a concept called "Yumebutai Living." It will be a place to "Work Hard, Play Hard, Eat Well, and Live Well."

"Yumebutai Living" is an expression of the next generation style of living where people can work in an environment where private lives are just as important. People will easily be able to relax in nearby parks, and make use of tennis courts, basketball courts, rock climbing and other such facilities within the campus. Employees and their families will have a variety of options to enjoy their leisure time in ways that meet their likes and preferences. Furthermore, the source of stress, long commutes to work, can be eliminated and allow people to arrive at work, ready for a day's work without the stress of long commutes on crowded trains.

The goal of "Yumebutai Living" is to provide people with the space and community that is just as comfortable and relaxing as one's own living room.

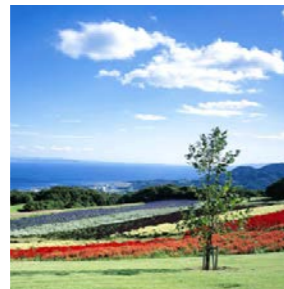
In advanced fluid processing technology, PRIMIX contributes to innovation in a variety of industries, ultimately contributing to an improved society.



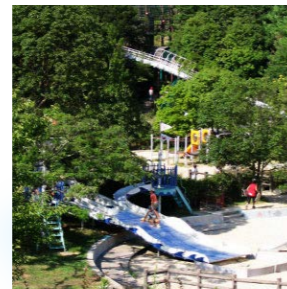
Awaji Country Garden



Awaji Hanasajiki



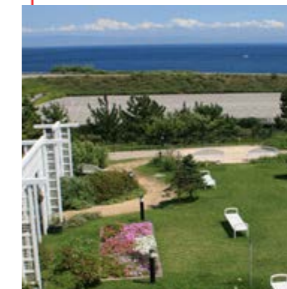
Awaji Island Park



Kiseki No Hoshi Botanical Museum



Akashi Kaikyo National Government Park



Iwaya Beach



Awaji Yumebutai



Concept

[Yumebutai Living] Design

Examples of similar concepts from overseas.

■Building: Artesa Winery (Napa Valley, California)

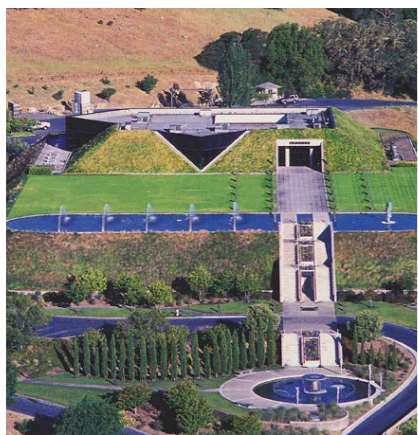
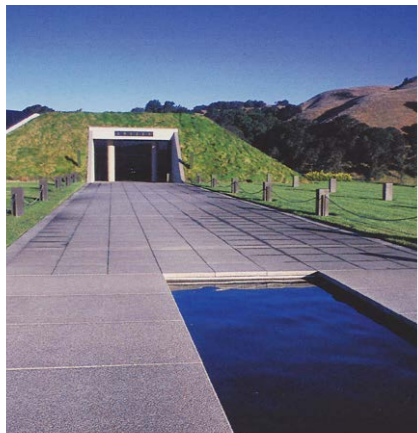
From the main road, there will be an entrance on the fourth floor and go down from there. Using the hillside, earth and trees will provide protection. It will be cooler in the summer, warmer in the winter and make the most efficient use of energy. Another domestic manufacturer, Yamazaki Mazak (Yamazaki Mazak Optonics Corp in Minokamo-shi in Gifu Pref.), is also engaged in manufacturing of similar type of equipment.

■Relaxation area: Google Headquarters and AVEDA Headquarters

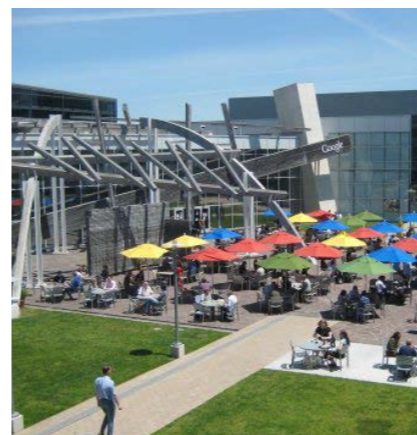
The relaxation areas provide space for employees to enjoy an organic restaurant, a game area, billiards, and a nap area to keep them refreshed. Naturally, given our commitment to the environment, which is fundamental to sustainability, we are looking for ways to integrate environmentally friendly aspects in every step in the process. Through the use of biotope, commonly known as natural habitat, and other landscaping, we encourage people to enjoy lightening bugs in the summer, and seasonal flowering plants all year round, for example. Employees can also grow their own fruits and vegetables--olives, citrius, and berries--that can be enjoyed in the cafeteria by all.



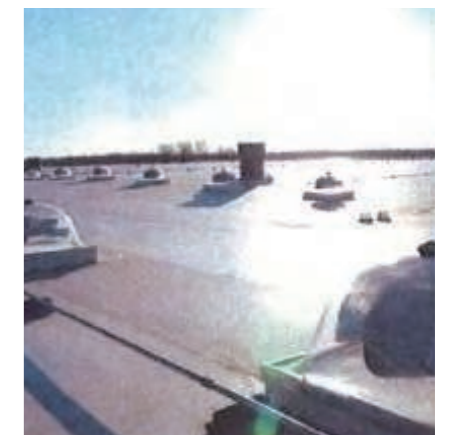
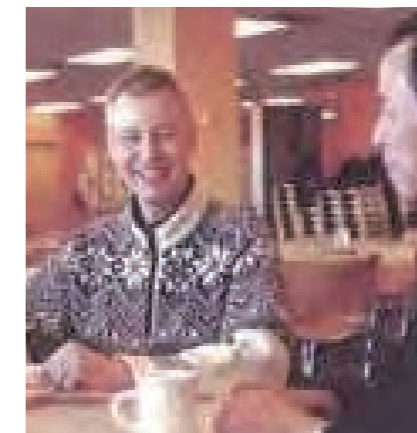
Artesa winery



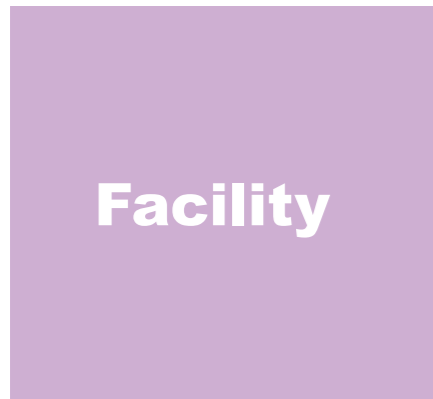
Google Headquarters



AVEDA Headquarters



3. Facility and Land-use Planning



3-1) Headquarters, Research and Development, Factory

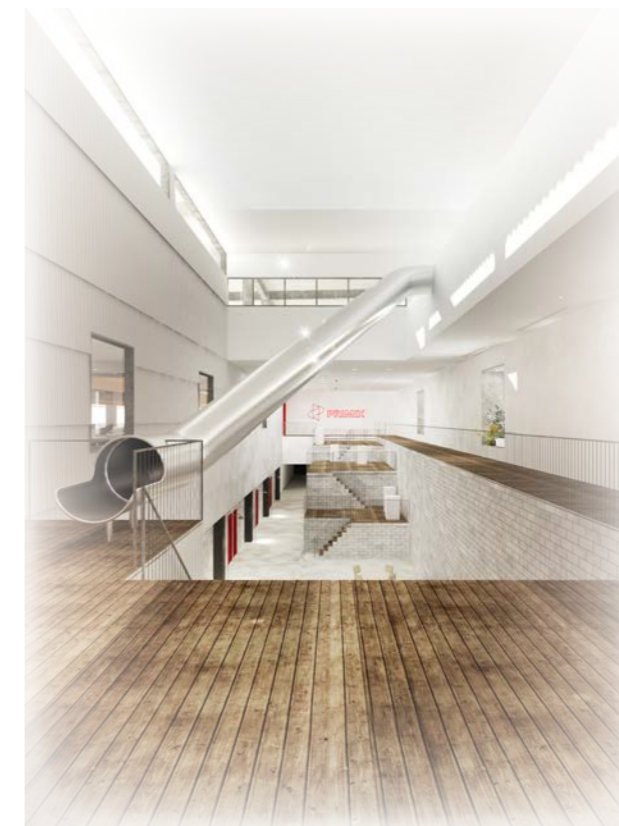
Part A in the drawing is the plant (5,000 sq. m) which will also function as the headquarters and include an office area. The total floor space is 8,192 sq. m. (See Fig. 1) The building has solar panels and other environmentally conscious considerations that meld right into the natural environment. The Greenbelt entrance approach to the building contains the biotope to encourage the development of lightning bugs. On the southwest side of the plant is a climbing wall, and beside that employees can avail themselves to tennis courts and basketball courts.

【Building Plan (Fig. 1) Office Tower】

■B1 floor space : 907.34m ² (includes a museum, meeting rooms, etc.)	
■1F floor space : 5614.85m ² (includes offices, plant, entrance area, etc.)	
■2F floor space : 1670.20m ² (includes a cafeteria, equipment room, etc.)	
Total floor space : 8192.39m ²	
■Campus area : 18,372.19m ²	■Building floor space : 5,836.31m ²
■Total floor space : 8,242.39m ²	■Building coverage : 31.77%
■Floor/area ratio : 44.67%	



A 1-38 Yumebutai Awaji-shi Hyogo 656-2306 Japan



Facility

3-2) Employee Housing

In Part B of the plan, you find employee housing designed by Suppose Design Office, established by Tanijiri Makoto, known as the "slope architect." Suppose Design Office also designed the headquarters and plant to maintain consistency.

Each living unit will be centered around a 100 sq.m family room, all which will have a view of Osaka Bay--something not available in the city. Employees will have up to 10 plans of superior living environments to choose from. Even the studio and one room spaces will make the most of small spaces while giving maximum access to common areas such as restaurants, bars (billiards, darts, karaoke) as well as a theater, sauna with bath, and a golf practice range. Furthermore, employees can utilize onsite services such as cleaning including towel and sheet changing, giving them a more hotel-like option if their lifestyle so dictates.

[Building Plan (Fig. 2) Housing Tower]

■ Family Housing (2 floors)	1F: 41.40m ² + 2F: 57.97m ² = 99.37m ² / per household
■ Singles (1F)	22.47m ² / per unit
■ Common areas	Restaurants 1F: 208.66m ² + 2F: 268.62m ² = 477.28m ² Bath house 208.12m ²
Total space : 2,589.9m ²	
■ Area of Campus: Application area : 8,233.22m ² Application site : 3,722.03m ²	
■ Building area : 1,948.75m ²	■ Floor space : 2,534.1m ²
■ Building coverage : 52.35%	■ Floor space/area ratio : 67.08%

Cafeteria



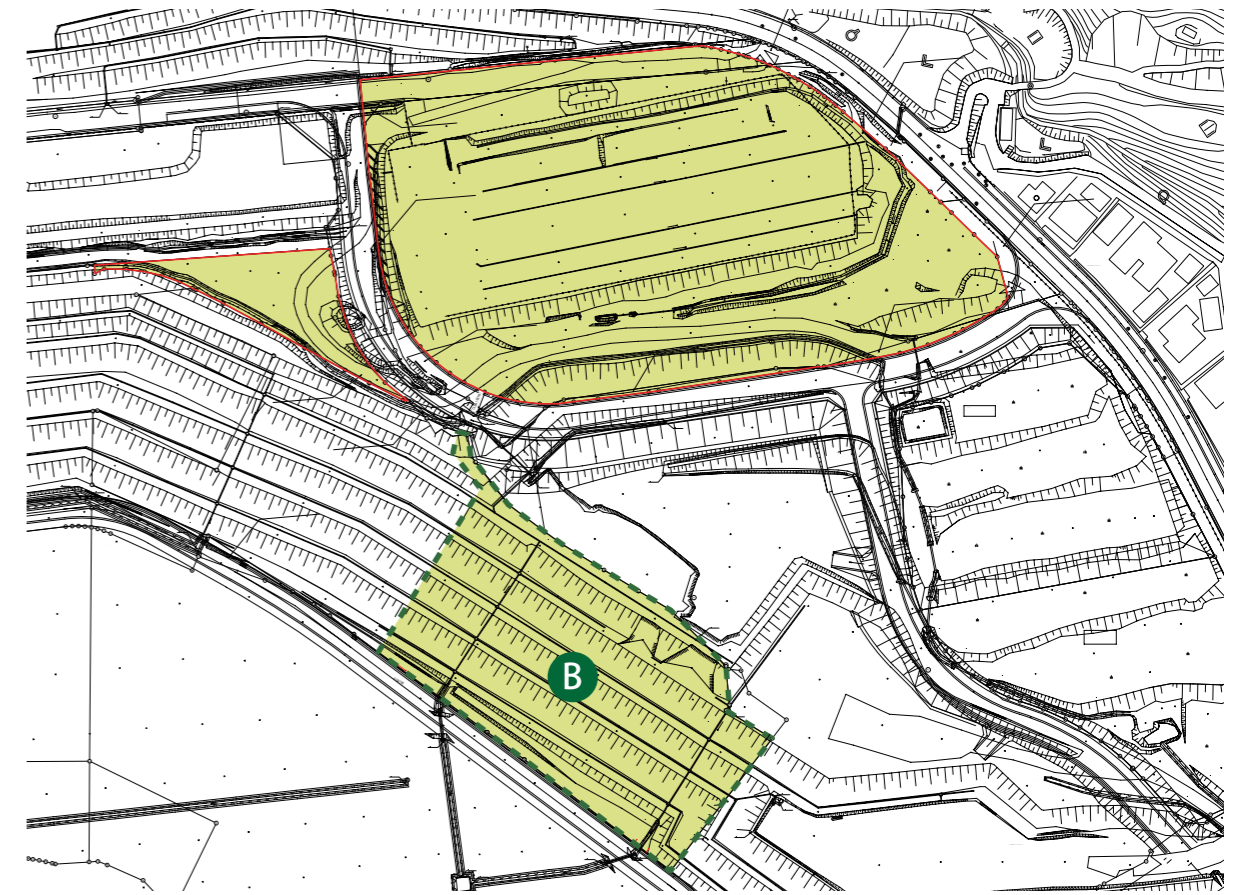
Single room



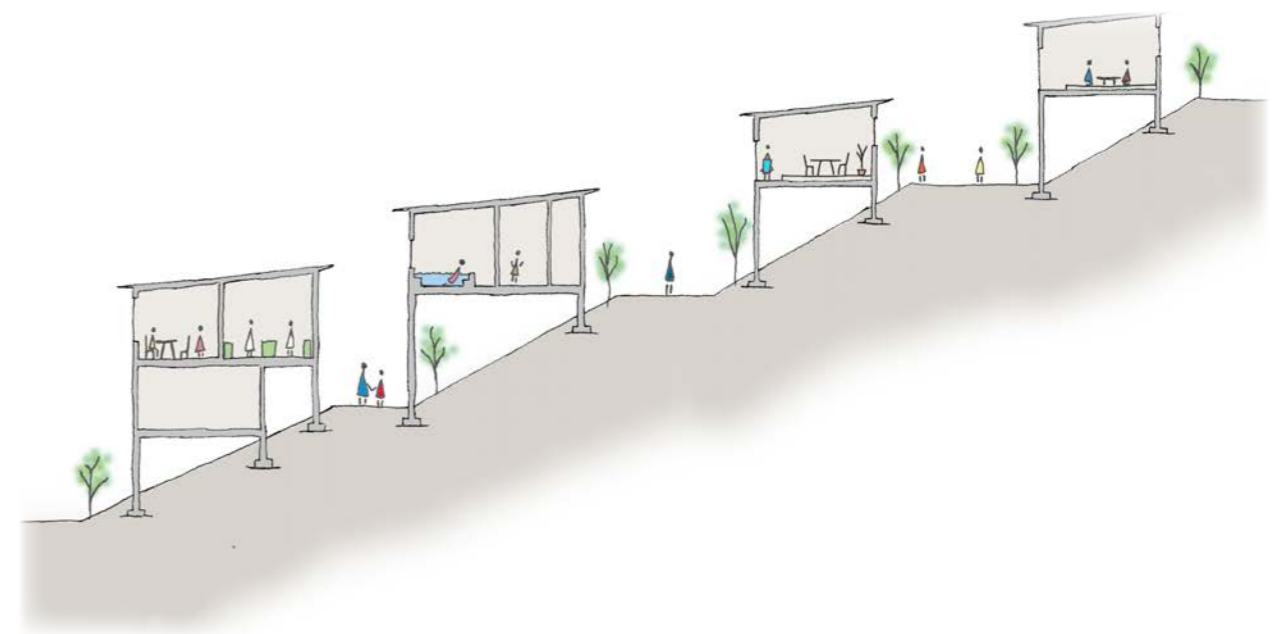
Family room



External appearance



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3-3) Cafeteria

【Operations Policy】

PRIMIX PLUS Inc., will operate the PRIMIX cafeteria with a concept of becoming Japan's most fun and delicious cafeteria based on the menu policies explained below.

The name of the cafeteria is La Cantine. It means "cafeteria" in French, and will be a place to get together with fellow employees and enjoy lunch or other meals.

Convivio is the name of the cafeteria located near the housing units and means "to hold a dinner party," in Italian.

The menu offerings in these restaurant concepts for this project are based on guidelines from the Menu of Change Leadership Summit hosted by the Culinary Institute of America (CIA) and Harvard University School of Public Health. The menu is designed to be healthy yet sustainable from an environmental standpoint, and will be symbolic of the company's further commitment to local activism and to becoming a sustainable corporation.

【Menu Plan】

1. Full Disclosure

All information will be disclosed as well as what is used in the food, where it's grown, calorie and nutritive content will be made available to employees.

2. Addressing Environmental Issues

We will purchase ingredients only from producers who work to protect natural ecosystems and strive to use processes that decrease greenhouse gas emissions as much as possible.

3. Awareness of "Food Mileage"

Imported ingredients and other food that is shipped from far away contribute directly to greater emissions of greenhouse gas.

Food and ingredients will be purchased with an emphasis on procurement from the local community and from producers who implement sustainable growing methods.

4. Deliciously healthy

Of course, the menu offerings will have the right balance of flavors--sweetness, bitter, sour, salty and umami--but even more, it will be appealing to other senses as well from the presentation, freshness and aroma.

5. Health and Nutritional Support for Employees

Based on data from a physical exam, employees can talk to a nutritionist, which supports part of PRIMIX's vision of taking care of employees' health.

6. Menu Diversity

Menus will have a variety of offerings in all types from staple foods, side and main dishes. By using a wide variety of ingredients prepared creatively, diners will be able to eat a well-balanced diet, yet fully enjoy the experience.

7. Slow Food

By avoiding chemically processed food or food that is subject to artificial changes in temperature, we can provide diners more naturally healthy foods using only the best methods of early ancestors.

8. Hosting of events with food researchers and chefs

Employees and families can take part in programs with visiting food researchers and chefs specializing in food from Thailand, Spain, India, Korea, etc., giving them an opportunity to touch, feel and experience the culture and craftsmanship of food from other cultures. People will not only understand the enjoyment of eating but the importance of food in our lives.

La Cantine



Convivio

