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## Work Completed on Shinjuku M-SQUARE, a New Shinjuku Station Area Landmark

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Tokyo, Japan, March 9, 2018 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that work finished January 31, 2018, on Shinjuku M-SQUARE, an office building project it had been working on in Shinjuku 3-Chome. Openings in this building are planned for Gucci Shinjuku on Friday, April 6, as well as for the Sumitomo Mitsui Banking Corporation Shinjuku Branch, Shinjuku Higashi Area Main Office, Shinjuku Corporate Business Office - I, Shinjuku Corporate Business Office - II and SMBC Nikko Securities Shinjuku-Higashiguchi Branch on Monday, May 21. Furthermore, the SMBC Trust Bank PRESTIA Shinjuku Higashiguchi Branch will open on Tuesday, July 17.

This building is in an ideal location connected directly to Shinjuku Station on the Tokyo Metro Marunouchi Line and provides smooth access to all major lines, including various JR lines, via an underground passage. Equipped with pedestrian-flow plans to move from below ground to above ground, as well as elevators enabling barrier-free access, the building will be open from the day's first train to its last, contributing to activating the flow of people in the Shinjuku area.

The exterior of the building on Shinjuku-dori avenue has a completely glass façade and stylish design that make it stand out even in an area with many commercial buildings. Large digital signage has been installed in the exterior space on the second floor to be utilized as highly valuable advertising space. Office space occupies the eight floors from the 3rd to 10th floors with a total rental floor space of approx. 69,965 ft<sup>2</sup> (approx. 6,500 m<sup>2</sup>) and a standard floor space of approx. 8,288 ft<sup>2</sup> (approx. 700 m<sup>2</sup>), with each floor dividable into a maximum of three zones.

The globally popular designer brand Gucci will relocate from a building in the vicinity to open on the entire first floor of the building. The first floor space of the store will be approx. 6,458 ft<sup>2</sup> (approx. 600 m<sup>2</sup>), making it among the brand's most spacious stores in Japan. As a flagship store handling the latest items in bags, apparel and shoes, the store will hold a grand opening on Friday, April 6.

On the second floor, kakimoto arms, which operates several salons in Tokyo, plans to open a mixed-use outlet in July that will serve as a hair salon, men's grooming salon and head spa.



An external view of Shinjuku M-SQUARE

Sumitomo Mitsui Banking Corporation Shinjuku Branch, Shinjuku Higashi Area Main Office, Shinjuku Corporate Business Office - I, Shinjuku Corporate Business Office - II will open in the building's basement floor and on the 3rd through 6th floors, while SMBC Trust Bank PRESTIA Shinjuku Higashiguchi Branch and SMBC Nikko Securities Shinjuku-Higashiguchi Branch will open on the 7th and 8th floors, respectively. ATMs and a foreign exchange counter will be set up on the basement floor to provide even greater value to customers.

Moreover, Mitsui Fudosan also plans to open one of its WORKSTYLING\* multi-site shared offices for corporate clients on the 8th floor office space in May.

Looking forward, Mitsui Fudosan will contribute to the local development and creation of a dynamic neighborhood through the proper management and operation of Shinjuku M-SQUARE.

\* WORKSTYLING is Mitsui Fudosan's multi-site shared offices for corporate clients. Currently, 25 bases have been established throughout Japan and plans are to increase this to approx. 30 bases nationwide this spring. This base will be the second WORKSTYLING in the Shinjuku area.

# BEYOND THE OFFICE

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**MITSUI FUDOSAN**

<Attachments>

1. Overview of Shinjuku M-SQUARE

<Attachments 1>

【Overview of Shinjuku M-SQUARE Property】

<b>Property Name</b>	Shinjuku M-SQUARE
<b>Location</b>	24-1, Shinjuku 3-Chome, Shinjuku-ku, Tokyo
<b>Access</b>	Directly accessible from Shinjuku Station on the Tokyo Metro Marunouchi Line
<b>Structure / No. of Floors</b>	Steel, steel reinforced concrete structure; 11 floors above ground, 2 floors below ground; approx. 165 ft. (50.35 m) high
<b>Purpose</b>	Offices, retail
<b>Site Area / Total Floor Area</b>	Approx. 12,916 ft <sup>2</sup> (approx. 1,200 m <sup>2</sup> )/approx. 127,014 ft <sup>2</sup> (approx. 11,800 m <sup>2</sup> )
<b>Architect / Builder</b>	First-class registered architect office, Sumitomo Mitsui Construction Co., Ltd., Sumitomo Mitsui Construction Co., Ltd.
<b>Construction Completion</b>	January 7, 2016 January 31, 2018

【Map】

