
Mitsui Fudosan Begins Construction on Yaesu 2-Chome North District Category-I Urban Redevelopment Project

Tokyo, Japan, December 3, 2018 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it held a groundbreaking ceremony for the Yaesu 2-Chome North District Category –I Urban Redevelopment Project, which it has been promoting as a member of the Yaesu 2-Chome North District Category-I Urban Redevelopment Project. Mitsui Fudosan is taking part in planning this project as both the leaseholder and member of the Association. Construction is expected to be completed in late August 2022.

The Yaesu area is the only transportation hub directly connected to Tokyo Station, and is currently proceeding with three large-scale mixed-use redevelopment projects.* This project serves as the first stage and seeks to further strengthen Yaesu's functionality as a transportation hub with construction of a bus terminal, the Bvlgari Hotel Tokyo as the first Bvlgari hotel in Japan, retail facilities directly connected to the Yaesu Underground Shopping Area, the Chuo Municipal Joto Elementary School and a childcare support facility. In addition, offices will have the largest standard floor exclusive areas, with approx. 43,000 ft² (approx. 4,000 m²) of floor plates. The project will include soft services for office workers, in addition to the installation of business exchange and support functions to foster an environment that enables office tenants to lead a more creative business lifestyle. These initiatives will give birth to a town where people play a leading role, appropriate for Yaesu as "Japan's front door."

Going forward, Mitsui Fudosan will promote initiatives that play a role in strengthening the internationalization of Tokyo through neighborhood creation projects.

*Tokyo Station Yaesu 1-Chome East District, Yaesu 2-Chome North District (this project), and the Yaesu 2-Chome Central District projects are the three indicated projects for the overall Category-I Urban Redevelopment Project.



Exterior perspective image
(A-1 Zone)



Exterior perspective image
(A-2 Zone)

【 Main Features and Project Overview of the Yaesu 2-Chome North District Category-I Urban Redevelopment Project】

1. Large-scale, mixed-use redevelopment comprising of offices, retail facilities, a hotel, an elementary school, a bus terminal, etc.

< Features of the Project >

- Large-scale mixed-use redevelopment project that is part of the Category-I Urban Redevelopment Project underway in the three district near Tokyo Station, with a site area that spans more than 3.21 ac and total floor space that exceeds approx. 3,013,000 ft² (approx. 280,000 m²)
- Directly connects to JR Tokyo Station from the first basement floor. Access to the Kyobashi Station on the Tokyo Metro Ginza Line will also become available from the first basement floor after construction of the adjacent Yaesu 2-Chome Centre District Project
- Strengthened functions as a transportation hub due to development of a large-scale bus terminal, etc
- Offices will have the largest standard floor exclusive areas, with approx. 43,000 ft² (approx. 4,000 m²) of floor plates, setup of business exchange and support functions, soft services for office workers
- The retail facilities are directly connected via the first basement floor to the adjacent Yaesu Underground Shopping Area (“Yaechika”), with approx. 60 stores planned
- Bvlgari Hotel Tokyo to open for business
(Relevant press release: https://www.mitsuifudosan.co.jp/english/corporate/news/2018/0423_02/)
- Rehabilitation of the former Chuo Municipal Joto Elementary School that was located within the redevelopment zone
- Establishment of an energy plant supplying power and heat to areas in the vicinity, realization of strengthened emergency response measures and reduced environmental impact with provision of safety, security, and business continuity planning (BCP)

■ Offices

Offices located from the 7th-38th floors will have the largest standard floor exclusive areas in the vicinity of Tokyo Station, with approx. 43,000 ft² (approx. 4000 m²) of floor plates.
We will propose diverse work styles for office workers while creating links to other applications.

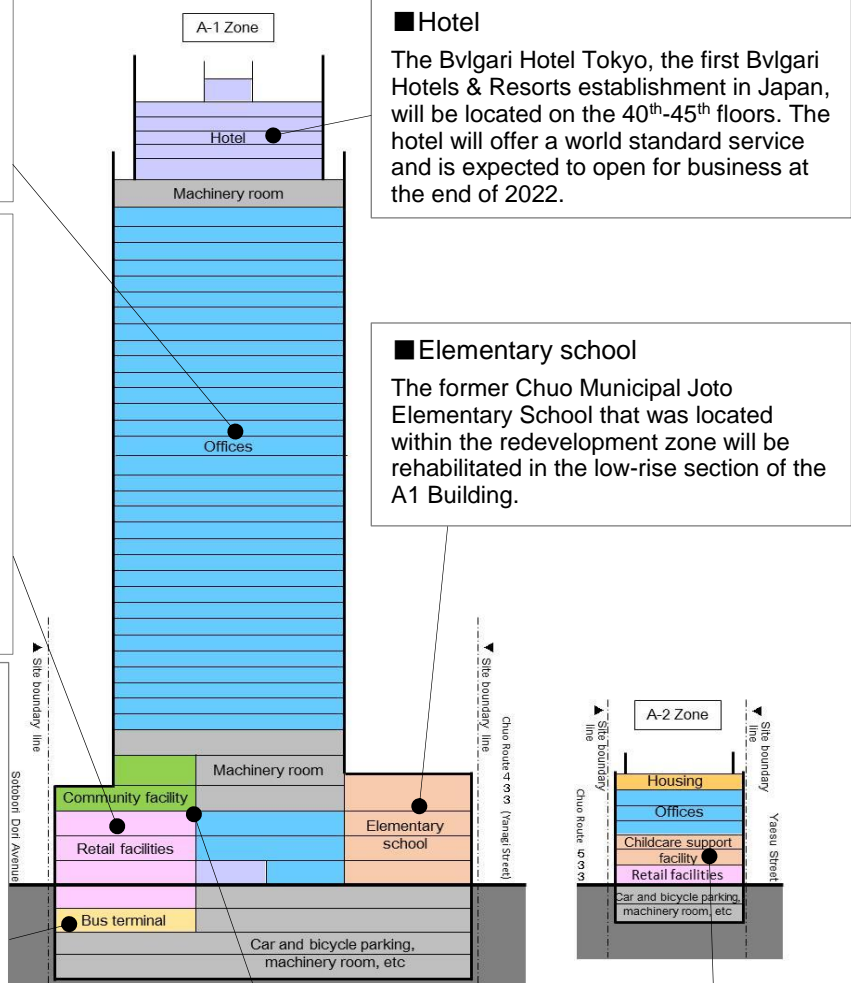
■ Retail facilities

The retail facilities (first to third basement floors, approx. 91,400 ft² (approx. 8,500 m²)) will create prosperity and exchange among office workers, pedestrians, and tourists from inside and outside Japan and seek a communicative atmosphere in a location known as “Tokyo’s front door.” After construction is completed for the adjacent Yaesu 2-Chome Central District Project, the retail facilities in the Yaesu 2-Chome North District will be connected with the Central District on the first basement floor and second floor, creating a link between the two projects.

■ Bus terminal

The bus terminal located on the second basement floor connects the three planned redevelopment businesses near Tokyo Station. The terminal will integrate the highway bus stops that were dispersed among sidewalks around Tokyo Station to become a large-scale bus terminal on the second basement floor, approx. 53,800 ft² (approx. 5,000 m²) with six berths. The terminal will accommodate the arrival and departure of highway buses headed to international airports and regional cities in Japan. The terminal will connect to another bus terminal at the adjacent Yaesu 2-Chome Central District Project at the second basement floor level, which will improve convenience for bus users.

【Cross-sectional purpose chart】



■ Hotel

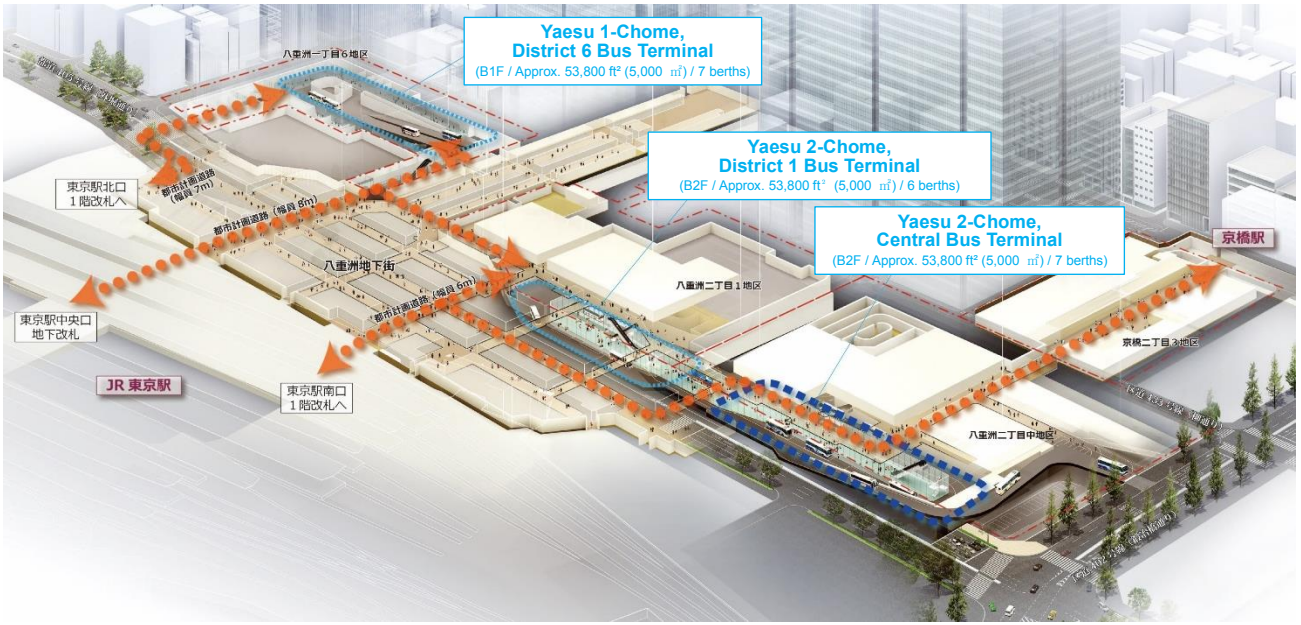
The Bvlgari Hotel Tokyo, the first Bvlgari Hotels & Resorts establishment in Japan, will be located on the 40th-45th floors. The hotel will offer a world standard service and is expected to open for business at the end of 2022.

■ Elementary school

The former Chuo Municipal Joto Elementary School that was located within the redevelopment zone will be rehabilitated in the low-rise section of the A1 Building.

■ Community center facility, etc

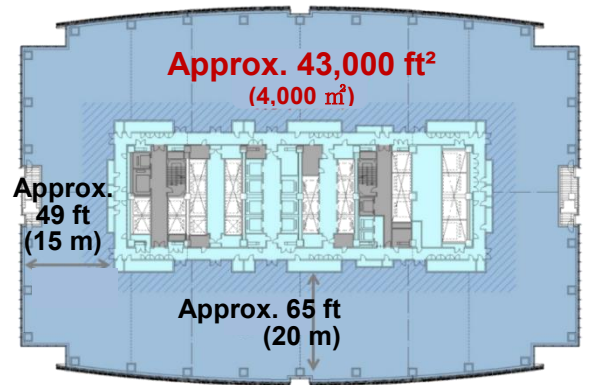
The community center facility (4th-5th floors) is expected to serve as a business exchange and support function, with the 5th floor planned to have a terrace layout with a view of Tokyo Station. The A-2 Zone (2nd-3rd floors) will be developed as a government-certified childcare support facility.



Large-scale bus terminal, construction of an underground pedestrian network



Perspective drawing of the 1st floor atrium



Office standard floor plan diagram



Perspective drawing of retail facilities



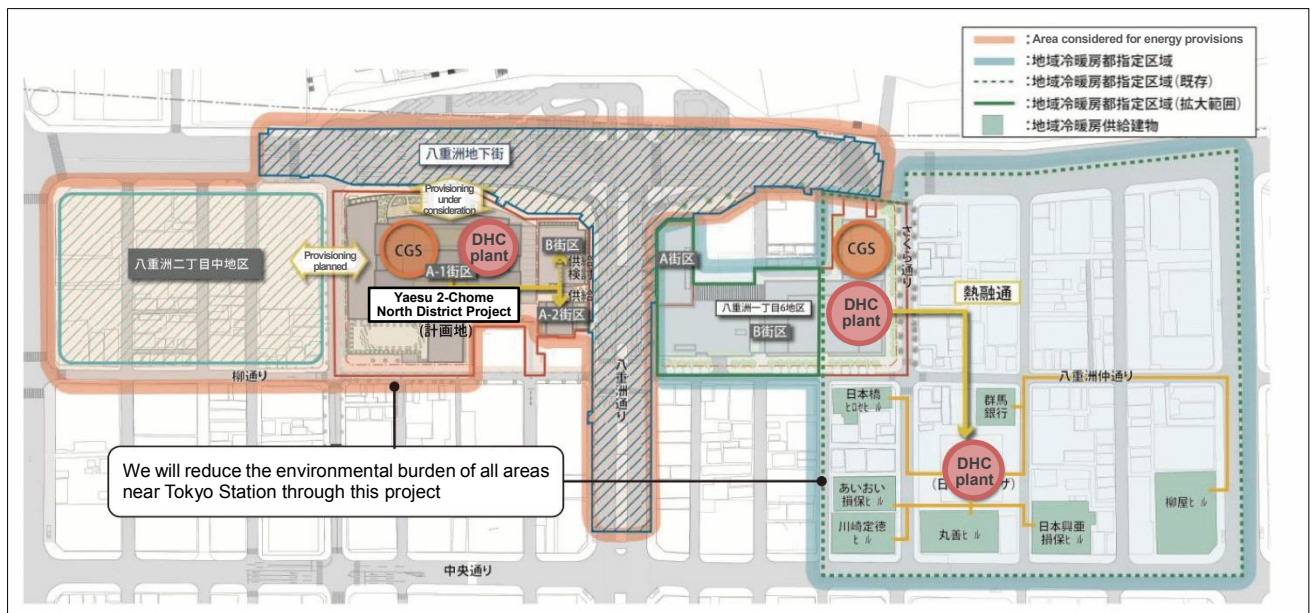
Perspective drawing of the 5th floor terrace



Perspective drawing of the exterior (night view)

2. Establishment of an energy plant supplying power and heat to areas in the vicinity with provision of safety, security, and business continuity planning (BCP)

An energy center will be installed at the project site to provide power and heat to areas within and outside the redevelopment zone. (This will be the third "designated power transmission project" for Mitsui Fudosan involving power transmission outside of the redevelopment zone, following the Nihonbashi and Toyosu areas.) The energy center will not only contribute to reducing environmental impact; it will make it possible to provide the electricity necessary for business continuity planning (BCP) at the buildings during a disaster by generating medium pressure gas, which has high reliability. In addition, a follow-up system will be constructed to accommodate those who are unable to return home after a disaster occurs with the installation of amenities such as temporary shelters, disaster supplies stockroom, and emergency-use toilets.



3. Japan's first exterior design by Pickard Chilton that expresses an innovative spirit

The architectural firm Pickard Chilton will be playing a role in the project's exterior design. As the project faces Sotobori Dori Avenue, the firm visualized the street's history as a waterway that served as the outer moat of Edo Castle with passing ships and sails. Under the concept of "Billowing Sail," the firm created a modern and refined building design suitable for the area near Tokyo Station.

- *Representative works by Pickard Chilton
- River Point (Chicago, Illinois)
- Devon Energy Center (Oklahoma City, Oklahoma)
- 300 North LaSalle (Chicago Illinois)



Perspective image of 2nd floor office lobby



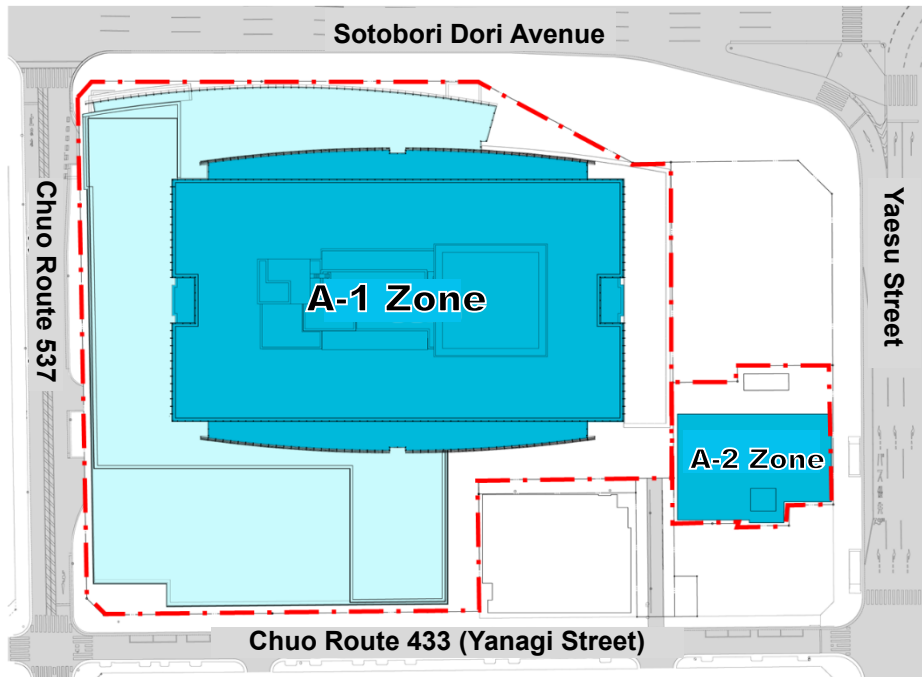
Perspective image of the low-rise division as seen from the southwest side

<Attached Materials>

【Yaesu 2-Chome North District Category-I Urban Redevelopment Project Overview】

Project name	Yaesu 2-Chome North District Category-I Urban Redevelopment Project
Project manager	Yaesu 2-Chome North Zone Redevelopment Project Association
Location	Yaesu 2-Chome, Chuo-ku, Tokyo, others
Purpose	(A-1 Zone) Offices, retail facilities, hotel, elementary school, bus terminal, parking spaces, etc. (A-2 Zone) Offices, retail facilities, childcare support facility, bicycle and car parking spaces, residential housing, etc.
Zone area	Approx. 3.7 acres (approx. 1.5 ha)
Site Area	(A-1 Zone) Approx. 133,300 ft ² (12,390 m ²) (A-2 Zone) Approx. 11,200 ft ² (1,043 m ²) (Total) Approx. 144,500 ft ² (13,433 m ²)
Total Floor Area	(A-1 Zone) Approx. 3,055,900 ft ² (Approx. 283,900 m ²) (A-2 Zone) Approx. 62,900 ft ² (Approx. 5,850 m ²) (Total) Approx. 3,118,900 ft ² (Approx. 289,750 m ²)
Number of floors / max height	(A-1 Zone) 45 floors above ground, 4 floors below ground, 2 penthouse floors / approx. 787 ft. (approx. 240 m) (A-2 Zone) 7 floors above ground, 2 floors below ground, 1 penthouse floor / approx. 134 ft. (approx. 41 m)
Architect / Builder	Basic design / execution / management: NIHON SEKKEI, INC. Architect / Builder: Takenaka Corporation Master Architect: Pickard Chilton
Access	JR Tokyo Station Direct underground access via Yaesu Underground Shopping Area Tokyo Metro Marunouchi Line Tokyo Station Direct underground access via Yaesu Underground Shopping Area 3 minutes on foot from Kyobashi Station on the Tokyo Metro Ginza Line 6 minutes on foot from Nihombashi Station on the Tokyo Metro Ginza Line, the Tokyo Metro Tozai Line and the Toei Asakusa Line
Schedule	Completion in August 2022 (planned)

【Map】



【Map】

