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

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Mitsui Fudosan Co., Ltd. (Head Office: 1-1, Nihonbashi-Muromachi 2-chome, Chuo-ku, Tokyo) and other rights owners in the Yaesu 2-Chome North Zone Redevelopment Preliminary Association have examined the Yaesu 2-Chome North District Category-I Urban Redevelopment Project and now drawn up an overview of the project. Going forward, the project will aim to contribute toward the attractive and high quality redevelopment of the area around Tokyo Station. The Company will work through the procedures to have the project recognized as a specified project within a National Strategic Special Zone, requiring deliberation by the Tokyo Metropolitan Government's City Planning Council, the agreement of the Council on National Strategic Special Zones, and approval as a National Strategic Urban Development Preliminary Building, Etc. by the prime minister.

The project is on a development site among the largest in the Yaesu area around Tokyo Station as it exceeds 1.3 hectares, and will strengthen the Tokyo Station area's transportation hub functions, introduce urban functions that will heighten global competitiveness, reinforce disaster response capabilities and contribute significantly to reducing environmental load. The large-scale, mixed-use building being planned will have offices equipped with the latest performance features, an underground bus terminal to strengthen transportation hub functions and retail spaces and accommodation functions that stimulate lively activity and international exchange functions. In addition, the building will reinforce business continuity plan (BCP) functions and disaster response capabilities with plans to install an independent distributed power source, thus contributing to urban renewal.

Mitsui Fudosan is engaged in the ongoing Nihonbashi Revitalization Project in the Nihonbashi district. Going forward, it will move forward with renewed vigor to strengthen Tokyo's global competitiveness through urban development starting with this project.

Main Features of the Project
1. Strengthen the transportation hub functions in the area around Tokyo Station (create a bus terminal, etc.)
2. Introduce urban functions to heighten global competitiveness (business exchange and support functions, accommodation functions)
3. Reinforce disaster response capabilities and reduce environmental load (install an independent distributed power source)

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

1. Strengthen the transportation hub functions in the area around Tokyo Station (create a bus terminal, etc.)

- Create a large-scale bus terminal to connect to international airports and regional cities
- Create above-ground and underground pedestrian networks to connect Tokyo Station with surrounding districts

2. Introduce urban functions to heighten global competitiveness (business exchange and support functions, accommodation functions)

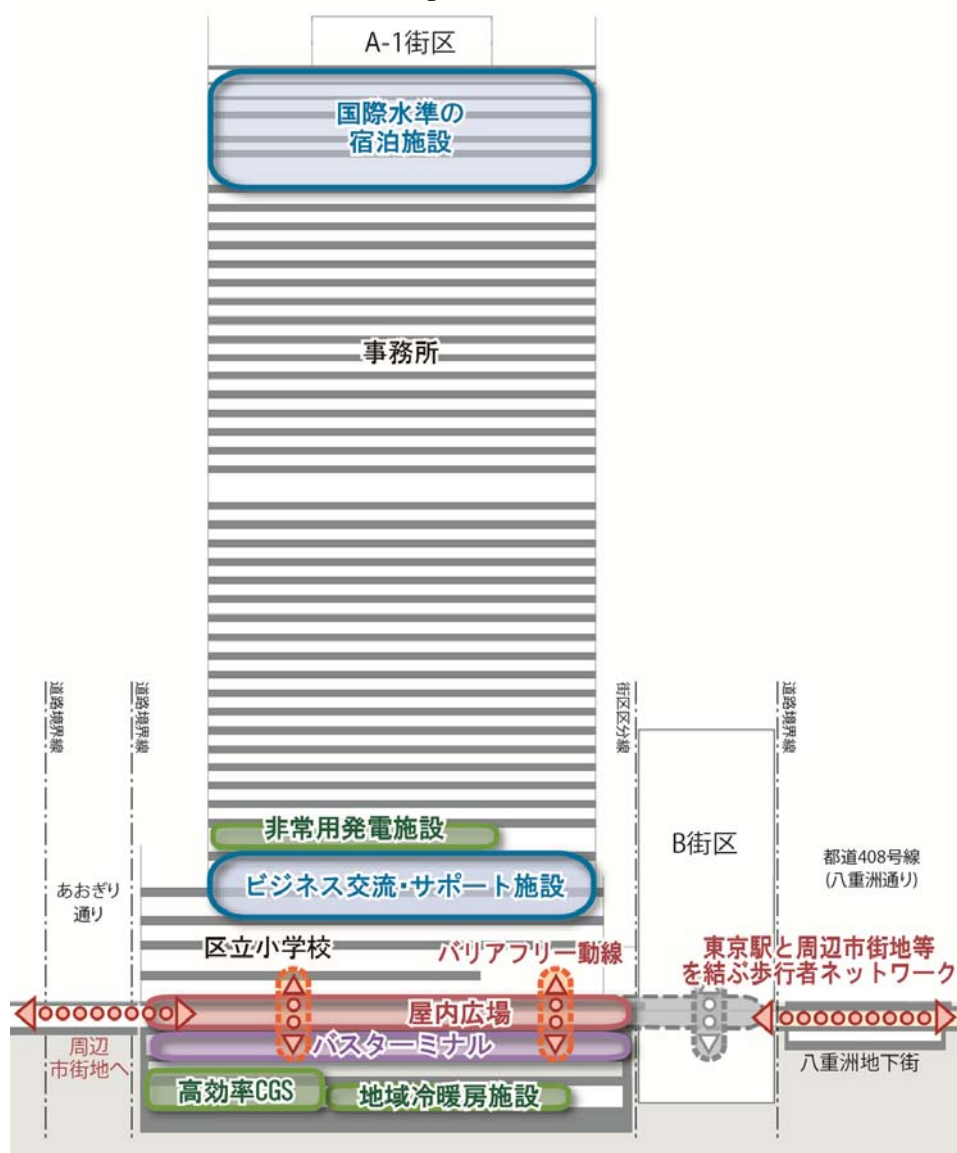
- Create various types of support functions to contribute to business exchanges (including exchange and information provision spaces)
- Provide accommodation facilities offering world-class services

3. Reinforce disaster response capabilities and reduce environmental load (install an independent distributed power source)

- Plan to supply power and heat and create an independent distributed power source resilient in the face of natural disasters by networking a highly efficient gas cogeneration system (CGS) using moderate pressure gas and a district heating/cooling facility (DHC). Incorporate advanced disaster resistance and BCP functions, and efficient use of energy to reduce environmental load
- Prepare emergency shelters for people unable to return home following an earthquake or other natural disaster, storage units with provisions for use in the event of a disaster, and portable toilets

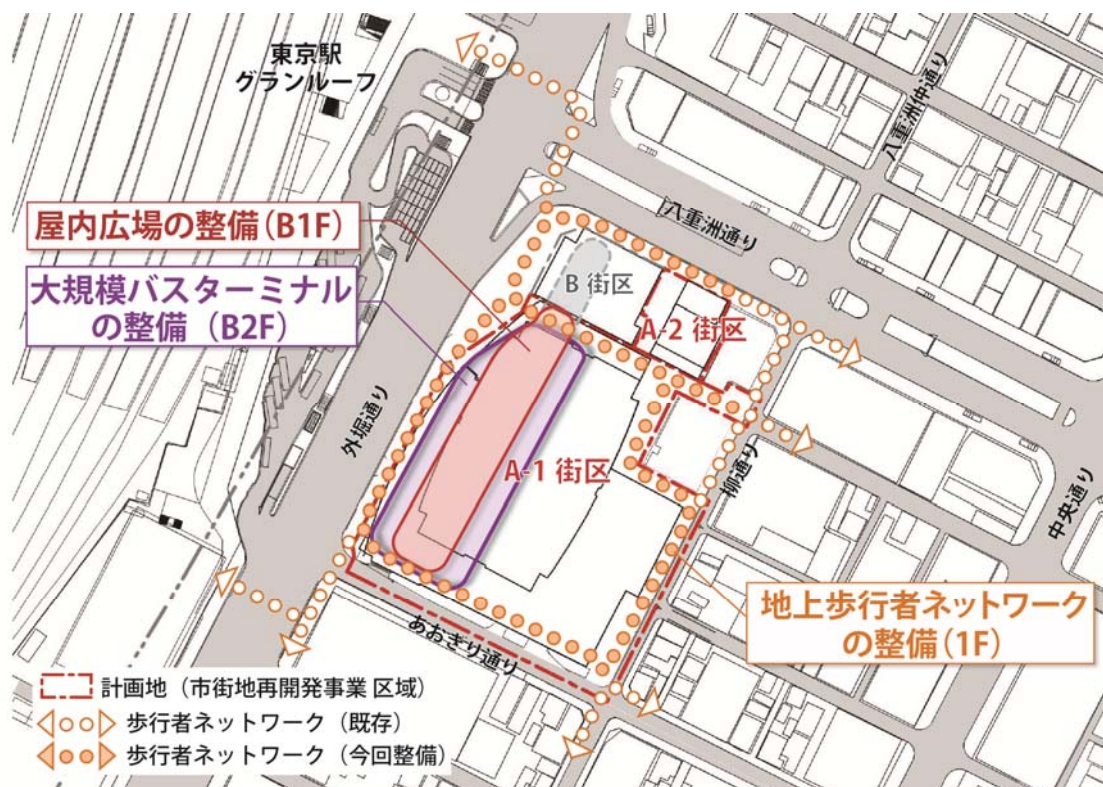


■ Main Features (Cross section drawing)



A 1-街区 断面図	A1 Zone Cross section drawing
■ 高層階	Higher floors
国際水準の宿泊施設	World-class accommodation facilities
事務所	Offices
■ 低層階	Lower floors
非常用発電施設	Emergency power generation facilities
ビジネス交流・サポート施設	Business exchange and support facilities
区立小学校	Public elementary school
■ 地下階	Underground floors
バリアフリー動線	Barrier-free lines of pedestrian movement
屋上広場	Rooftop plaza
バスターミナル	Bus terminal
高効率CGS	Highly efficient CGS
地域冷暖房施設	District heating/cooling facility
東京駅と周辺市街地等を結ぶ歩行者ネットワーク	Pedestrian network connecting Tokyo Station and surrounding districts

■ Main Features (Plot Plan)



■主な特徴	■Main Features
屋内広場の整備 (B1)	Create an indoor plaza (B1)
大規模バスターミナルの整備 (B2F)	Create a large-scale bus terminal (B2)
地上歩行者のネットワークの整備 (1F)	Create an above-ground pedestrian network
計画地 (市街地再開発事業区域)	Project site (urban redevelopment project zone)
歩行者ネットワーク (既存)	Pedestrian network (existing)
歩行者ネットワーク (今回整備)	Pedestrian network (planned)
■通り名	■Street name
外堀通り	Sotobori Avenue
八重洲通り	Yaesu Dori Street
柳通り	Yanagi Street
あおぎり通り	Aogiri Street
中央通り	Chuo Street

■ Plan Overview (Planned)

Project developers	<u>Yaesu 2-Chome North Zone Redevelopment Preliminary Association</u>
Location	Lots 1, 2 and part of Lot 3, Yaesu 2-chome, Chuo-ku, Tokyo
Main uses	Offices, retail properties, hotel, elementary school, bus terminal, cultural facilities, parking spaces, etc.
Site area	Approximately 13,500 m <sup>2</sup>
Floor space	Approximately 293,600 m <sup>2</sup>
No. of floors/height	A1 Zone: 45 floors above ground, 4 floors below ground; approx. 245 m high A2 Zone: 10 floors above ground, 4 floors below ground; approx. 50 m high
Planned completion	Fiscal 2021

Note: Plan content may change in the future.