

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Marubeni Corporation

< Yokohama Kitanaka Tower Project with Direct Access to Bashamichi Station (Tentative name)>
**Construction Begins on a Super High-Rise Mixed-Used Tower—the City of Yokohama's
Tallest, Largest-Scale*1 Condominium Residence**
~Development Brings Together a Condominium Residence and Retail, Cultural and Other Facilities;
Oakwood to Open its First Facility in the Yokohama Area~

(Tokyo, Japan, October 31, 2016) Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Marubeni Corporation today began construction of a super high-rise mixed-use tower to be located at the center of the Kitanaka DoriKita Redevelopment District Maintenance Plan (approx. 7.5 ha), a large-scale development project currently under way in Naka Ward, Yokohama. Construction is planned for completion in February 2020.

This undertaking will integrally develop what will be the City of Yokohama's tallest, largest-scale*1 condominium residence with more than 1,100 units and accommodation, retail, cultural and other facilities in the Kitanaka Dori district, which links the Minato Mirai 21 and Kannai districts. The development will give birth to a new landmark in a highly convenient location offering direct access to Bashamichi Station on the Minatomirai Line, which inter-runs with the Tokyu Toyoko Line.

Main Features of the Development

- (1) A super high-rise mixed-use tower about 200 meters tall that will become a new Yokohama landmark. Directly accessible from Bashamichi Station, just one minute away on foot.
- (2) Oakwood to open its first facility in the Yokohama area. An observation deck will be installed at a height of approximately 150 meters.
- (3) The City of Yokohama's tallest and largest-scale mixed-use tower centered on a condominium residence with more than 1,100 units, plus accommodation, retail, cultural and other facilities.
- (4) Historical buildings certified by the City of Yokohama to be preserved and restored as the core of cultural development
- (5) Becoming the City of Yokohama's new central district: Located in close proximity to the planned relocation site for the new Yokohama City Office Building at the end of June 2020



Conceptual image of completion (*2)

*1 With 58 floors, the development would be the tallest condominium building with units for sale in the City of Yokohama since 1993. With more than 1,100 units for sale in a single building, the development would have the largest number of units for sale among condominiums marketed in the City of Yokohama since 1993. From condominium data based on survey and data collected by Marketing Research Center Co., Ltd. (MRC) over the period from 1993 to August 15, 2016 (MDM September 2016 Issue); Data materials: MRC as of October 2016.

*2 A composite image of computer graphics and a photograph of the site taken from a point approximately 900 meters away from the site at a height of approximately 8 meters.

*3 A composite image of computer graphics and a photograph of the site taken from a point approximately 600 meters away from the site at a height of approximately 273 meters.

(1) A super high-rise mixed-use tower about 200 meters tall that will become a new Yokohama landmark. Directly accessible from Bashamichi Station, just one minute away on foot.

The approximately 7.5 ha district where large-scale development is under way has been designated as a “Special Urban Renaissance and Urgent Redevelopment Area.” It is located in the Yokohama central waterfront area, within walking distance of the Minato Mirai 21 district, which has been recognized as one of Japan’s Top 100 Urban Landscapes, the Kannai and Noge districts, which preserve Yokohama’s rich heritage as a historic port town, and Yamashita Park, one of Yokohama’s most well-known sightseeing spots.

The development will comprise a 58-story super high-rise mixed-use tower about 200 meters tall, making it the tallest building in the Kitanaka Dori district. It will create new scenic views of Yokohama port, along with generating new urban vibrancy through the plaza and galleria at the base of the tower. It will have direct access to Bashamichi Station on the Minatomirai Line, which inter-runs with the Tokyu Toyoko Line, offering a high degree of convenience, as well as creating new flows of people.



Conceptual image of completion (*3)

(2) Oakwood to open its first facility in the Yokohama area. An observation floor will be installed at a height of approximately 150 meters.

An observation floor(area: about 880 m²) offering stunning 360° views of the Yokohama central waterfront area from a height of about 150 meters will be installed on the 46th floor. It will be directly accessible from the first floor via a dedicated high-speed elevator, allowing visitors to enjoy scenic views of Minato Mirai and the Yokohama Bay Bridge.

Oakwood is a serviced accommodation facility for long- and short-term stays. It will be opening its first facility in the Yokohama area in the tower. Founded in 1960 and headquartered in Los Angeles, Oakwood Worldwide operates serviced accommodation facilities for long- and short-term stays with more than 25,000 rooms in North America, Asia and Europe. These facilities are used by executives around the world. In the Asian region, Oakwood Worldwide operates 28 properties with more than 4,000 rooms, with locations including Tokyo Midtown in Roppongi, Tokyo, as well as Shanghai, Beijing , Bangkok and Seoul (as of October 2016).

In this development, the Oakwood facility's lobby will be situated on the 46th floor, and guest rooms (a total of 175 rooms) will be located on each floor up to the 51st floor. The Oakwood facility will cater to an expansive range of needs, from long-term stays for business use to short-term stays for sightseeing. The lobby floor will also have a lounge and restaurant, offering outstanding views and the finest relaxation space and services to guests.



Conceptual image of the completed building

<Examples of Oakwood facilities in Japan>



Oakwood Premier
Tokyo



Oakwood Premier Tokyo
Midtown



Oakwood Residence Roppongi
T-Cube

(3) The City of Yokohama's tallest and largest-scale mixed-use tower centered on a condominium residence with more than 1,100 units, plus accommodation, retail, cultural and other facilities.

A condominium residence with a total of more than 1,100 units will occupy the 5th to 58th floors of the tower (excluding the 46th to 51st floors), enabling residents to enjoy daily life in a prime location offering views framed by Minato Mirai stretching to the farthest reaches beyond the inner harbor. Residents will also enjoy exclusive ways of getting around the tower. The observation floor on the 46th floor and the Oakwood accommodation facility will be directly accessible from the dedicated elevator to the upper residential floors. Plans call for ensuring that residents can use the tower's facilities comfortably. Moreover, the project seeks to achieve urban development focused on urban residences catering to international needs by providing a multi-lingual concierge staff (service hours pending) and installing multi-lingual signs throughout the site.

A retail and cultural zone with a total floor space of approximately 6,000 m² will be situated on the lower 1st and 2nd floors. In addition to a supermarket, the zone will host a range of cafes and restaurants that propose lifestyles that enhance daily convenience and the quality of life of condominium and local residents, playing a pivotal role in bringing new urban vibrancy to the Kitanaka Doridistrict.

Overview of the Yokohama Kitanaka Tower Project with Direct Access to Bashamichi Station
(Tentative name)

Location	57-2 and other lot numbers Kitanaka Dori 5-chome, Naka-ku, Yokohama, Kanagawa Prefecture
Access	One minute on foot from Bashamichi Station on the Minatomirai Line (to the sub-entrance. Two minutes on foot to the main entrance.) Eight minutes on foot from Sakuragicho Station on the JR Keihin-Tohoku Line/Negishi Line and the Yokohama Municipal Subway Blue Line (to the coach entrance).
Zoning	Commercial zone
Structure and scale	Reinforced concrete construction, partial steel-frame construction, 58 floors above ground, 1 floor below ground
Total site area	13,135.37m ²
Building area	8,760.12 m ²
Total floor space	168,225.33 m ²
Total number of residential units	More than 1,100
Planned completion of building	February 2020
Design, construction and supervision	Kajima Corporation

(4) Historical buildings certified by the City of Yokohama to be preserved and restored as the core of cultural development

At the base of the tower, the development will restore the warehouse buildings that once served as a hub for silk exports in the early years of Japan's industrialization. Specifically, it will preserve the raw silk Warehouse B and Warehouse C (warehouse buildings) affiliated with the former Yokohama Raw Silk Inspection Office, which are historical buildings certified by the City of Yokohama. While incorporating the historical townscape of the Kannai district, a deck will be installed for visitors to stroll around the retail and cultural facilities on the Minato Mirai side. By doing so, the development will create a new Yokohama landmark for visitors to appreciate the inspiring waterfront setting and enjoy views of Minato Mirai's urban landscape. Moreover, a more than 50 meter-long galleria (covered walkway for pedestrians) comprising the historical buildings will serve as a venue for generating urban vibrancy, enabling many different passersby to appreciate the historical townscape as they come and go. Park-like green spaces will cover more than 20% (approx. 2,950 m²) of the total site area. A plaza with abundant greenery and footpaths will be built, and will only improve with age with the passage of the colorful and bountiful seasons.

The warehouse buildings will be linked with the super high-rise tower via the galleria and the former Yokohama Raw Silk Inspection Office (popularly known as "KitanakaBRICK"). The complex will attract cultural facilities that serve as a source of musical, artistic and other trends and enrich the lifestyles of residents. At the same time, these facilities will contribute to the "Yokohama City's Policy Regarding Culture, Art and Creative City Measures," an initiative that seeks to actively drive the promotion of arts and culture.

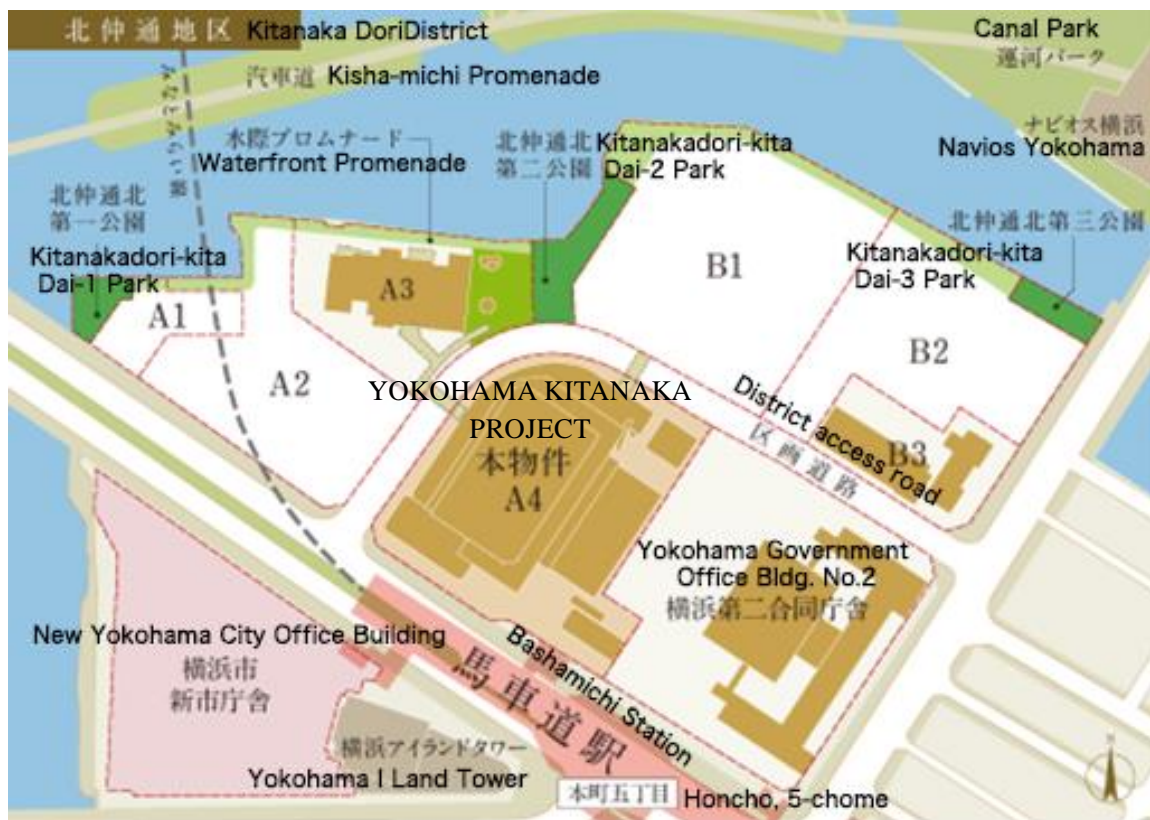




Conceptual diagrams of the galleria

(5) Becoming the City of Yokohama's new central district: Located in close proximity to the planned relocation site for the new Yokohama City Office Building at the end of June 2020

Plans call for relocating the Yokohama City Office Building to the Kitanaka DoriMinami district at the end of June 2020. This relocation is expected to spur the development of the Kitanaka Doridistrict into the City of Yokohama's new central district hosting a concentration of government functions and urban residences, hotels, retail facilities, cultural facilities, bridal facilities, offices and more.



Kitanaka DoriDistrict

Area guide map

