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**Completion of Sophia University Building No. 6 (Sophia Tower) in Yotsuya, Tokyo**

~Mitsui Fudosan Exercised Its Comprehensive Capabilities to Provide Solutions  
for an Educational Institution~

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Tokyo, Japan, January 18, 2017—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that on January 20, 2017, it will complete work on Sophia University Building No. 6 (Sophia Tower) which it had been building, creating a new symbol for Sophia School Corporation, which contracted Mitsui Fudosan as the project advisor for redevelopment of its Yotsuya campus.

Sophia Tower is a mixed-use facility, with its lower floors occupied by Sophia University's educational research facilities and the higher floors by tenant offices in the prime location in front of Yotsuya Station. Mitsui Fudosan was contracted as project advisor during the construction of Sophia Tower, and has supported the project mainly through commercial planning for the office section. In addition, following the completion of construction, the Mitsui Fudosan Group (Mitsui Fudosan, Mitsui Fudosan Building Management Co., Ltd. and Mitsui Fudosan Facilities Co., Ltd.) has been commissioned to carry out a master lease business (a blanket leasing and subletting business) for the office area and for operation and management of the entire building, including the educational research facility.

Sophia Tower and Building No. 7 lined together will form a new skyline for the area in front of Yotsuya Station. Space has been set aside for a plaza and sidewalk area along Kojimachi-odori (Shinjuku-dori avenue) to create a new landmark for Yotsuya that will create a sense of connection to the local community. The office area is comprised of a total of 10 floors with a total floor area of approx. 13,400 m<sup>2</sup> and a standard floor area of approx. 1,300 m<sup>2</sup>, with a design that takes business continuity planning (BCP) into consideration through specifications responding to today's needs.

The Mitsui Fudosan Group exercised its comprehensive capabilities through constant support for the incorporated educational institution to implement and operate strategic policies for improving the value and efficiency of real estate investments it owns or leases to deal with the various large and small issues it faces\*. Before this project started, Mitsui Fudosan was contracted to undertake a consulting role in formulating and implementing policies for the Sophia School Corporation's campus, and advised on the best plan for Sophia School Corporation (including the new construction of Sophia Tower and renovations to existing facilities). Under this project, Mitsui Fudosan was commissioned to carry out a master lease for the office area of Sophia Tower, which enabled Sophia University to enhance various aspects of the education and research environment using the office building revenues as funds.

This is one initiative forming part of Mitsui Fudosan's efforts toward being a comprehensive solutions partner not limited only to real estate. Going forward, the Group will continue to move closer to incorporated educational institutions, help in campus and facility development to enhance each institution's brand while valuing the history of the institution and community, and strive to maximize effective use and revenue of owned assets.



Building exterior seen from  
Kojimachi-odori (Shinjuku-dori avenue)



Building exterior seen inside the campus  
(west side)

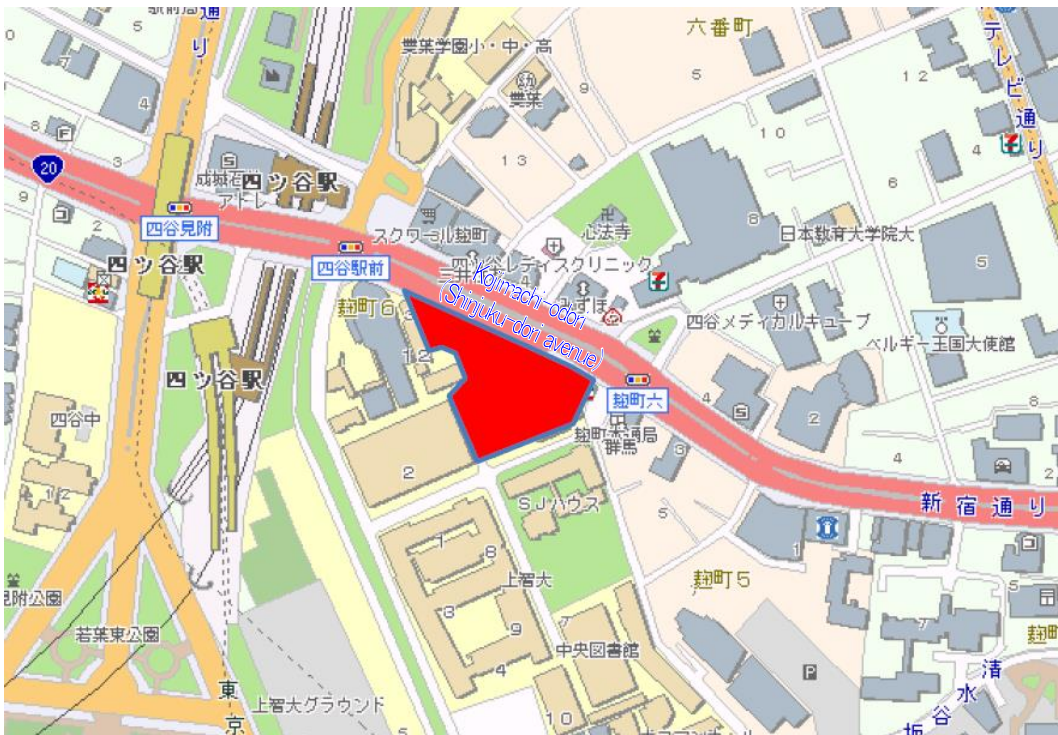
【Sophia University Building No. 6 (Sophia Tower) Project Overview】

Property Name	Sophia University Building No. 6 (Sophia Tower)
Location	6-1-1 Kojimachi, Chiyoda-ku, Tokyo
Access	Three minutes on foot from the Yotsuya Exit of Yotsuya Station on the JR Chuo Line / Sobu Line Four minutes on foot from Yotsuya Station on the Tokyo Metro Namboku and Marunouchi lines
Project Operator	Sophia School Corporation
Project Advisor Master leasing business Building operation and management	Mitsui Fudosan Co., Ltd.
Structure / No. of Floors	Steel, reinforced concrete structure; 17 floors above ground, 1 floor below ground; 74.69 m high
Purpose	University, offices, commercial facilities and parking
Site Area / Total Floor Area	Approx. 5,700 m <sup>2</sup> / Approx. 39,000 m <sup>2</sup>
Architect / Builder	Nikken Sekkei Ltd. / Taisei Corporation
Completion	January 20, 2017

【Commercial Plan】

- Floor area suitable for head office use:  
Total floor area of approx. 13,400 m<sup>2</sup> and standard floor area of approx. 1,300 m<sup>2</sup>
- Safe and secure BCP response:  
Includes vibration control dampers for absorbing the seismic energy of earthquakes, emergency power generators with enough capacity to maintain functions and a disaster damage assessment system.

【Map】



【Sophia University Yotsuya campus map】

