

Mitsui Fudosan to Undertake First Residential Housing Project in Washington DC Area

330 Units Scheduled for Completion in 2020

Key Points of the Project

- Mitsui Fudosan's first rental housing project in the Washington DC area, comprising 330 units scheduled for completion in 2020
- Approximately 15 minutes by subway to the center of Washington DC, a rare high-rise rental housing in a mature residential area with highly convenient transportation
- Mitsui Fudosan will expand its property portfolio in the U.S., aiming to secure further business opportunities in the future

- Tokyo, Japan, April 18, 2017 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has decided to undertake a rental housing project of 330 units, 4000 North Fairfax Drive (tentative name) in the Washington DC area through its subsidiary Mitsui Fudosan America, Inc. This project is the Mitsui Fudosan Group's first rental housing project in the Washington DC area, and is scheduled for completion in 2020. With the addition of this project, the Mitsui Fudosan Group will be engaged in five rental housing business projects in the U.S.
- The planned location of this project is in a mature residential area with excellent transportation convenience, about 15 minutes by subway to the central DC area. The project will be a rare high-rise rental housing for this area, and will target business professionals working in the central DC area and the Dulles Technology Corridor where many IT and consulting companies are located together with employees at government-related organizations. Mitsui Fudosan plans to establish a property with high-grade specifications worthy of its good location with ample amenities such as gymnasiums, lounges, terraces, and outdoor swimming pools. The Jefferson Apartment Group, the joint developer, is purely a residential housing developer with abundant development and operational experience in major east coast cities, centered on the Washington DC area. Mitsui Fudosan will move ahead with the project by leveraging the residential development and marketing expertise it has cultivated in Japan in combination with the joint developer's local expertise to maximum effect.
- The Mitsui Fudosan Group has positioned overseas business as one of its growth areas. In the U.S., the Group is involved in various development projects including offices and rental housing. The Group will further expand its property portfolio in the U.S. with this rental housing project in the Washington DC area, aiming to secure further business opportunities in the future. Under the Group's "Innovation 2017 Stage II" medium-term business plan through fiscal 2017, announced in May 2015, the Group has planned to execute investments of approximately ¥550 billion in Europe, the U.S., and Asia over a period of three years from 2015 to 2017. At present, the Group is making steady progress with those investments.



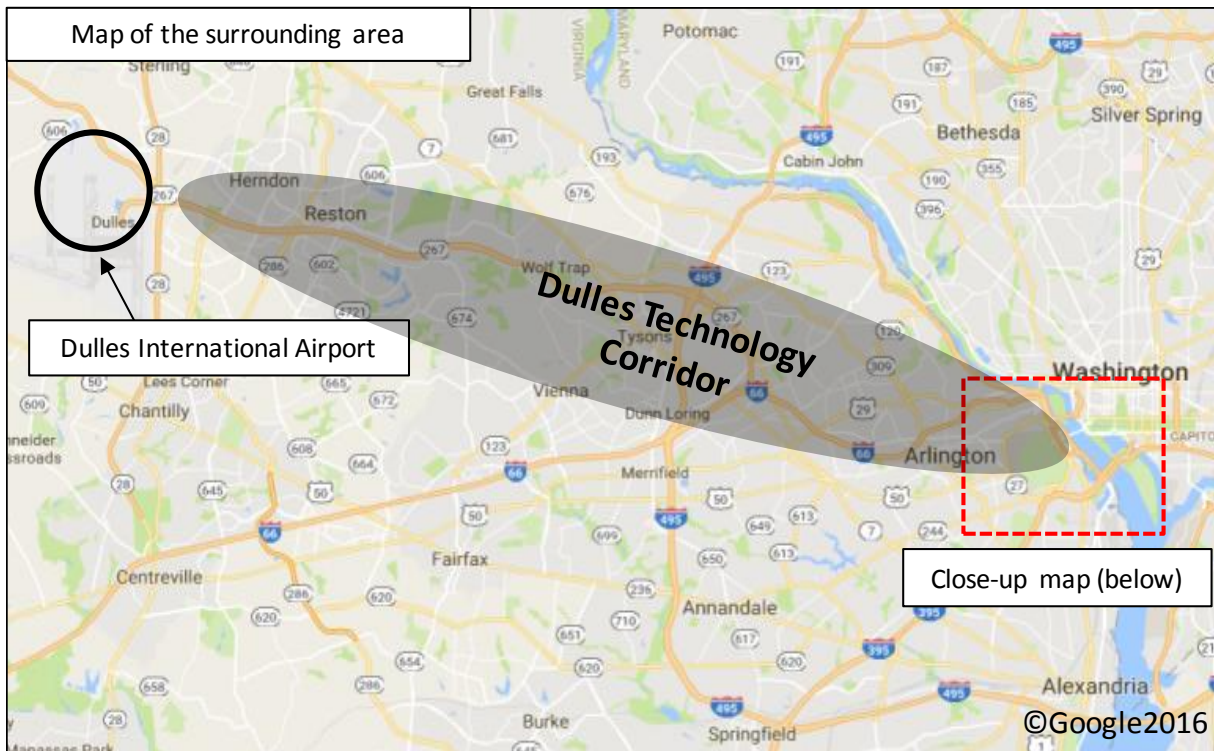
Attachments: 1) Overview of the 4000 North Fairfax Drive development project (tentative name)
 2) Maps
 3) Main businesses in the U.S

Attachment 1: Overview of development plan (planned)

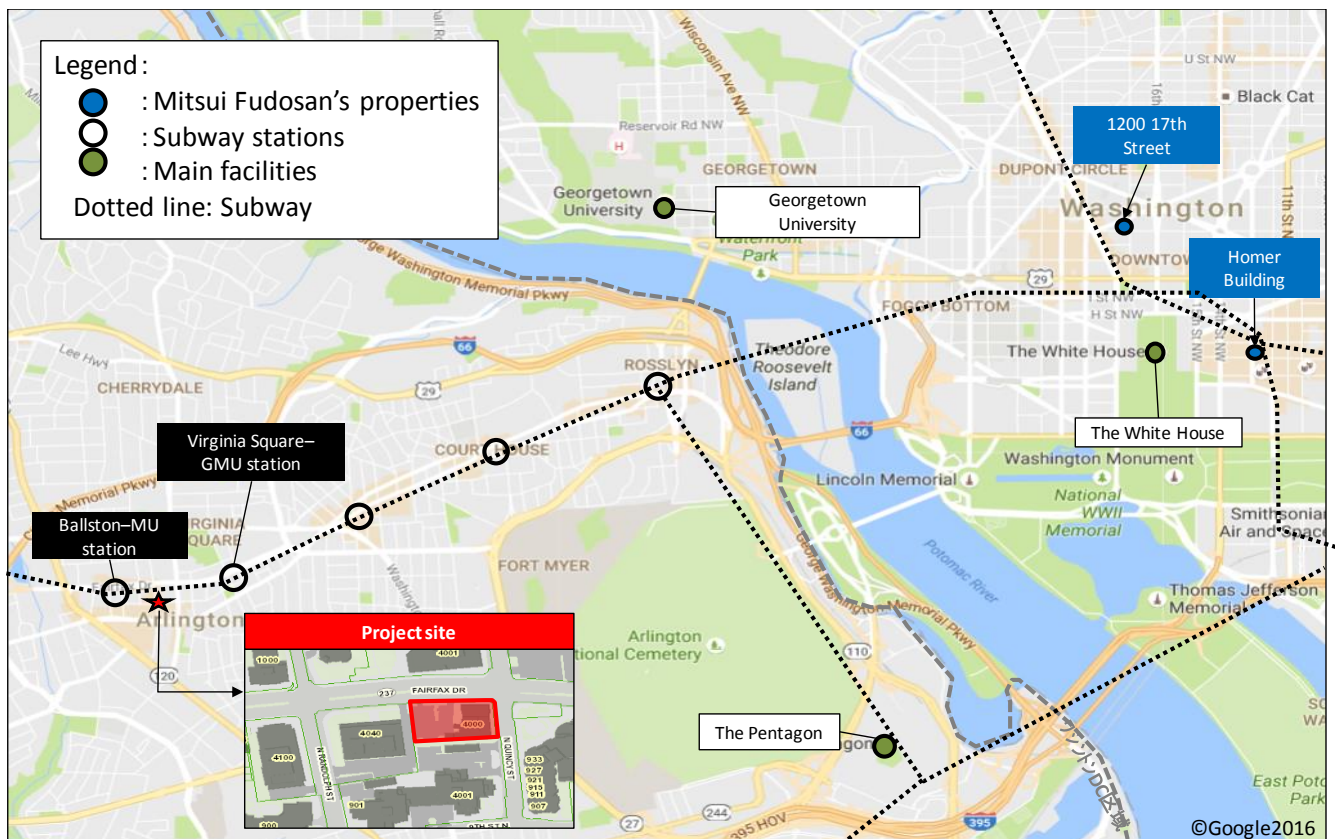
Overview of 4000 North Fairfax Drive development project (tentative name)

Location	4000 North Fairfax Drive, Arlington County, VA
Access	3-minute walk from the Ballston–MU subway station on the Orange and Silver lines 6-minute walk from the Virginia Square–GMU subway station on the Orange and Silver lines
Site Area	Approx. 26,000 ft ² (approx. 2,400 m ²)
Total Floor Area	Approx. 450,000 ft ² (approx. 42,000 m ²)
Rental Space	Approx. 263,000 ft ² (approx. 24,000 m ²)
Units	330 units (planned)
Floors	22 above ground and 5 below
Schedule	Construction from 2017 (planned) Completion in 2020 (planned)

Attachment 2: Maps



Detailed map



Attachment 3: Main businesses in the U.S.

Office Buildings Projects

□55 Hudson Yards (tentative name)

Location	55 Hudson Yards, New York, NY
Completion	2018 (planned)
Site Area	Approx. 40,000 ft2 (approx. 3,700 m2)
Total Floor Area	1,265,700 ft2 (approx. 117,600 m2)
Floors	51 above ground and 2 below with 1 penthouse floor
Purpose	Offices and commercial facilities
Outline	Mitsui Fudosan developed with joint developer from 2015



□1251 Avenue of the Americas

Location	1251 Avenue of the Americas, New York, NY
Completion	1970
Site Area	99,359 ft2 (approx. 9,230 m2)
Total Floor Area	2,317,635 ft2 (approx. 215,310 m2)
Floors	54 above ground and 4 below
Purpose	Offices and commercial facilities
Outline	Acquired in 1986



□ Homer Building

Location	601 13th Street NW, Washington DC
Completion	1914 (Underwent major renovations in 1990)
Site Area	43,318 ft2 (approx. 4,020 m2)
Total Floor Area	491,913 ft2 (approx. 45,600 m2)
Floors	12 above ground and 5 below
Purpose	Offices, commercial facilities and parking
Outline	Acquired in 2012



□1200 17th Street

Location	1200 17th Street NW, Washington DC
Completion	September 2014
Site Area	17,013 ft2 (approx. 1,580 m2)
Total Floor Area	233,132 ft2 (approx. 21,660 m2)
Floors	11 above ground and 2 below
Purpose	Offices and commercial facilities
Outline	Mitsui Fudosan developed with joint developer from 2012



Residential Housing Projects

□ 160 Madison Avenue

Location	160 Madison Avenue, New York, NY
Completion	September 2015
Site Area	21,500 ft ² (approx. 2,000 m ²)
Total Floor Area	321,400 ft ² (approx. 29,000 m ²)
Floors	42 above ground and 1 below
Purpose	Rental housing (318 units)
Outline	Mitsui Fudosan developed with joint developer from 2013



□ 525 West 52nd Street

Location	525 West 52nd Street, New York, NY
Completion	2017 (planned)
Site Area	38,100 ft ² (approx. 3,500 m ²)
Total Floor Area	444,800 ft ² (approx. 41,300 m ²)
Floors	North Wing 22 floors, South Wing 14 floors, 1 floor below ground
Purpose	Rental housing (392 units)
Outline	Mitsui Fudosan developed with joint developer from 2015



□ West Edge Tower

Location	1430 2nd Avenue, Seattle, WA
Completion	2018 (planned)
Site Area	19,062 ft ² (approx. 1,770 m ²)
Total Floor Area	Approx. 548,000 ft ² (approx. 50,900 m ²)
Floors	39 above ground and 5 below
Purpose	Rental housing (340 units)
Outline	Mitsui Fudosan developed with joint developer from 2015



□ O&M

Location	650 Indiana Street, San Francisco, CA
Completion	2017 (planned)
Site Area	26,300 ft ² (approx. 2,400 m ²)
Total Floor Area	100,600 ft ² (approx. 9,300 m ²)
Floors	5 above ground and 1 below
Purpose	Rental housing (116 units)
Outline	Mitsui Fudosan developed with joint developer from 2015

