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## **Expanding a Residential Project in the Washington DC Area Taking Part in Two New Projects, Including a First Residential Community (Condominium and Townhome) Project Moving Ahead on a Total of Three Properties (Totaling Approx. 600 Units) in Residential Projects**

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### Key Points of the Project

- \* Taking part in the “Robinson Landing” Project, Mitsui Fudosan's first residential community (condominium and townhome) project in the Washington DC area
- \* Taking part in the “1630 Colombia Road ”, the second rental housing business in the Washington DC Area
- \* Strengthening relations with business partners that have rich residential development records to capture further business opportunities in the Washington DC area

- Tokyo, Japan, March 16, 2018 - Mitsui Fudosan Co., Ltd, a leading global real estate company headquartered in Tokyo, announced today it has participated through its U.S. subsidiary Mitsui Fudosan America, Inc., in the “Robinson Landing” Project, its first residential community (condominium and townhome) project in the Washington DC area, as well as having decided to take part in the “1630 Colombia Road ”, second rental housing project in the Washington DC area. Currently in the Washington DC area, Mitsui Fudosan is moving forward on the ongoing rental housing development at “4000 North Fairfax Drive ” and is advancing properties in three residential projects in the Washington DC area.
- “Robinson Landing” in the Old Town of Alexandria is designated for a historical preservation area. Its cityscape is known for its beauty, making it a popular spot for tourists from throughout the U.S., and it can boast of being well-known as a luxury residential neighborhood. The project is close to King Street, where street front stores are accumulated, is positioned along the Potomac River, which makes its location in Old Town particularly highly fascinating, and its river view is one of its attractions. This will be a mixed-use development arranging stores within the residential community (condominium and townhome) project. Joint development will be carried out through a special purpose company formed through a joint investment by Mitsui Fudosan, EYA, a major Washington DC area home builder, and JBG Smith, one of the largest developers in the Washington DC area.
- “1630 Colombia Road ” is situated in the Adams Morgan area which is popular among trend-conscious young people, with restaurants nearby as well as being filled with pubs, live music clubs and more. The project is a valuable property within the historical preservation zone on a hilltop location with an accumulation of embassies and churches in the vicinity. The joint development will be carried out through a special purpose company formed through a joint venture with EastBanc, Inc., a developer with strengths in high-end housing and retail, specializing in central Washington DC.



Perspective drawing of Robinson Landing condominiums



Perspective drawing of Robinson Landing townhomes



Perspective drawing of 1630 Colombia Road

- The Mitsui Fudosan Group has positioned its overseas business as a growth sector and is engaged in Asia, including China, Taiwan and Southeast Asia, in addition to the U.S. and U.K. In the U.S., Mitsui Fudosan is engaged in business developments including offices, rental housing, participating in rental housing business such as the Walnut Creek Transit Village (tentative name) and 22 Texas (tentative name) projects on the west coast and the 50 Hudson Yards (tentative name) office building in Manhattan, New York on the east coast, all of which began in September 2017. Mitsui Fudosan is expanding business in multiple cities while aiming to capture further business opportunities going forward.

- <Attachments>
1. Overview of development plan for Robinson Landing (planned)  
Overview of development plan for 1630 Colombia Road (planned)
  2. Maps
  3. Residential Project in the Washington DC Area

< Attachment 1 >

Overview of development plan for Robinson Landing (planned)

|                  |  |
|------------------|--|
| Property Name    | Robinson Landing   |
| Location         | 2 Duke Street, Alexandria, VA  |
| Access           | 24-minute walk from King Street-Old Town Station on the Blue and Yellow lines<br>5-minute walk from N Fairfax St/King Street bus stop, 13-minute bus ride from King Street Station   |
| Site Area        | Approx. 164,000 ft <sup>2</sup> (approx. 15,200 m <sup>2</sup> )   |
| Total Floor Area | Condominiums: Approx. 185,000 ft <sup>2</sup> (approx. 17,200 m <sup>2</sup> )<br>Townhomes: Approx. 72,000 ft <sup>2</sup> (approx. 6,700 m <sup>2</sup> )<br>Total: Approx. 257,000 ft <sup>2</sup> (approx. 23,900 m <sup>2</sup> ) |
| Scale            | Condominiums: 5 above ground and 2 below<br>Townhomes: 4 above ground  |
| Units            | Condominiums: 70 units<br>Townhomes: 26 units<br>Total: 96 units   |
| Structure        | Condominiums: Reinforced concrete<br>Townhomes: Wooden construction  |
| Purpose          | Residences and commercial facilities   |
| Schedule         | Condominiums: Construction from 2018 (planned), completion in 2020 (planned)<br>Townhomes: Construction from 2018 (planned), completion in 2020 (planned)  |

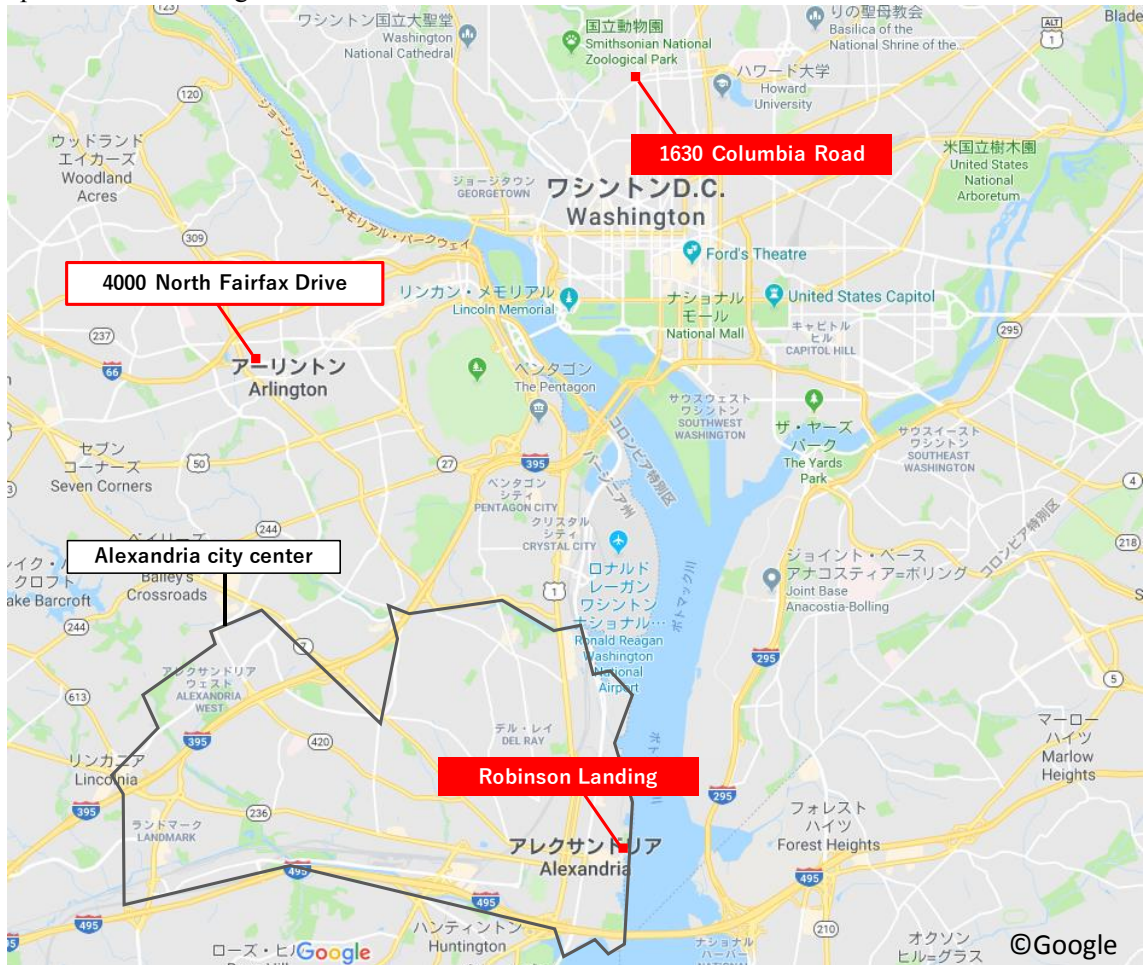
Overview of development plan for 1630 Colombia Road (planned)

|                  |   |
|------------------|---|
| Property Name    | 1630 Colombia Road  |
| Location         | 1630 Columbia Road NW, Washington D.C.  |
| Access           | 1-minute walk from 16 <sup>th</sup> Street-Harvard Street on the Metrobus S1, S2, S4 and S9 routes<br>8-minute walk from Colombia Heights Station on the Green and Yellow lines |
| Site Area        | Approx. 29,500 ft <sup>2</sup> (approx. 2,700 m <sup>2</sup> )  |
| Total Floor Area | Approx. 230,400 ft <sup>2</sup> (approx. 21,400 m <sup>2</sup> )  |
| Scale            | 10 floors above ground, 2 floor below ground  |
| Units            | 176 units   |
| Structure        | Reinforced concrete   |
| Purpose          | Housing   |
| Schedule         | Construction from 2019 (planned), completion in 2021 (planned)  |

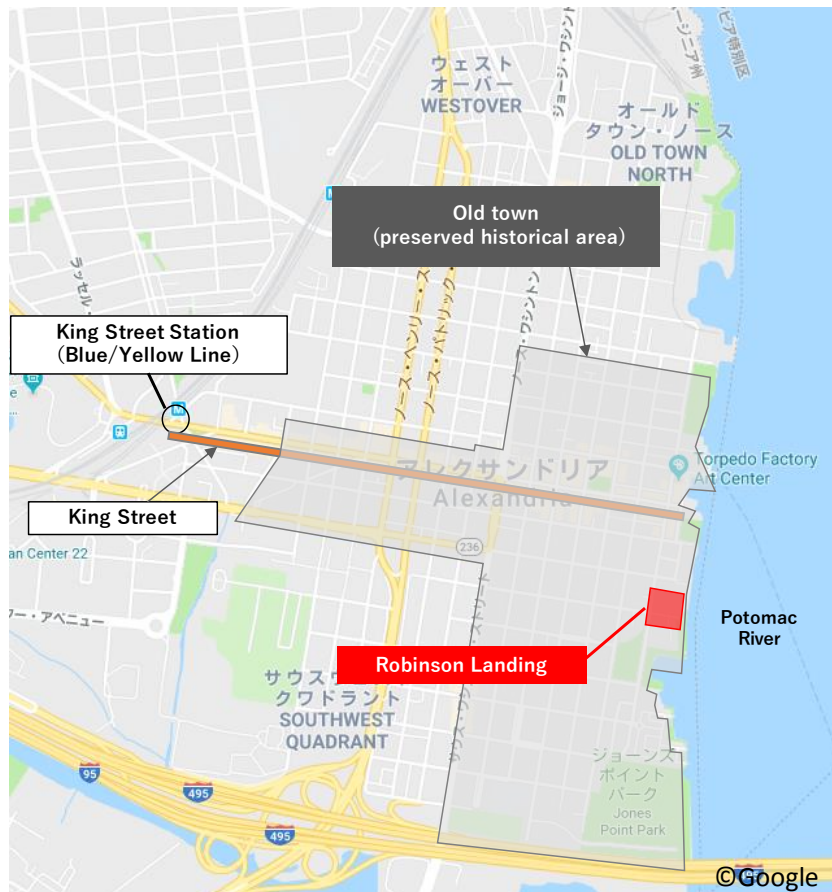


## < Attachment 2 > Maps

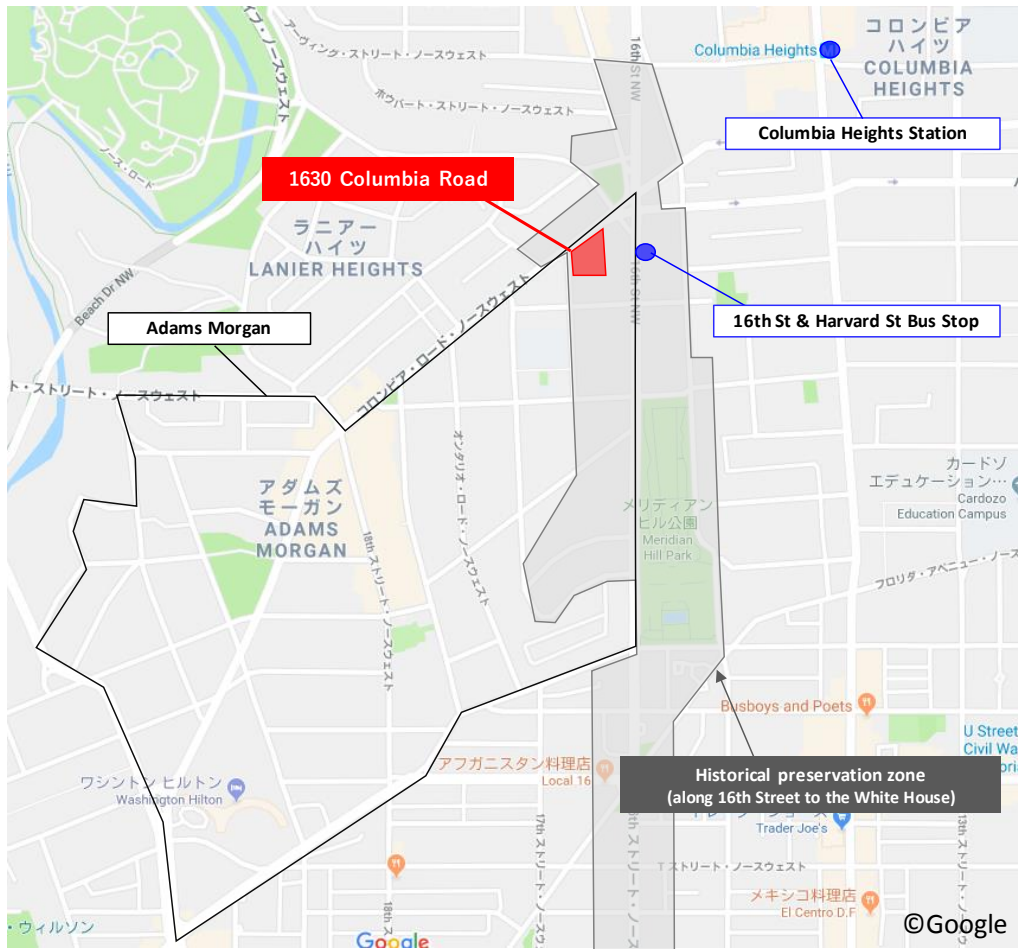
### Map of the surrounding area



### Robinson Landing Detailed map



## 1630 Colombia Road Detailed Map



## < Attachment 3 > Residential Project in the Washington DC Area

### Rental housing business

#### □ 4000 North Fairfax Drive

|                  |  |
|------------------|--|
| Location         | 4000 North Fairfax Drive, Arlington County, VA           |
| Completion       | 2020 (planned)   |
| Site Area        | 26,000 ft <sup>2</sup> (approx. 2,400 m <sup>2</sup> )   |
| Total Floor Area | 450,000 ft <sup>2</sup> (approx. 42,000 m <sup>2</sup> ) |
| Floors           | 22 above ground and 5 below                              |
| Purpose          | Rental housing (approx. 330 units (planned))             |
| Overview         | Mitsui Fudosan developed with joint developer from 2017  |

