
Mitsui Fudosan's First Residential Development Project in Seattle, U.S.
Completion of West Edge Tower
(Previously Named 2nd & Pike)

Key Points of the Release

- Completion of West Edge Tower (previously named 2nd & Pike), Mitsui Fudosan's first residential development project in Seattle
- High-rise residential building with 39 floors above ground, 5 floors below ground and enjoying views of Elliott Bay and Mount Rainier from the upper floors
- The Mitsui Fudosan Group's long-term management policy, Vision 2025, includes the aim to evolve into a global company, and dramatic growth overseas is expected in the future

Tokyo, Japan, June 27, 2018 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, completed overall development on West Edge Tower (previously named 2nd & Pike) in April 2018. The work was conducted through U.S. subsidiary Mitsui Fudosan America, Inc. and is the Mitsui Fudosan Group's first residential development project in Seattle. Mitsui Fudosan has 8 rental housing projects and properties (4 under development and 4 completed) containing approx. 2,500 units in total across the U.S.

This property is in Seattle, which has grown remarkably among major U.S. cities in recent years, and is centrally positioned in an office district with skyscrapers and stores including luxury department stores. This ideal location is in the close vicinity of Pike Place Market, visited by many locals and tourists, while spectacular views can be enjoyed of Elliott Bay from the west side of the upper floors and Mount Rainier from the south side. The property is highly regarded locally and tenant occupancy has proceeded smoothly since construction was completed.

The Mitsui Fudosan Group's long-term management policy, Vision 2025, includes the aim to evolve into a global company, and dramatic growth overseas is expected in the future. The Group 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 multiple developments including offices and housing. In March 2018, the Mitsui Fudosan Group took part in the Robinson Landing project, its first residential community (condominium and townhome) project in the Washington D.C. area. In addition, the development of 55 Hudson Yard office building in Manhattan will be completed during the current fiscal year. Business is expanding in multiple cities and Mitsui Fudosan aims to capture further business opportunities going forward.



Exterior view of West Edge Tower



View from the roof deck

■Features of the Project

Aiming to be a high-grade property suitable for its prime location, West Edge Tower is equipped with numerous amenities including an entrance lobby whose main feature is a light-filled atrium, a deck and barbecue area on the 8th floor, and a dog run, while the top floor has a tenant lounge, library and gym for workouts with spectacular views. Moreover, to enhance convenience for tenants and create liveliness for the property there are plans to invite retail and dining establishments to open on the first floor and a restaurant on the eighth floor.

The main targets are business people from their late 20s to 40s who work in the area and desire to live in the highly convenient city center, with a sub-target being empty nesters in their 50s.

Urban Visions, a developer based in Seattle that is involved in a wide variety of developments ranging from office and residential buildings in the city to renovations, is the joint developer.



Entrance lobby



Deck on the 8th floor



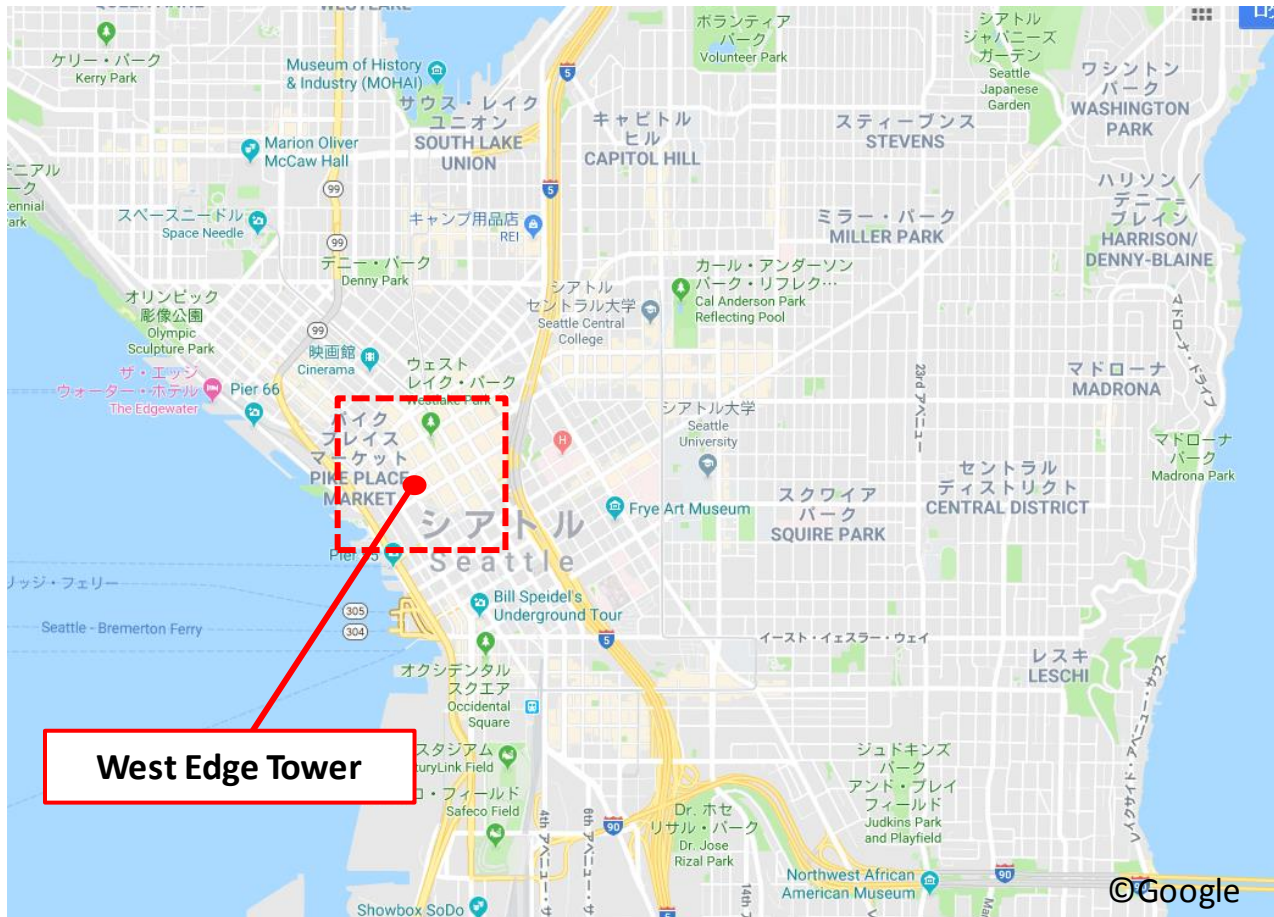
View from the gym on the top floor

□West Edge Tower

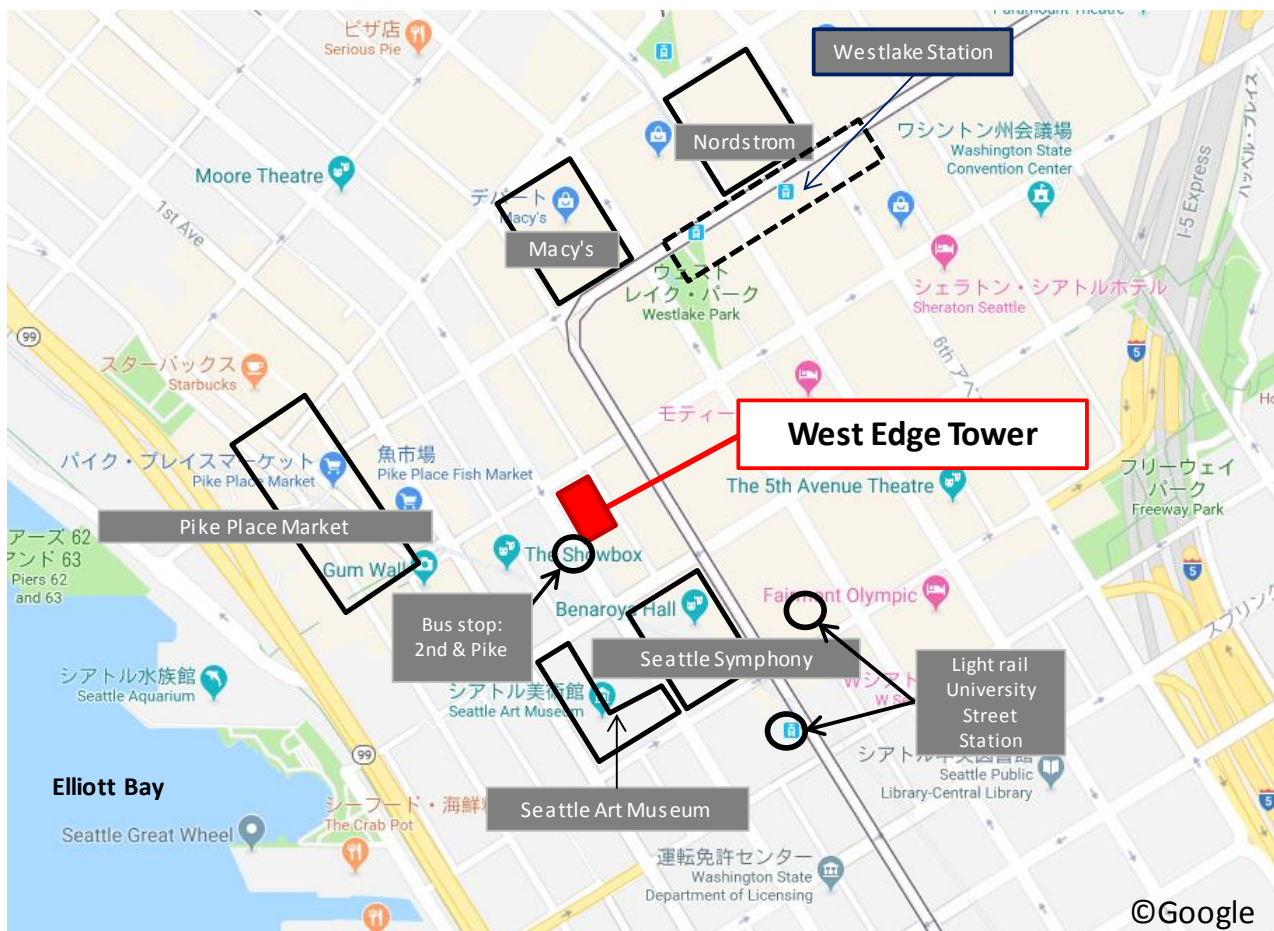
Location	1430 2nd Avenue, Seattle, WA, U.S.
Access	Three minutes on foot from University Street Station on the LRT Link Line (providing direct access to Seattle-Tacoma International Airport) One to four minutes on foot from bus stops for various city bus lines
Site Area	Approx. 19,000 ft ² (approx. 1,700 m ²)
Total Floor Area	Approx. 568,300 ft ² (approx. 52,800 m ²)
Residential Space	Total approx. 346,700 ft ² (approx. 32,200 m ²) Housing: Approx. 334,800 ft ² (approx. 31,100 m ²) Commercial: Approx. 11,900 ft ² (approx. 1,100 m ²)
Units	340 units
Structure	Reinforced concrete
Floors	39 floors above ground, 5 floors below ground
Purpose	Rental housing and commercial facilities
Schedule	Construction start: August 2015 Construction completion: April 2018

■Map

Map of the surrounding area



Detailed map



<Attached materials> Residential Developments in the U.S.

【East Coast】

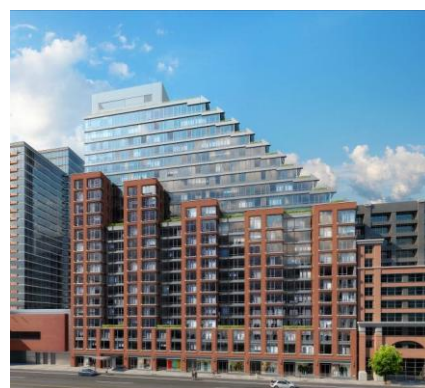
□ 160 Madison Avenue Completed

Location	160 Madison Avenue, New York, NY
Completion	September 2015
Site Area	21,500 ft ² (approx. 2,000 m ²)
Total Floor Area	312,400 ft ² (approx. 29,000 m ²)
Floors	42 above ground and 1 below
Purpose	Rental housing (318 units)
Overview	Mitsui Fudosan developed with joint developer from 2013



□ 525 West 52nd Street Completed

Location	525 West 52nd Street, New York, NY
Completion	May 2017
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 with 1 floor below ground, South Wing 14 floors
Purpose	Rental housing (392 units)
Overview	Mitsui Fudosan developed with joint developer from 2015



□ 4000 North Fairfax Drive Under development

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



□ 1630 Columbia Road Under development

Location	1630 Columbia Road NW, Washington D.C.
Completion	2021 (planned)
Site Area	Approx. 29,500 ft ² (approx. 2,700 m ²)
Total Floor Area	Approx. 230,400 ft ² (approx. 21,400 m ²)
Floors	10 above ground and 2 below
Purpose	Rental housing
Overview	Mitsui Fudosan developed with joint developer from 2019



【West Coast】

□O&M

Completed

Location	650 Indiana Street, San Francisco, CA
Completion	August 2017
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 (two buildings)
Purpose	Rental housing (total 116 units)
Overview	Mitsui Fudosan developed with joint developer from 2015



□22 Texas

Under development

Location	1395 22nd Street, San Francisco, CA
Completion	2019 (planned)
Site Area	120,447 ft ² (approx. 11,200 m ²)
Total Floor Area	323,274 ft ² (approx. 30,000 m ²)
Floors	East building: 1 below ground and 4 above West building: 1 below ground and 8 above Commercial building: 1 below ground and 3 above
Purpose	Rental housing (263 units)
Overview	Mitsui Fudosan developed with joint developer from 2017



□ Walnut Creek Transit Village

Under development

Location	Block 1: 1701-1799 Pringle Avenue, Walnut Creek, CA Block 2: 1901-1915 N California Boulevard, Walnut Creek, CA
Completion	Block 1: 2020 (planned) Block 2: To be determined
Site Area	Block 1: 164,656 ft ² (approx. 15,300 m ²) Block 2: 182,516 ft ² (approx. 17,000 m ²)
Total Floor Area	Block 1: 593,782 ft ² (approx. 55,100 m ²) Block 2: 424,954 ft ² (approx. 39,400 m ²)
Floors	Block 1: 1 below ground and 4 above (two buildings) Block 2: 2 below ground and 4 above (two buildings)
Purpose	Rental housing (Block 1: 358 units; Block 2: 238 units)
Overview	Mitsui Fudosan to develop with joint developer from 2018

