

July 5, 2018

For immediate release

JAPAN PULP AND PAPER COMPANY LIMITED

Mitsui Fudosan Co., Ltd.

A New Mixed-Use Office, Hotel, and Retail Building Debuts in Nihonbashi Area

OVOL Nihonbashi Building completed

Tokyo, Japan, July 5, 2018 - Japan Pulp & Paper Co., Ltd. announced that the JP Building Project (tentative name), which the company was progressing with other rights holders in Nihonbashi Muromachi 3-chome, Chuo-ku, Tokyo was completed on June 30, 2018, and a completion ceremony was held on July 5, 2018.

The name of the new building is OVOL Nihonbashi Building.

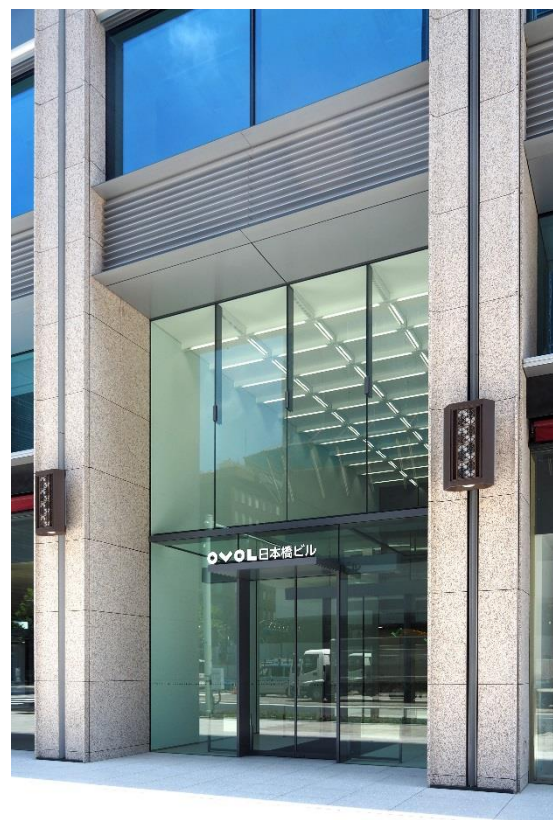
OVOL Nihonbashi Building is a mixed-use facility with offices, a hotel, and retail stores. The project has been managed by Mitsui Fudosan, a leading global real estate company headquartered in Tokyo, which is engaged in a number of projects that are part of the Nihonbashi Revitalization Plan.

Mitsui Fudosan will manage and operate the building after completion (some areas excluded). The hotel, named Mitsui Garden Hotel Nihonbashi Premier, has 264 guest rooms. It is the first hotel in the Nihonbashi area for Mitsui Garden Hotels and is scheduled to open on September 13, 2018.

OVOL Nihonbashi Building is a key project in Stage II of the Nihonbashi Revitalization Plan that forms the northern gateway to the Nihonbashi area. Japan Pulp & Paper Co., Ltd. and Mitsui Fudosan will continue to contribute toward the revival and revitalization of the Nihonbashi area.



Building Exterior



Office Entrance

1. Facility features

(1) Location

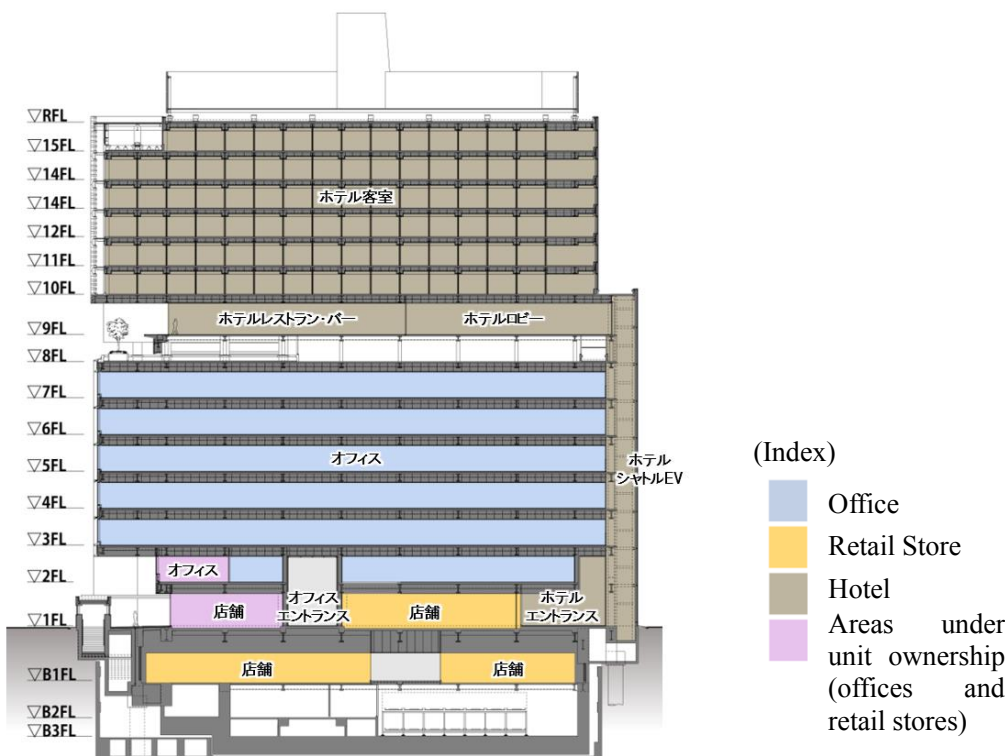
The new building forms the northern entrance to the Nihonbashi area, directly linked to Tokyo Metro Mitsukoshimae Station and JR Shin-Nihonbashi Station.

It is also about 10 minutes on foot from JR Tokyo Station, with easy access to Tokyo's central commercial and business districts such as Ginza, Shibuya, and Shinjuku.



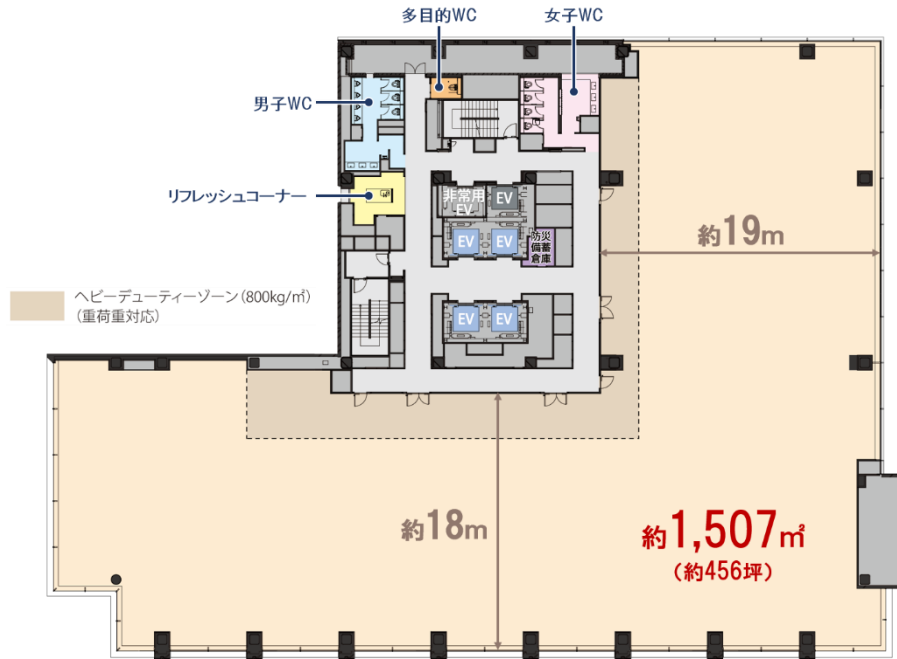
(2) Facility composition

It is a mixed-use building comprising of offices, a hotel, and retail stores.

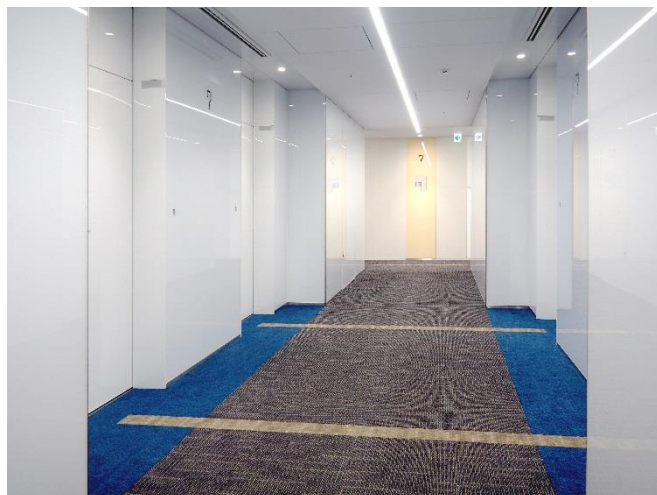


■ Offices (2F – 7F)

- A standard office floor is spacious, with no pillars and a ceiling height of 9 ft (2,800 mm), and maximizes window space on the Chuodori side, creating a comfortable space for office workers with great views.
- The office entrance and office floor elevator hall are brightly lit with a sophisticated feel, using white as the base color.
- A refreshment area and kitchenette is provided in the communal space of each floor to encourage office workers to communicate with each other away from their desks.



Exclusive areas on the office



Standard floor elevator hall



Refreshment area

- The hotel occupies the ground floor and 9th to 15th floors. Retail stores occupy the B1 and 1st floors
 - The 264-room Mitsui Garden Hotel Nihonbashi Premier is a member of the Mitsui Garden Hotels chain run by the Mitsui Fudosan Group. It is scheduled to open on September 13, 2018 on the upper-level hotel floors.
 - The first floor hotel entrance forms a large space that leads to the café, which is part of the retail area, so that all visitors to Nihonbashi can enjoy the ambience as well as hotel guests.
 - The B1 and first floors of the building will be occupied by restaurants (including the aforementioned first floor café) and retail stores with a combined floor area of approximately 12,432 f² (1,155 m²), divided into five zones. It will enhance the vibrance and socializing opportunities of the Nihonbashi district.



Image of hotel lobby/lounge

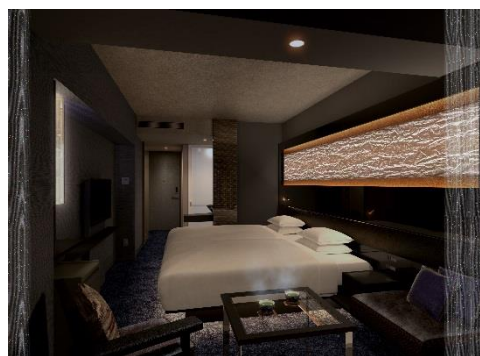


Image of guest room (superior twin)

Hotel overview

Name	Mitsui Garden Hotel Nihonbashi Premier
Number of guest rooms	264
Adjoining facilities	Japanese bath, restaurants, bars

Retail facility overview

Floor	Number of stores	Store format
1F	3 stores	2 food and beverage (café, restaurant), 1 retail
B1	2 stores	2 food and beverage (restaurant, bar)

(3) BCP features

Emergency generators are installed for use in a disaster. Mitsui Fudosan is a participant of the Nihonbashi Smart City Project*, which will supply the building's electricity. It is one of Mitsui Fudosan's programs to create smart cities in fully developed urban areas. BCP capability will be strengthened by securing superior disaster-prevention features that consider safety and security.

* The project will supply power and heat to the local area from an energy plant while remaining connected to the grid by installing highly efficient underground, large-scale gas cogeneration systems in the Nihonbashi Muromachi 3-chome District Category 1 Urban Redevelopment Project. The energy plant is fueled by city gas, which is very reliable in disasters, and therefore capable of supplying power needed for BCP in a power outage.

2. Origin of building's name

OVOL, which is part of the building's name, is the Japan Pulp & Paper Group's brand.

The two Os in OVOL represent the impression of oval and planetary orbit forms, and repeating the O expresses smoothness, flow, continuity, nature, and familiarity. In Romance languages that evolved from Vulgar Latin such as French, the original meaning of "vol" is "flight." The four letters of OVOL carries the meaning of the power to take off in flight toward the future as well as the potential of a story just beginning.

< Attachment >

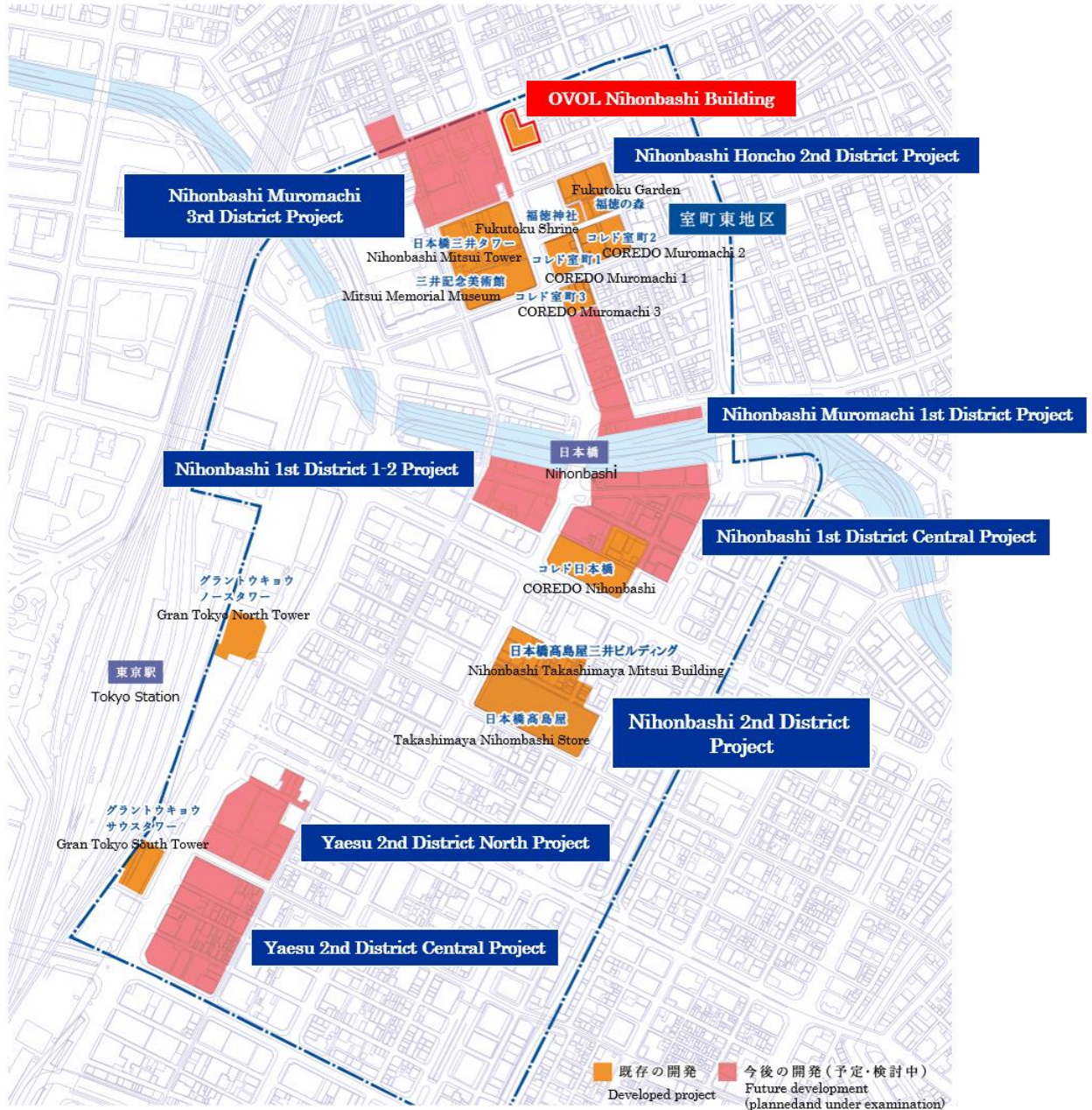
1. Project overview
2. About the Nihonbashi Revitalization Plan

Attached Materials 1: Project Overview

Building name	OVOL Nihonbashi Building
Hotel name	Mitsui Garden Hotel Nihonbashi Premier
Location	4-4 Muromachi 3-chome, Nihonbashi, Chuo-ku, Tokyo
Access	Direct access to on the Tokyo Metro Ginza and Hanzomon Lines Direct underground access to Shin-Nihonbashi Station on the JR Yokosuka and Sobu Rapid lines Six minutes' walk from Kanda Station on the JR Chuo, Yamanote and Keihin-Tohoku Lines 11 minutes' walk from Tokyo Station on JR lines
Usage composition	Office, hotel, retail facility, parking
Site area	Approx. 25,195 ft ² (2,340.78 m ²)
Total Floor Area	Approx. 306,774 ft ² (28,500.30 m ²)
Scale	15 above ground, 3 below and 2 penthouse floors
Height	Approx. 511 ft (56.0 m)
Structure	Steel structure (partly steel-reinforced concrete)
Builder and Architect	Takenaka Corporation
Schedule	Start of construction: July 1, 2016 Completion: June 30, 2018 Opening of hotel and stores: September 13, 2018 (planned)

Attached materials 2: Nihonbashi Revitalization Plan

In Nihonbashi, we are working on the Nihonbashi Revitalization Plan, a collaborative public, private and community initiative based on the concept of “Proceeding to Create While Retaining and Reviving.” Mitsui Fudosan, as a promoter of the Nihonbashi Revitalization Plan, undertakes many initiatives and has positioned this project, among the 10 that comprise the plan, as the 2nd Stage. (Please refer to the Nihonbashi Revitalization Plan Stage II Project Map below.)



BEYOND THE OFFICE

Mitsui Fudosan uses the statement BEYOND THE OFFICE for its building business. Mitsui Offices will continue to provide distinctive office buildings that go beyond conventional concepts to generate new added value for customers, providing a place for new lifestyles catering to a variety of working and non-working times rather than simply being places to fulfill a job.

BEYOND THE OFFICE

MITSUI FUDOSAN