

Large-Scale Mixed-Used Redevelopment Project in Tsukishima 1-Chome, Chuo Ward**MID TOWER GRAND Sales to Commence Saturday, July 21**

~ Two Minutes on Foot from Tsukishima Station,
With 32 Floors Above Ground and 503 Units in Total ~

Tokyo, Japan, July 17, 2018 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, Marubeni Corporation and Taisei Corporation today announced that effective from Saturday, July 21, 2018, the companies will commence sales of residential units (189 units for sale in Phase 1) in MID TOWER GRAND, a condominium residence currently under construction in Tsukishima 1-Chome, Chuo Ward, Tokyo.

MID TOWER GRAND is a residential tower with 32 above ground floors being developed as a part of the Tsukishima 1-Chome Nishinaka-dori District Redevelopment Project ^{(*)2} in a highly convenient location just two minutes on foot from Tsukishima Station, which offers access to two subway lines ^{(*)1}. It is approx. 1.8 kilometers from Ginza Station and 2.5 kilometers from Tokyo Station.

The top floor will house a number of shared facilities, including a lounge, fitness studio and spa ^{(*)3}. Based on the concept of A Residence for Enjoying Adulthood, this penthouse is the tower's defining feature, allowing residents to enjoy their time while taking in a panoramic view of the city. It has elicited a great response since the website went online and openings for requests for brochures started in December 2017.



Conceptual image of the completed exterior (penthouse area) ^{(*)4}

MID TOWER GRAND Features

1. Approx. 1.8 kilometers from Ginza Station and 2.5 kilometers from Tokyo Station. Large-scale residential tower in a downtown location just two minutes on foot from Tsukishima Station.
2. The top floor (32nd floor) houses extensive shared facilities, including Sky Lounge, a party room, a spa (with stone bath and regular sauna), and a fitness studio. The penthouse is equipped with functions befitting A Residence for Enjoying Adulthood.
3. The top of the building has a unique design with a strong presence even among high-rise buildings in the downtown area, and the common area has a progressive design.
4. Sales price (Phase 1): ¥50 million (434.11 ft² (40.33 m²)) to ¥265 million (1393.39 ft² (129.45 m²)). Main sales range: Around ¥70 million (11 units).

1. Downtown location for “live-work proximity” that is approx. 1.8 kilometers from Ginza Station, 2.5 kilometers from Tokyo Station and two minutes on foot from Tsukishima Station with access to two subway lines

Tsukishima Station, two minutes on foot from the property entrance, provides access to two subway lines, the Tokyo Metro Yurakucho Line, which bisects Tokyo’s business and government districts, and the Toei Oedo Line, which offers direct access to the Minato Ward area and Shinjuku subcenter. These lines provide direct access to major downtown stations like Yurakucho, Ginza-itchome, Shiodome, Roppongi and Shinjuku.



Aerial photo (composite)



Rendering of the walk of two minutes on foot to Tsukishima Station (approx. 160 meters)



Ginza 4-chome (approx. 2,360 meters)



Tokyo Station (approx. 2,820 meters)

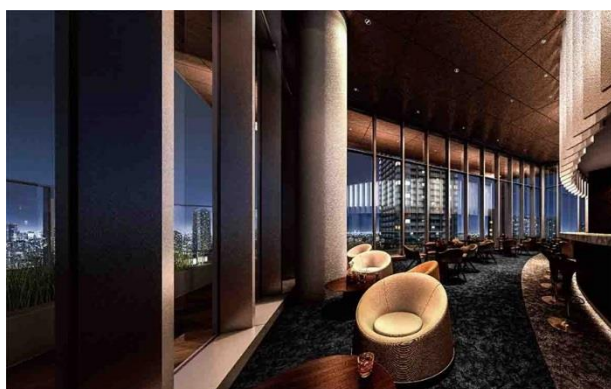
A number of large-scale redevelopment projects have been taking place in the Yaesu area around Tokyo Station, including projects in a designated National Strategic Special Zone. The location also allows for everyday use of the Ginza area, one of the world’s premier retail districts where new commercial complexes continue to open.

2. Extensive shared facilities housed on the top floor (32nd floor), including a lounge, fitness studio, and spa.

Based on the concept of A Residence for Enjoying Adulthood, the property is removed from the downtown hustle and bustle and features an array of shared facilities on the top floor (32nd floor) for a space to relax and rejuvenate. The facilities include the Sky Lounge with a bar, and party room, as well as a spa with a stone bath and a regular sauna, fitness studio and an indoor golf range. Residents don't have to go out; they can enjoy various activities on a single floor of the building for penthouse-style living. The property offers an efficient and fulfilling urban lifestyle.



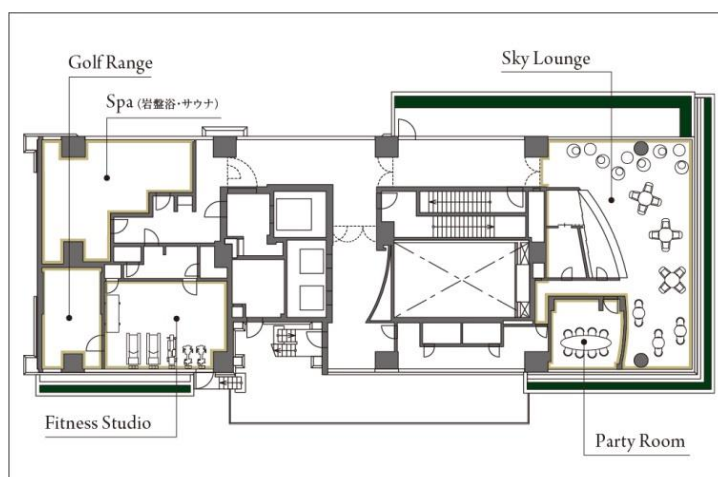
Conceptual image of the completed Sky Lounge (penthouse)



Conceptual image of the completed Sky Lounge



Conceptual image of the completed fitness studio



Layout of the 32nd floor

*The conceptual images of the Sky Lounge and fitness studio shown here are based on drawings made at the planning stage, and the forms and colors, etc. may differ from the actual facilities. Furniture, furnishings and fixtures, etc. may also change. The views and scenery from the windows are composites of aerial photographs taken at an elevation of 113 meters (equivalent to the 32nd floor) at the site; views and scenery differ with the floor and unit, and are not guaranteed into the future in light of the possibility of changes in the surrounding environment.

*The floor plan for the 32nd floor shown here is based on drawings made at the planning stage and may differ from the actual layout. The furniture, furnishings and fixtures, etc. in the common area may also change.

*Residents will be requested to use the shared facilities in accordance with a management contract, etc. A charge will be collected for use of some facilities and services.

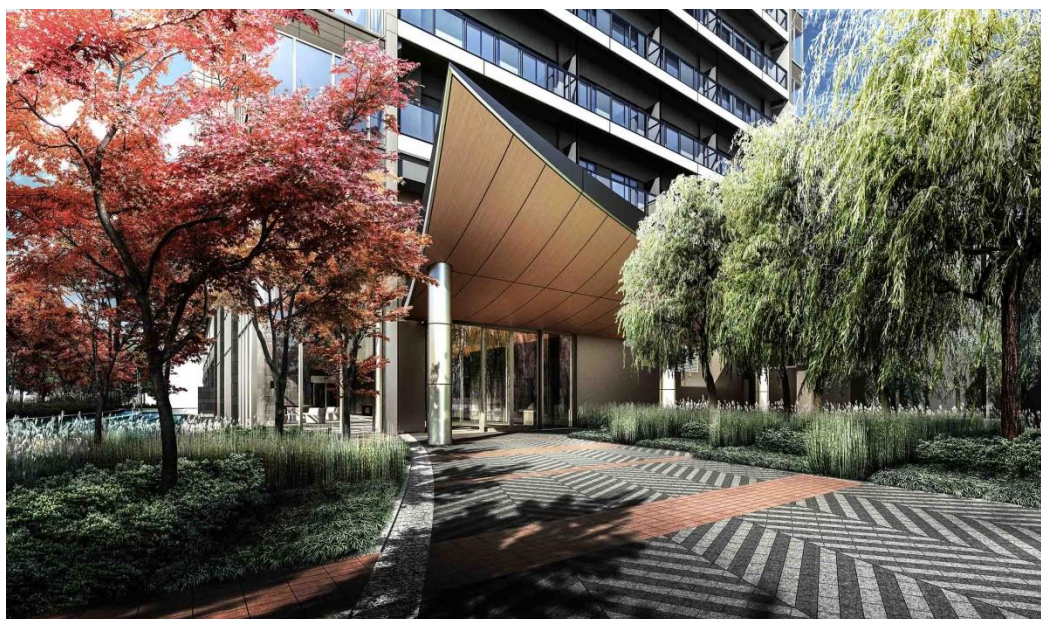
3. The top of the building has a unique design with a strong presence even among high-rise buildings in the downtown area, and the common area also features a progressive design.

With an awareness of the Tsukishima (moon island) place name and the design and silhouette as seen from the coastal district, the exterior design seeks to express “the world of the magical moon.” Taking the moon’s light, another feature of the property, and the beauty of curvature as motifs, arcs have been incorporated into the penthouse roof and the eaves of the grand entrance on the first floor. In addition, the lower floors create a new, refined streetscape that simultaneously carries on the living and cultural traditions of Tsukishima; they include a retail shop zone in the rowhouse style facing the Tsukishima Nishinaka Shopping Street.



Conceptual image of the completed building exterior

By contrast, the residential entrance is designed with an open approach space with plentiful greenery and a hotel-like lobby and lounge to produce a refined, urban atmosphere. The aim is to help create a highly appealing streetscape.



Conceptual image of the completed grand entrance

*The conceptual image of the completed exterior and grand entrance are based on drawings made at the planning stage, and the forms and colors, etc. may differ from the actual building. Only the premises of the property are shown. Exterior details and facility equipment, etc. are not rendered. The plants that are shown are drawn based on the state anticipated after the initial growth period; as of the time construction is completed, the plants will be planted at the necessary intervals in anticipation of their future growth. Locations, heights, and quantities may change depending on the circumstances related to their installation.

4. Sales price (Phase 1): ¥50 million (434.11 ft² (40.33 m²)) to ¥265 million (1393.39 ft² (129.45 m²)). Main sales range: Around ¥70 million (11 units).

We began fulfilling requests for brochures regarding the condominium units in December 2017. Since then, we have received a total of 5,600 requests on a cumulative basis (as of July 9, 2018). On April 28, 2018 we began making model rooms available for viewing, including preliminary informational meetings. Numerous customers have been considering the purchase of condominium units, with a total of more than 1,250 parties visiting the site (as of July 9, 2018). Effective from Saturday, July 21, we will commence Phase 1 registration and sales of condominium units. The number of units for sale in Phase 1 is 189 units. The sales price ranges from ¥50 million (434.11 ft² (40.33 m²)) to ¥265 million (1393.39 ft² (129.45 m²)). The main sales range is around ¥70 million (11 units).

*1 Tokyo Metro Yurakucho Line and Toei Oedo Line

*2 “This project aims to leverage the characteristics of the location, which is close to Tsukishima Station, a transportation hub, and faces Nishinaka Street, a flourishing commercial district, to establish local public spaces and improve the disaster preparedness of the local area, as well as to upgrade to a mixed-use district with residential, commercial and other functions through advanced land use to form a community where people continue to live and work” (source: website of the Bureau of Urban Development, Tokyo Metropolitan Government). The property is within the Tsukishima 1-Chome Nishinaka-dori District Redevelopment Project (project completion: scheduled for March 2021; current status: under construction). Project completion may be delayed due to construction-related circumstances.

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*4 The conceptual image of the completed exterior shown here is a composite of photographs taken (in January 2018) from an elevation of 101 meters (equivalent to the 29th floor) and conceptual image of the completed exterior based on drawings at the planning stage that has been subject to additional graphical processing; forms and colors, etc. may differ from the actual property. The views differ with the floor and unit and are not guaranteed into the future. Exterior details and facility equipment, etc. are not shown. Common area furniture, furnishings and fixtures, etc. may also change.

(Continued on following page)

■ Project Overview of MID TOWER GRAND

Location	5000-6 and other lots, Tsukishima 1-chome, Chuo-ku, Tokyo
Access	Two minutes on foot from Tsukishima Station on the Tokyo Metro Yurakucho Line and Toei Oedo Line
Zoning	Commercial zone
Structure / Scale	Reinforced concrete construction, partial steel-frame construction, 32 floors above ground, 1 floor below ground
Site Area	61,173.35ft ² (5,683.19 m ²)
Floor plans	1LDK-3LDK
Exclusive floor area per unit	434.11 ft ² (40.33 m ²) to 1393.39 ft ² (129.45 m ²)
Number of units	503 (including 116 residential units for business collaborators)
Planned completion of building	Late October 2020 (planned)
Architecture / Supervision	Jointly conducted by AXS SATOW INC. and Taisei Corporation Design Div.
Builder	Taisei Corporation

■ Map



<Attachments>

■ Introduction to Hiroaki Hoshino, design partner from Hoshino Architects INC.



CEO, Hoshino Architects INC.

Hiroaki Hoshino, Master Designer

World-Class Architect Hiroaki Hoshino In Charge of Design

Hiroaki Hoshino, Representative in Japan for Hopkins Architects and CEO of Hoshino Architects, has been hired as the master designer for this project. Based in Tokyo, Hoshino has executed condominium, hotel, resort, office and other projects in Japan, China, Thailand and other parts of Asia, and recently served as design director for Tokyo Midtown Hibiya. His focus in connection with architecture and urban landscapes is the creation of unique designs for particular places that incorporate the individuality, history, culture and scenery of that place.

(Example of works)



Projects @ Hopkins Architects
TOKYO MIDTOWN HIBIYA



Projects @ Hopkins Architects
Dubai World Trade Centre



Projects @ Hopkins Architects
GEK Group Headquarters