

**A Condominium Residence in a Mixed-use Redevelopment Project, Offering New
Station-front Lifestyle Proposals in the Fast-developing Neighborhood of Musashi-Kosugi**

Kosugi 3rd Avenue The Residence

Phase 1 Sales to Launch on Saturday, November 17, 2018

Tokyo, Japan, November 14, 2018 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Tokyu Land Corporation announced today that effective from Saturday, November 17, 2018, the two companies will begin Phase 1 sales of residential units in Kosugi 3rd Avenue The Residence, a condominium residence that is currently under construction in Kosugimachi 3-Chome, Nakahara-ku, Kawasaki, Kanagawa Prefecture. Kosugi 3rd Avenue The Residence will have 38 floors above ground and 519 residential units

This property is located within the project site of the Kosugimachi 3-Chome East District Type-I Urban Redevelopment Project. This project in the area in front of Musashi-kosugi station is a mixed-use redevelopment project that has been underway for more than 15 years, beginning with surveys in 2000, followed by approval of an urban redevelopment plan in 2014 and the establishment of a redevelopment project association in 2015. Looking at the area's history, Musashi-Kosugi had previously achieved remarkable development as a post town in Japan's Edo Period and subsequent years, serving travelers along one of Japan's major highways. More recently, neighborhood creation activities in Musashi-Kosugi have been led by local residents who wish to pass on the history and culture of the area to future generations. These activities have been undertaken with a focus on proposing lifestyles based on wholesome daily lives spanning three generations of parents, children and grandchildren

Located two minutes on foot from Musashi-kosugi Station on the Tokyu Lines*1, and one minute on foot from Musashi-Kosugi Station on the JR Line*2, the property is very close to a terminal station with access to 13 rail routes*3. Based on this excellent location, the property will offer new lifestyle proposals for living close to the station, with the aim of not only providing great transportation access through proximity to the station, but also creating a neighborhood that harmoniously links the functionality and value of housing, retail and business activities, and public services.

■ Phase 1 Sales Overview

Registration acceptance	Saturday, November 17, 2018 through 1 p.m. on Sunday, November 25, 2018 * The last call for registration will be at 12 noon.
Condominiums for sale	174 units * 519 units in total (of which 465 are for sale)
Sale price	¥46.28 million to ¥159.98 million per unit
Main sales range	¥78.00 million (11 units) *In millions of yen
Floor plans	1LDK-4LDK
Floor area	457 ft ² (42.45m ²) to 1,080 ft ² (100.29m ²) per unit



Conceptual image of the completed building

Since the property's website was launched in April 2018, more than 3,200 requests for brochures regarding the condominium units have been received from customers. The property's model rooms have been visited by more than 1,000 parties since September on a cumulative basis. Numerous customers have been considering the purchase of condominium units. (As of November 5, 2018)

<Main Features of Kosugi 3rd Avenue The Residence>

1. A station-front redevelopment project in the fast-developing Musashi-Kosugi area
2. A residence that every resident can enjoy according to their individual tastes and preferences and one that will encourage communication between people of all ages
3. An integrated housing, retail, and public services project linked together by three public spaces and a three-level terrace

*1 Tokyu Lines refer to the Tokyu Toyoko Line and Meguro Line.

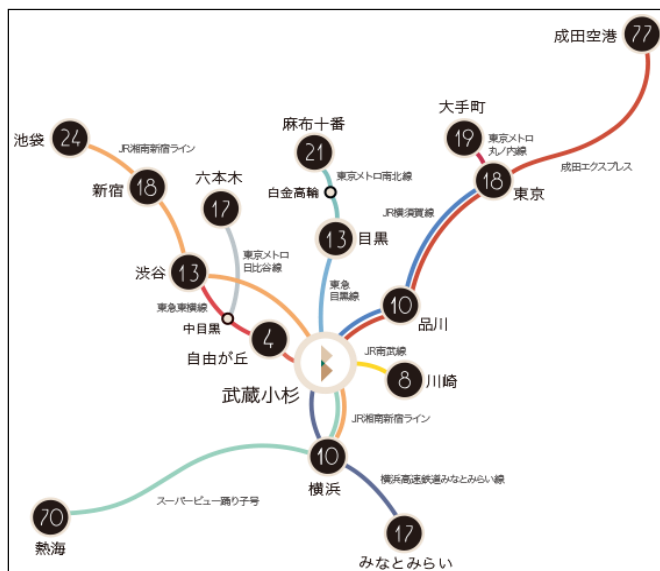
*2 JR Line refers to the JR Nambu Line. It takes an additional six minutes on foot to reach the platforms for the JR Yokosuka Line, Shonan-Shinjuku Line, the Narita Express and the Super View Odoriko via a connecting passageway.

*3 The 13 rail routes represent JR Shonan-Shinjuku Line, Yokosuka Line, Nambu Line and Tokyu Toyoko Line (including the through services provided by Tokyo Metro Fukutoshin Line, Tobu Tojo Line, Seibu Yūrakuchō Line, Seibu Ikebukuro Line, and Yokohama Minatomirai Railway Minato Mirai Line) and the Tokyu Meguro Line (including the through services provided by Tokyo Metro Namboku Line, Saitama Railway, and Toei Mita Line from two stations: Musashi-kosugi Station on the Tokyu Toyoko Line and Meguro Line and Musashi-Kosugi Station on the JR Nambu Line, Yokosuka Line, and Shonan-Shinjuku Line. (As of November 2018)

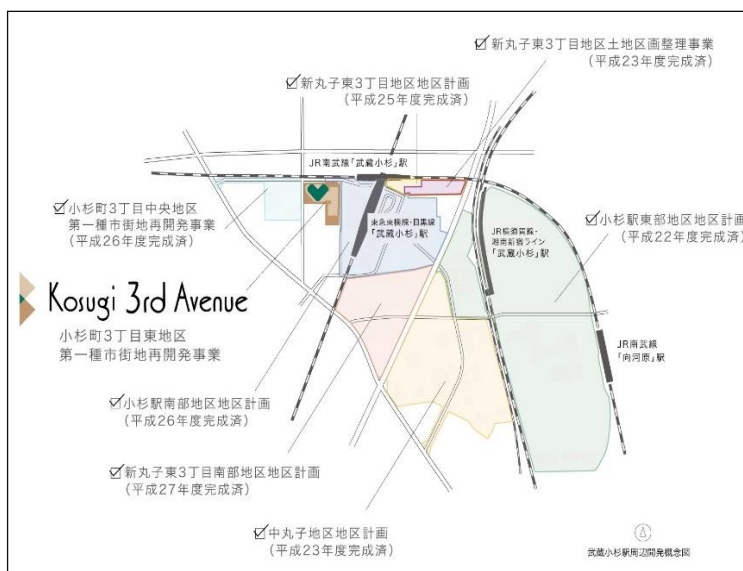
1. A station-front redevelopment project in the fast-developing Musashi-Kosugi area

Redevelopment is currently underway in the area around Musashi-kosugi Station, which provides access to 13 rail routes*3. In addition to the six districts that are already complete, a project is currently underway to develop four districts, including the district where the property is located (Kosugimachi 3-chome East District). The area around the station has been developed very rapidly, offering a high level of convenience for daily life and excellent transportation access. The area hosts a large concentration of various urban amenities, such as numerous shops, including large retail properties, as well as public facilities, medical facilities and schools.

The Kosugimachi 3-Chome East District is located in a triangular area bordered by Tokyu Toyoko Line, JR Nambu Line and National Route 409 (Fuchu Highway). It is a redevelopment along “3rd Avenue,” a street that retains the traditional bustling atmosphere of the stores close to the station. Excluding the development districts that have already been completed, the Kosugimachi 3-chome East District is the closest major mixed-use development project to Musashi-kosugi Station.



Musashi-kosugi Station Rail Map



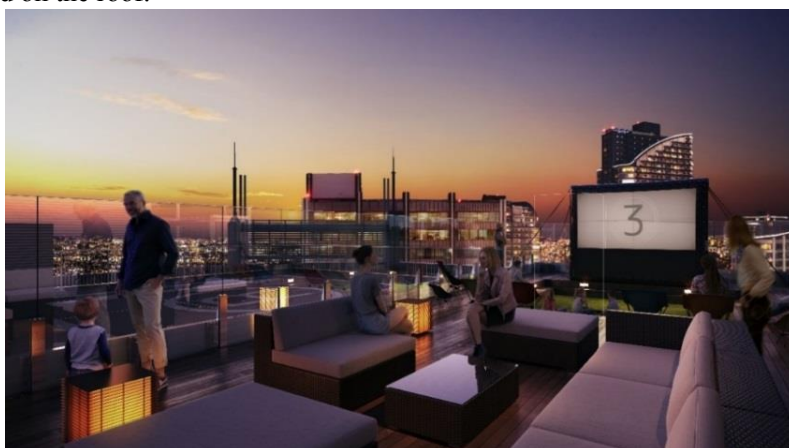
Schematic of Development Plan for Areas Around Musashi-kosugi Station

2. A residence that every resident can enjoy according to their individual tastes and preferences and one that will encourage communication between people of all ages

With this property, the developers have worked to enhance community spaces and services to support the daily lives of every resident and to foster stronger ties between people of all ages.

(1) Deluxe community spaces including the rooftop terrace MISORA, enabling residents to enjoy “outdoor movie viewing under the stars”

1 Covering an area of roughly 1,345 ft² (125 m²) at a height of approx. 443 ft. (approx. 135 m) above ground level, the rooftop terrace MISORA will enable residents to enjoy panoramic views from a wooden deck area furnished with sofas and tables under an expansive open sky. It will be equipped with a detachable and inflatable movie screen that can be set up by filling it with air. Residents can enjoy watching movies with friends and family and getting together with family members spanning three generations—from grandparents to grandchildren—to watch home videos. This extraordinary space on the rooftop of the condominium residence will foster communication among residents and across family members of all ages. When the weather is pleasant, residents will also be able to recharge by doing yoga or exercises on the artificial turf installed on the roof.



Conceptual image of MISORA

2 &SMILE (“And Smile”), the community lounge on the fourth floor, will feature four different themed areas surrounded by bookshelves stacked with around 1,000 books. Each resident will be able to spend time in the lounge according to his or her individual interests and preferences.

■ The four corners of “&SMILE”

Name of area	Description
Library Corner MEET	A library that will provide opportunities for residents to build stronger relationships with one another by fostering curiosity and conversation through books.
Kitchen & Dining COOK	A corner fitted with a kitchen and dining table that will create opportunities for families, friends and residents to build relationships with one another through cooking and food. The entire space can also be booked for private parties and events.
Kids’ Corner PLAY	A play area for kids where parents can view DVDs and Blu-ray discs while looking after their children
DIY Corner CRAFT	A creative space where residents of all ages can try their hand at various craft-making projects, from crafts for children to DIY projects for adults

3 TOP OF AVENUE: a private lounge on the 38th floor, where residents can enjoy a collection of around 150 records and build relationships with their fellow residents across generations through their common interest in music



Conceptual image of &SMILE



Conceptual image of TOP OF AVENUE

(2) Delivery lockers installed on each floor and service amenities to support the daily lives of three generations of residents

Delivery lockers will be installed in the communal spaces on each floor. Conventionally, delivery lockers are often installed only on the first floor of residential condominium buildings. Unlike this approach, the installation of delivery lockers on each floor will enable residents to pick-up their items on their own floor even if they are not home at the time of delivery. This will eliminate the need to pick up their items on the first floor and bring them back to their units via the elevator.

Food delivery stations will also be installed on each floor. When residents use home food delivery services, a partner contractor will deliver the food to the food delivery stations on each floor even when residents are not home at the time of delivery. This will help to reduce the burden of transporting food items among senior households, as well as save time for double-income families, who tend to be busy and spend a lot of time outside of their units.

Apart from this, the property will offer convenient service amenities that will enrich the lives of residents. Residents will have access to shared equipment, including single-seat electronic personal mobility devices and “Residence TV,” a dedicated TV channel for residents that will provide a variety of information on the local area and their residences.

3. An integrated housing, retail, and public services project linked together by three public spaces and a three-level terrace

Kosugi 3rd Avenue The Residence is an integrated mixed-use project combined with Kosugi 3rd Avenue, a facility on the lower floors (from the 1st floor below ground to the 4th floor above ground and part of the 3rd floor). Kosugi 3rd Avenue consists of retail and business facilities and public services facilities.

Three public spaces (areas open to the public) will be provided in the outside areas of the facility, which will extend the bustle of the station-front 3rd Avenue into the property. North Plaza will serve as a gateway that invites people into the facility from the north side. Center Square will provide a focal point for the movement of people in the center of the facility. South Park will lie on the south side of the facility, playing a pivotal part in creating the facility’s bustling atmosphere. These three public spaces will help to foster social interaction among people of all ages in the community.

The south side of the facility will consist of Step Garden, a space that will link the facility’s first to third floors with outdoor stairs and terraces. Step Garden will thus create a large open space that fans out toward South Park. At the same time, Step Garden will feature an inviting three-dimensional structure that encourages people to visit stores as they stroll around the facility. Through the greening of the terrace areas of the Step Garden and the external walls of the fourth floor, the facility will help to beautify the neighborhood with abundant natural scenery. (Continued on the following page)



Conceptual image of South Park, a public space on the south side of the facility



Conceptual image of the exterior of Step Garden on the south side of the facility

Retail establishments such as restaurants, consumer goods retailers, and service providers are planned to open for business in the facility. The facility is designed to enhance the quality of people’s daily life as a “third place” for residents and visitors—one that encourages conversation over meals and the formation of new relationships through hobbies and interests, allowing people to spend quality moments with one another in a refined setting.

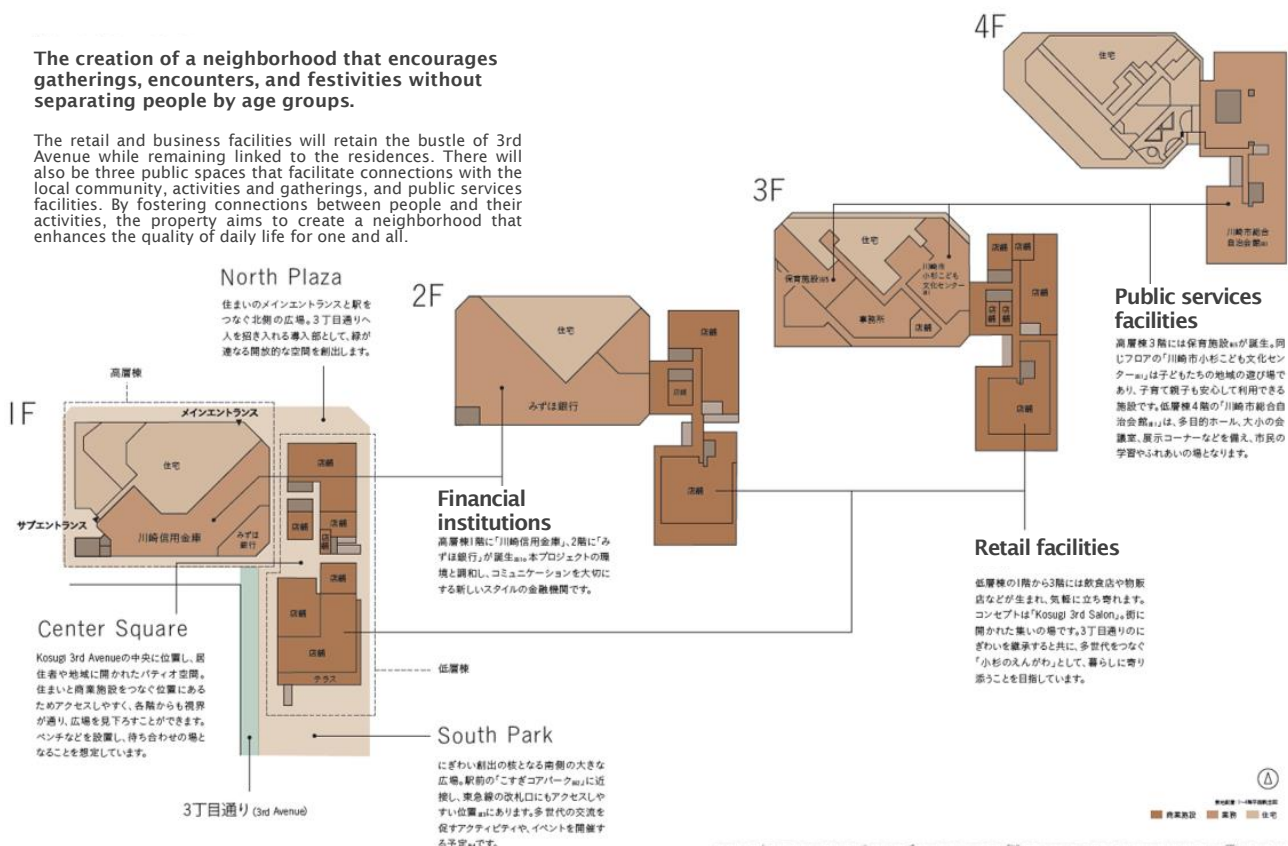
Moreover, the facility will also provide a neighborhood play area for children as a public services amenity. Plans call for developing the Kawasaki City Kosugi Children’s Culture Center, which can be used with peace of mind by parents raising children, and the Sogo Jichi Kaikan, a local government facility that will have a multi-purpose hall, large and small conference rooms and an exhibition space. In addition, a Kawasaki City licensed childcare center is planned to be set up on the premises.

Residents will be able to come and go between their residences and these facilities via the 3rd and 4th floors. This will make their daily lives highly convenient by offering easy access to shopping, dining and other activities.

■ Facility (Kosugi 3rd Avenue) Diagram

The creation of a neighborhood that encourages gatherings, encounters, and festivities without separating people by age groups.

The retail and business facilities will retain the bustle of 3rd Avenue while remaining linked to the residences. There will also be three public spaces that facilitate connections with the local community, activities and gatherings, and public services facilities. By fostering connections between people and their activities, the property aims to create a neighborhood that enhances the quality of daily life for one and all.



(Reference)

1. Overview of Property and Redevelopment Project

Location	600, Kosugimachi 3-chome, Nakahara-ku, Kawasaki, Kanagawa Prefecture
Access	Two minutes on foot from Musashi-kosugi Station on the Tokyu Toyoko Line and Tokyu Meguro Line One minute on foot from Musashi-Kosugi Station on the JR Nambu Line One minute on foot from Musashi-Kosugi Station on the JR Yokosuka Line and Shonan-Shinjuku Line (It will take an additional six minutes on foot to reach the platform via a connecting passageway.)
Number of units	519 units *including 54 residential units for business collaborators (total number of units for sale: 465)
Design and construction	Taisei Corporation
Move-in schedule	Mid-December 2020 (planned)
Structure and scale	Reinforced concrete construction, partial steel-frame construction, 38 floors above ground, 2 floors below ground (39 floors above ground, 2 floors below ground based on the Building Standards Act)
Overview of Redevelopment Project Plan	Project name: Kosugimachi 3-Chome East District Type-I Urban Redevelopment Project Project manager: Kosugimachi 3-Chome East District Urban Redevelopment Project Association Construction area: Approx. 2.7 acres (1.1 ha) Participating association members: Mitsui Fudosan Residential Co., Ltd. and Tokyu Land Corporation Specified business agent: Taisei Corporation Name of facility: Kosugi 3rd Avenue
History of redevelopment plan	July 2007 Established Kosugimachi 3-Chome East District Urban Redevelopment Project Preparation Association February 2014 Approval of Urban Redevelopment Plan for Kosugimachi 3-Chome East District Approval of Urban Redevelopment Plan for Kosugimachi 3-Chome East District Type-I Urban Redevelopment Project Approval of Urban Redevelopment Plan for Kosugimachi 3-Chome East District Advanced Usage Area February 2015 Approval granted for establishment of association (business plan) September 2016 Approval granted for a rights conversion plan March 2017 Start of construction of facility building

2. Map of Property and Guest Salon

