

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsui Fudosan Residential Wellness Co., Ltd.

— Serviced senior residence brand provided by the Mitsui Fudosan Group —

**Mitsui Fudosan Group Begins Construction on
the PARK WELLSTATE Kamogawa Project (Tentative Name)**
One of the Largest Senior Residences in Chiba Prefecture (Total Number of Units: 473),
Planned to Open in Autumn 2021

Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, has announced that it began construction on the PARK WELLSTATE Kamogawa Project (tentative name) on December 1 in Kamogawa City, Chiba Prefecture. The property will be one of the largest senior residences in Chiba Prefecture*¹.

This project will be a serviced senior residence*² for healthy seniors (aged approximately 60+ when moving in). Mitsui Fudosan Residential Co., Ltd. will develop the project's buildings and then lease the buildings to Mitsui Fudosan Residential Wellness Co., Ltd., which will operate the facility as a paid nursing home in accordance with the Act on Social Welfare Services for the Elderly. The project is scheduled to open in autumn 2021.

As the management entity of the business, Mitsui Fudosan Residential Wellness Co., Ltd. will enter into contracts that grant lifelong usage rights to residents and provide hospitality services to residents such as lifestyle support services. The company will also provide quality professional services outsourced to care service providers and restaurants, and in collaboration with medical institutions.

This project is the second property in the PARK WELLSTATE series following PARK WELLSTATE Hamadayama, which is scheduled to open in June 2019.



CG image of the completed PARK WELLSTATE Kamogawa Project (tentative name)

< **Features and services of PARK WELLSTATE Kamogawa** >

1. Medical collaboration, nursing care services, and preventive care activities in partnership with the Kameda Group
2. A 22-floor building standing on high ground approximately 46 m above sea level, offering stunning views of the sea, sky and greenery, with an expansive courtyard
3. Communal facilities and events that nurture the community of residents
4. Activity plans that let residents lead fulfilling daily lives that honor their tastes and preferences
5. Convenient access to Kamogawa City and central Tokyo

*¹ The statement “One of the largest senior residences in Chiba Prefecture” is based on a survey and comparison of the number of residential units in facilities for seniors (serviced senior residences, paid nursing homes, and special nursing care home for senior citizens) (Research by Mitsui Fudosan Residential Co., Ltd. as of November 2018).

*² “Serviced senior residence” is a new category of housing proposed by the Mitsui Fudosan Group. The goal of this new category of housing is to enable healthy senior citizens to live full lives that honor their tastes and preferences.

■ Features of property and services

1. Medical collaboration, nursing care services, and preventive care activities in partnership with the Kameda Group

In this project, residents will be provided with an environment where they will have easy access to the medical and nursing care services of the Kameda Group, including Kameda General Hospital, which is a core regional hospital in southern Chiba Prefecture. Kameda General Hospital was the first hospital in Japan to be accredited by Joint Commission International*³.

(1) Medical collaboration

- The Group will invite Medical Corporation Tesshokai, a member of the Kameda Group, to open a clinic on the premises of the property. The clinic will support senior citizens who are eager to enhance their health and wellbeing with daily health management and other services.
- Medical concierges dedicated to serving residents will be assigned to the property and Kameda Clinic (located about .9 miles (1.5 km) from the property). The medical concierges will assist residents by arranging and scheduling smooth medical checkups with minimal waiting times.
- The project will establish a medical support system in collaboration with the Kameda Group. In the event of a medical emergency, the project will provide emergency medical transportation of residents to Kameda General Hospital (located about .9 miles (1.5 km) from the property), which has around 900 beds.

(2) Nursing care services

- The building will have a dedicated nursing care floor in case residents need nursing care services. The nursing care floor will be staffed with full-time nurses and caregivers 24 hours a day. The project will thus have the facilities and staff in place to ensure that residents can continue to live at the property with peace of mind, even if they may eventually require a higher level of nursing care (The project plans to outsource nursing care services to Taiyokai, a social welfare service corporation in the Kameda Group).

(3) Preventive care (nursing care prevention) activities

- Tesshokai will provide a range of services, including medical fitness programs for seniors with an emphasis on preventive care (nursing care prevention) activities. It will also provide personalized rehabilitation services to residents who have concerns about mobility in their arms and legs. These services will make use of the fitness studio and indoor swimming pool within the property.



Kameda Medical Center*⁴



JCI Gold Seal of Approval

*³ JCI (Joint Commission International) accreditation: An accreditation system offered by Joint Commission International, a non-profit organization established in 1994 by the Joint Commission, a standards-setting and accreditation body for medical institutions, medical programs and related organizations and activities in the United States. As of November 2018, JCI accreditation has been acquired by more than 1,000 facilities and programs globally, including 26 in Japan. (Source: Official website of Joint Commission International)

*⁴ Kameda Medical Center: The English corporate designation of a medical service complex operated by the Kameda Group. Located about .9 miles (1.5 km) from the property, Kameda Medical Center has medical facilities including Kameda Clinic, which serves as a specialized outpatient care facility, and Kameda General Hospital, which serves as an in-patient care facility. (Source: Official website of the Kameda Group)

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2. A 22-floor building standing on high ground approximately 150 ft (46 m) above sea level, offering stunning views of the sea, sky and greenery, with an expansive courtyard

The property will consist of a 22-floor building with a Y-shaped plan. The building will stand on high ground approximately 150 ft (46 m) above sea level, with views of the Pacific Ocean. From around two-thirds of the residential units, residents will enjoy panoramic views of the Pacific Ocean and the coastline of Maebara-Yokosuka Beach, which has been selected as one of “Japan’s 100 Most Beautiful Beaches.” From the remaining one-third of the residential units, residents will enjoy views of picturesque green hills. Residents will also be able to take in dynamic views of the sea and hills from the restaurant, large communal bath, and lounge on the top floor. An expansive courtyard covering an area of about 23,680 ft² (2,200 m²) will also be developed at the base of the building. Abundant greenery and interesting water features will make the courtyard a relaxing space for residents.



View from the project site (from a height equivalent to the 8th floor of the property)



View of the project from Kamogawa City (composite photo with CG image of the building)

3. Communal facilities and events that nurture the community of residents

The property will offer communal spaces and various programs and events that nurture the community of residents. These facilities will include a restaurant (restaurant operation is scheduled to be outsourced to Seiyo Food-Compass Group, Inc.), a swimming pool, a large communal bath and an outdoor bath (scheduled to be a hot springs bath). There will also be leisure and entertainment facilities such as a multi-purpose hall, atelier, billiards tables, mahjong room, piano room, lounge, bar, and library. Another feature will be a main garden that will provide residents with a place to relax.



CG image of completed restaurant



CG image of completed indoor swimming pool



CG image of completed main garden

4. Activity plans that let residents lead fulfilling daily lives that honor their tastes and preferences

The Group will examine activity plans that promote stronger ties between residents and the local community. Opportunities will be created for lifelong learning and club activities in partnership with nearby colleges (college linked programs). Another priority will be the planning of events that harness tourism resources reflecting the rich natural environment of Kamogawa City, in areas such as marine sports, fishing and agriculture.

5. Convenient access to Kamogawa City and central Tokyo

The Group plans to operate a regular shuttle bus service that will run from the property to various facilities within Kamogawa City, such as Kameda General Hospital, Kameda Clinic, JR Awa-Kamogawa Station, and large stores, so that residents are able to actively go out and visit these facilities. In addition, the Group plans to offer a transportation service to ensure that residents have easy access to central Tokyo and other areas, according to their needs.

(Reference)

1. Overview of PARK WELLSTATE Kamogawa Project (tentative name)

Location	Part of 944 and other, Hamaogi, Kamogawa City, Chiba Prefecture
Site area	Approx. 285,523 ft ² (26,526 m ²)
Total floor area	Approx. 510,456 ft ² (47,423 m ²)
Structure / Scale	Steel-reinforced concrete structure / 22 floors above ground and 1 floor below
Number of units	473 units (General living units: 409 units, Nursing care units: 64 units) (planned)
Floor area of each residential unit	Approx. 430 ft ² to 1,184 ft ² (40 m ² to 110 m ²)
Schedule	Start of construction: December 2018, Completion: July 2021, Opening: November 2021 (planned)
Architect	Planning, architectural and design supervision: Asai Ken Architectural Research Inc. Basic design / execution: First-class registered architect office, Sumitomo Mitsui Construction Co., Ltd.
Construction	Sumitomo Mitsui Construction Co., Ltd.
Interior design	SANDLER DESIGN, LLC
Exterior design	SWA Group
Nursing care partner	Kameda Group (Taiyokai)
Medical collaboration	Kameda Group (Tesshokai)

Note: Plan content may change in the future.

2. PARK WELLSTATE series lineup (plan)

The Group has started the development of the following three properties under PARK WELLSTATE, the Group's dedicated brand for serviced senior residences.

Going forward, the Group plans to continue accelerating development of serviced senior residences under the PARK WELLSTATE brand in Tokyo and three neighboring prefectures and other major cities.

	Property name	Location	Scheduled opening
①	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	June 2019
②	PARK WELLSTATE Kamogawa Project (tentative name)	Kamogawa City, Chiba Prefecture	November 2021
③	PARK WELLSTATE Nishiazabu Project (tentative name)	Minato-ku, Tokyo	Undecided

3. PARK WELLSTATE Kamogawa Project (tentative name) project location map (wide-area view, close-up view)

