
**Nihonbashi Muromachi 3rd District Project Association and Mitsui Fudosan
Completed the Construction of Nihonbashi Muromachi Mitsui Tower
on March 28, 2019**

**Grand opening for COREDO Muromachi Terrace to be held
on September 27, 2019**

Tokyo, Japan, March 28, 2019 - Nihonbashi Muromachi 3rd District Project Association and Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that construction was completed on Nihonbashi Muromachi Mitsui Tower in the A Zone of the Nihonbashi Muromachi 3rd District Project in Muromachi 3-Chome in Chuo-ku, Tokyo. Nihonbashi Muromachi 3rd District Project Association and Mitsui Fudosan also decided to hold the grand opening for the retail facility COREDO Muromachi Terrace on Friday, September 27, 2019.

Summary of This Press Release

1. Construction was completed on March 28 for Nihonbashi Muromachi Mitsui Tower, the flagship project for Stage II of the Nihonbashi Revitalization Plan

—A new base in Nihonbashi; development of a mixed-use facility that creates prosperity for many different people, fusing both tangible and intangible aspects—

2. COREDO Muromachi Terrace, a retail facility with a collection of 31 stores, will have its grand opening on September 27

—The facility will offer popular dining and select products from inside and outside Japan, with 2 stores making their debut in Japan, 10 stores making their debut at a retail facility, and 10 stores in new business formats—

3. Facility planning that makes various workstyles possible with cutting-edge infrastructural technology with the use of ICT, making it suitable as a base for advanced companies

Under the concept of “creating while retaining and reviving,” Mitsui Fudosan has been promoting the Nihonbashi Revitalization Plan to bring prosperity back to Nihonbashi, which once served as the starting point for five Edo-era roads and flourished in economics and culture. The Revitalization Plan unifies the public and private sectors as well as local residents and businesses to create new attractions and revitalize the area; it was launched with the opening of COREDO Nihonbashi and Nihonbashi Mitsui Tower, and the opening of the COREDO Muromachi 2 and 3 buildings served as the evolution to its second stage. The Revitalization Plan has been proceeding based on the four key concepts of industry creation, neighborhood creation, community cohesion and renewal of an aqua metropolis, and seeks to create people-centric neighborhoods for the prosperity of many different stakeholders through mixed-use multi-faceted area development that fuses both tangible and intangible aspects.

The newly constructed Nihonbashi Muromachi Mitsui Tower is a large-scale mixed-use building and the flagship project for Stage II of the Nihonbashi Revitalization Plan. This project will further accelerate this plan, and contribute to the globalization of the Nihonbashi area.

Located on the corner of Chuo-dori and Edo-dori streets, the project expands Nihonbashi’s core northward to areas in the vicinity of Kanda and Tokyo stations, tying them to Nihonbashi as a new base for the area. With the installation of a hall and conference rooms for various functions, a large outdoor plaza with an extensive roof and landscapes rich in greenery, and 31 stores including those making their debut in Japan such as eslite spectrum nihonbashi in the retail business area, development for this mixed-use property will solidify into a facility that creates prosperity for many

different people through added intangible value. Furthermore, Mitsui Fudosan will utilize the latest in ICT, such as the introduction of entrance/exit security that uses facial recognition at the entrance doors to the dedicated office space the company will occupy and at the security gate in the elevator hall. With the addition of these technologies along with outfitting office environments with “mot.,” membership services and facilities for tenant companies and the installation of Japan’s first energy supply plant to encompass existing building districts, Mitsui Fudosan will support peoples’ prosperity in the entire district and promote diverse neighborhood creation that propels Nihonbashi’s globalization.



Nihonbashi Muromachi Mitsui Tower



Roofed plaza

About Nihonbashi Muromachi Mitsui Tower

■Main Features of Nihonbashi Muromachi Mitsui Tower

1. Large-scale mixed-use building with a total floor area of approx. 1,808,300 ft² (approx. 168,000 m²), 26 floors above ground and 3 floors below ground
2. Building development that creates prosperity through its multifunctional aspects and added intangible value for offices, retail businesses, plaza space, conference hall, etc.
3. Direct access from the basement floor to Mitsukoshimae Station on the Tokyo Metro Ginza and Hanzomon lines, and Shin-Nihombashi Station on the JR Yokosuka and Sobu lines. The facility expands Nihonbashi's core northward to areas near Kanda Station and Tokyo Station, tying them to Nihonbashi as a new base
4. Installation of infrastructure to support the Nihonbashi area, such as Japan's first energy supply plant to encompass existing buildings
5. Office floors that have the largest standard floor exclusive areas in the metropolitan area, with 46,200 ft² (approx. 4,300 m²) of floor plates



Floors 5 - 25 Office floors



Floors 5 - 6 Office Sky Lobby



3F Muromachi Mitsui Hall & Conference Rooms
A main hall spanning approx. 4,000 ft² (approx. 375 m²) and three conference rooms



2F eslite spectrum nibonbashi
A store that conveys a variety of creative and cultural information as “a culture wonderland for living and reading”



Floors 5 - 6 Conceptual image for “mot.,” membership facilities and services for tenant companies



Conceptual image of gas cogeneration
Japan’s first initiative to supply electricity and heat not only to areas within the development zone, but also to nearby areas with existing office buildings and retail facilities outside the project zone



1F Conceptual image of the retail facility
A floor that connects to the bustling atmosphere from the plaza where people can rest or gather



Conceptual image for the large-scale roofed plaza (approx. 16,100 ft², approx. 1,500 m²), brimming with prosperity and abundance with a rich, green landscape



B1F Conceptual image of the retail facility
A restaurant floor overflowing with lively feeling, directly connected to the stations



B1F Communal space

■ A facility that makes various workstyles possible with cutting-edge infrastructural technology that uses ICT, suitable for businesses that drive Japan’s growth and global businesses

Companies that will move into the office floors at Nihonbashi Muromachi Mitsui Tower include Toyota Research Institute-Advanced Development, Inc. (TRI-AD), Nishimoto Co., Ltd., Boston Consulting Group, Inc., Mitsui Fudosan Co., Ltd., and Mitsui Fudosan Residential Co., Ltd. Other progressive companies that are driving Japan’s growth and lead the world in different sectors have also decided to move into the office floors, as well as the Tokyo American Club Nihonbashi (tentative name), a membership-based social club to create an international community, and a medical service facility operated by Tokyo Midtown Medicine Co., Ltd., which also operates the Tokyo Midtown Clinic that conducts outpatient treatments, check-ups, and full physical examinations in English. These companies provide international flavor and a community for many different people working and living in Nihonbashi and the outlying areas, which accelerates Nihonbashi’s global evolution and development, and promotes the strengthening of Tokyo’s international competitiveness.

➤ **Enhancement of membership services and facilities for tenant companies to make various workstyles possible**

Nihonbashi Muromachi Mitsui Tower aims not just to be a workplace, but a place for achieving a fulfilling business life, with the goal of creating a richly-developed office environment. Accordingly, in the communal spaces on the fifth and sixth floors, Mitsui Fudosan plans to begin offering "mot. Mitsui Office for Tomorrow," a number of membership facilities and services for tenant companies from June 2019, continuing on as the second phase from Nihonbashi Takashimaya Mitsui Building.

■ About “mot. Mitsui Office for Tomorrow”

As efforts to promote workstyle reforms continue, Mitsui Fudosan would like to address items that office workers feel they want more of, including more ways to spend time freed up by improved productivity.

With that in mind, the Company created a number of membership-based facilities and services for its tenant companies, designed around the concept of providing a place where workers can have the "more" they seek while enjoying a pleasant business life. Known as “mot. Mitsui Office for Tomorrow,” the services were launched in December 2018. This offering is an embodiment of “Beyond the Office,” the slogan adopted by Mitsui Fudosan, and we plan to introduce “mot. Mitsui Office for Tomorrow” in other large-scale office buildings we develop going forward. Through this service, we are creating an environment in which workers can enjoy a more creative, more pleasant business life, as part of our goal of creating people-centric neighborhoods.



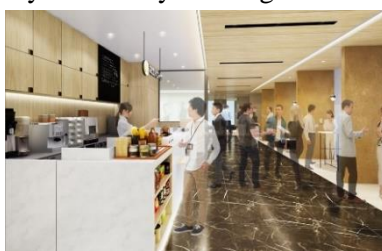
mot. Park & Café (5F)

A free lounge exclusively for use by tenant company members with an adjoining café

The lounge can be used not only as a meeting place to bring in packed lunches and drinks, but also has spaces that employees can reserve for their group to exchange ideas. It has been decided that the café annex will be a coffee shop directly operated by Mikado Coffee, a roasting company founded in 1948 in Nihonbashi. Employees can also refresh themselves with the greenery of trees by walking out from the lounge into the sky terrace.



Conceptual image of the lounge space



Conceptual image of the café space



Conceptual image of the sky terrace

mot. Conference, mot. Personal (5F)

Exclusive conference and private rooms for tenant companies

This floor will have a lineup of conference rooms suitable for lectures, seminars, and departmental meetings with visitors from outside the companies. Members will be able to use an impressive foyer with a fireplace and the sky terrace. Members will also be able to use private rooms for short client visits and focused work in the mot. Personal area.



Conceptual image of the conference room foyer



Conceptual image of the private room space

mot. Fitness (tentative name), mot. Member's Lounge (6F)

A facility that supports workstyles which are healthy in both body and mind

The facility will fully support the health of workers with areas where they can take naps and showers to improve concentration, as well as exercise and a sauna for people to refresh before and after work. The fitness area is equipped with many different exercise machines and a studio, while the lounge area will have a nap room and programs including those affiliated with medical institutions.



Conceptual image of the fitness gym
reception desk



Conceptual image of the fitness gym



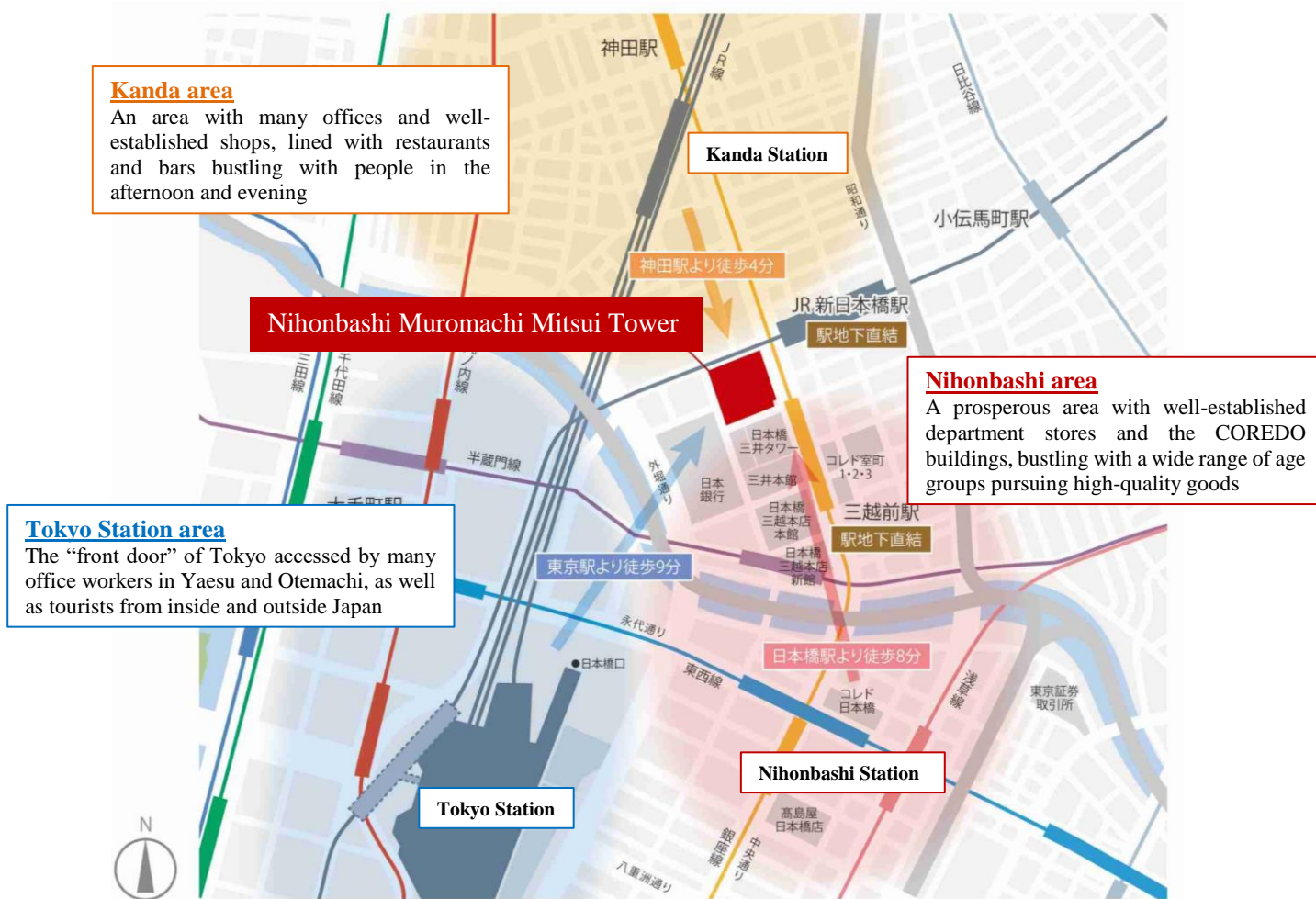
Conceptual image of the studio area

➤ **Cutting-edge infrastructural technology through the use of ICT**

By installing an entrance/exit security system that uses facial recognition technology in the spaces occupied by Mitsui Fudosan and at the security gate in the elevator hall, the Company will prevent impersonation with borrowed cards and unauthorized entrance, as well as reduce the risk of lost cards and the cost of their reissue. Moreover, in the areas it occupies, Mitsui Fudosan will introduce an elevator destination floor reservation system with the aim of improving wait times at the elevator, as well as a display of light and sound that uses the logic of circadian lighting in the restroom areas to improve comfort. Another newer initiative that uses ICT and advanced technologies includes installation of a radiant air conditioning system. Going forward, Mitsui Fudosan will continue to adopt the latest technology.

■ A location at the center of prosperity for Nihonbashi, Kanda, and Tokyo

Located on the corner of Chuo-dori and Edo-dori streets, Nihonbashi Muromachi Mitsui Tower directly connects by underground walkway to Mitsukoshimae Station on the Tokyo Metro Ginza and Hanzomon lines as well as Shin-Nihombashi Station on the JR Yokosuka and Sobu lines. The facility is also located in the center of three prosperous areas in the vicinity of Nihonbashi, Kanda, and Tokyo stations; 6 minutes on foot from Nihonbashi Station on the Tokyo Metro Ginza Line and Tozai Line, 4 minutes on foot from Kanda Station on the JR Chuo, Yamanote and the Keihin Tohoku lines, and 9 minutes on foot from JR Tokyo Station.

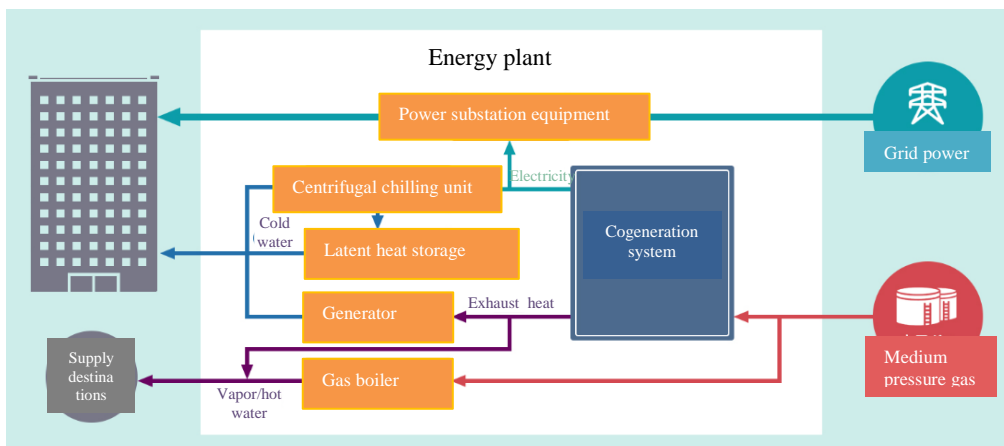


Location of Nihonbashi Muromachi Mitsui Tower

■ **Offering stability, safety, and BCP never before seen with installation of Japan’s first energy plant to supply electricity and heat to existing buildings in the areas and vicinity outside the project zone as well as the latest seismic equipment**

Nihonbashi Muromachi Mitsui Tower will be part of Japan’s first initiative to supply electricity and heat not only to areas within the development zone, but also to nearby areas with existing office buildings and retail facilities outside the project zone in the Nihonbashi Muromachi area.

- **An electricity and heat supply system that operates the latest machinery efficiently in response to demand**
The plant has set up a power generation facility and district heating and cooling facility with a high-efficiency cogeneration system at the core, which will secure multiple supply routes for electricity and heat. The equipment will operate in line with demand, efficiently supplying the necessary amount of electricity and heat.



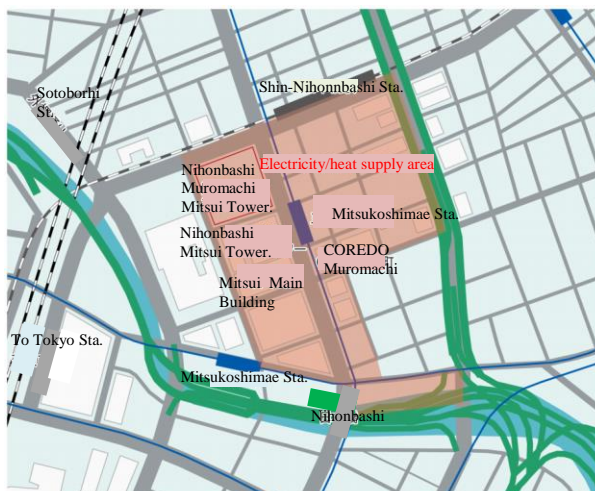
Conceptual image of electricity/heat supply system

- **Making Japan’s first urban smart city possible by strengthening the entire area’s environmental performance and urban disaster prevention capabilities**

Many existing buildings that will serve as the destination for energy supply with floor space spanning approx. 10,764,200 ft² (approx. 1,000,000m²) including the Mitsui Main Building, a government-designated Important Cultural Property with its 90th anniversary in 2019, will be turned into buildings with BCPs. Furthermore, because energy generation is powered by medium pressure gas, which is reliable at times of disaster, it has become possible to facilitate the building’s BCP electricity supply during emergencies. By securing a high-performing disaster response that takes into account safety and security the project aligns with the urban smart city strategy for Nihonbashi.

Mitsui Fudosan will strengthen environmental performance and urban disaster prevention capabilities for the entire project area, improving the district’s competitiveness worldwide.

*BCP: Business Continuity Plan



Conceptual image of electricity / heat supply area

- **Latest seismic structural control system installed for major earthquakes up to magnitude 7, coverage for long periods of seismic activity**

The Nihonbashi Muromachi Mitsui Tower project involves the installation of HiDAX-R, the latest high-performance structural control oil damper developed by Kajima Corporation. This device can cover a major

earthquake up to magnitude 7 on the Japanese seismic scale and is highly effective for locations with a high frequency of earthquakes up to magnitudes 4 and 5 plus as well as over long periods of seismic activity. In the event of an earthquake equivalent to the Great East Japan Earthquake of 2011, the equipment used in this project will, in comparison with ordinary seismic structural control devices, reduce the amplitude by about half and the length of time before the building stops shaking after an earthquake has subsided by around one-tenth, thereby contributing to the safety and security of facility users.

➤ **Initiatives to reduce environmental burden**

PAL (Stage 2), ERR (Stage 3), CASBEE S-RANK*

*Self-evaluation based on “CASBEE Building (New buildings) 2014 Edition”

About the COREDO Muromachi Terrace retail facility

■Main features of COREDO Muromachi Terrace

1. The facility will provide a new experience for customers in Nihonbashi under the concept of “a place to spend valuable time” and create further prosperity in the Nihonbashi area
2. The facility will have 31 stores offering popular foods, choice products and experiences, with 2 stores making their debut in Japan, 5 stores making their debut in the Kanto area, and 10 stores making their debut at a retail facility
3. “eslite spectrum nihonbashi” will be hosted as the main tenant on the second floor. The store will convey a variety of creative and cultural information under the concept of “a culture wonderland for living and reading”
4. Mitsui Fudosan will cultivate elegant stores that are suitable as the front door of COREDO Muromachi, with the first floor emphasizing harmony with the plaza from casual café dining to stores that handle fine goods made with extraordinary traditional techniques
5. The basement floor directly connects by underground passageway to Mitsukoshimae Station and Shin-Nihombashi Station, includes a collection of dining establishments suitable for relaxing in the morning and after work

■COREDO Muromachi Terrace: A place to spend valuable time

COREDO Muromachi Terrace offers visitors “a place to spend valuable time” in Nihonbashi, an area steeped in history and tradition. Visitors will feel a connection to the background stories of products and experiences in COREDO Muromachi Terrace. By taking in the essence of the facility, visitors will enjoy new experiences in Nihonbashi through formal gatherings, hangouts, and relaxation. Mitsui Fudosan will convey a new sense of culture and happiness from this “valuable time” spent at the facility.

COREDO 室町テラス

31
stores

2 stores
making their
debut in
Japan

5 stores
making their
debut in
Kanto

10 stores
making their
debut at a
retail facility

10 stores with
new business
formats

■Featured tenants at COREDO Muromachi Terrace

First in Japan

eslite spectrum nihonbashi

(2F)

Japan’s first eslite spectrum store, following on from over 40 stores in Taiwan, mainland China, and Hong Kong. Under its original concept of “Books, and Everything in Between,” eslite spectrum nihonbashi will become a platform with that same sentiment, compiling both the culture passed on throughout the history of Nihonbashi and peoples’ lifestyles to convey a variety of creative and cultural information as “a culture wonderland for living and reading” from Taiwan.

 誠品生活日本橋
eslite spectrum nihonbashi

First in Japan

Gino Sorbillo Artista Pizza Napoletana

(1F Neapolitan pizza and Italian cuisine)

The long-awaited first store by pizza maker Gino Sorbillo, who has a charismatic presence in the world of Neapolitan pizza and has been widely praised by the definitive Italian gourmet magazine Gambero Rosso. Customers will be able to have a true taste of Neapolitan pizza.



First in Kanto

Ferme La Terre Biei

(1F Bakery and patisserie café)

The first Ferme La Terre store to open outside Hokkaido after its initial debut in the town of Biei in 2017. This store delivers the deliciousness of baked goods made with Hokkaido ingredients such as flour produced by contract farmers in Biei and Jersey cow milk delivered from dairy farms.



First in Kanto

ISHIYA NIHONBASHI

(tentative name)

(1F Café and sweets)

The first café outside of Hokkaido to be operated by Ishiya Co., Ltd., the company famous for Shiroi Koibito cookies.

The café will offer “wrap-up parfaits” and its prized pancakes from Sapporo, as well as the sale of Saqu LANGUE DE CHAT cookies.



First in Kanto and at a retail facility

Kaiboku

(1F Inari cuisine)

Kaiboku appears as the first specialty shop in Kanto for its renowned dashi inari, which has a staunch following in Fukuoka. These well-fried tofu pouches absorb plenty of dashi stock and are quite popular.



First in Kanto and in a new business format

Hakata Nyukomatsu

(B1F Modern Hakata food stall)

This establishment features warm hospitality toward customers centered on counter seating and cuisine that uses ingredients from Kyushu. The long-awaited first store in Tokyo for Fukuoka’s COMATSU Group.

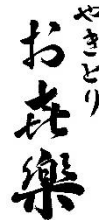


First at a retail facility

Yakitori Okiraku

(1F Yakitori and oyakodon)

A new style of yakitori that adopts traditional culinary methods from French and Italian cooking.



First at a retail facility

Teppanyaki and okonomiyaki

Maido OSAKA kitchen

(B1F Teppanyaki and okonomiyaki)

Customers can enjoy teppanyaki cuisine with fresh seafood and high quality Japanese beef, followed up with okonomiyaki as fluffy as pancakes.



First at a retail facility and in a business format

Ninigi

(1F Creative sushi dishes and rice flour tempura)

A sushi pub created by Akira Uchiyama of Imagineer Co., Ltd., producer of the popular Ebisu restaurants Agemaki and Iwakamutsukari.



New business format

CRAFTROCK BREWPUB &

LIVE

(1F Brewery and restaurant)

A new business format with a craft beer brewery annex. Customers can not only taste freshly made craft beer, but also enjoy live music within the restaurant as the birth of Nihonbashi’s new spot for beer and music.



New business format

NOUSAKU

(1F Lifestyle shop)

NOUSAKU handles tableware and interior products created with metal casting techniques that have been cultivated for over 400 years. This flagship store will also have a new product lineup in addition to its full standard lineup.



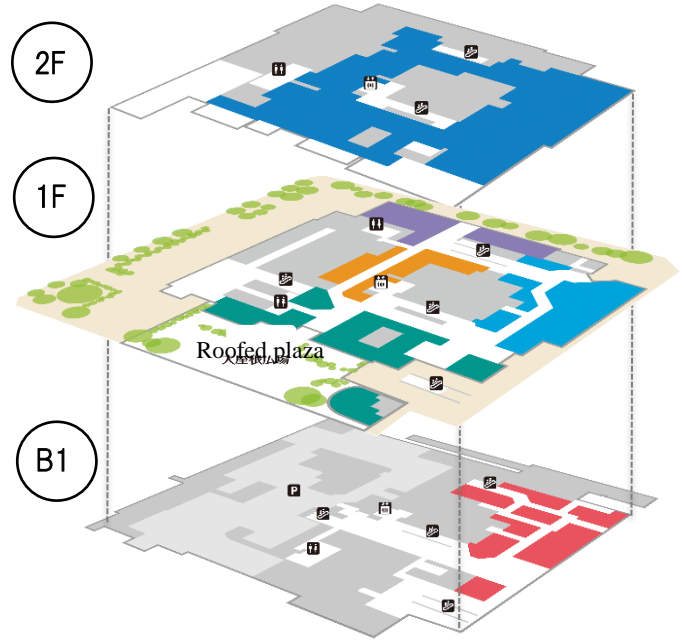
■ Floor composition / overview

COREDO Muromachi Terrace is a retail facility with 3 floors—

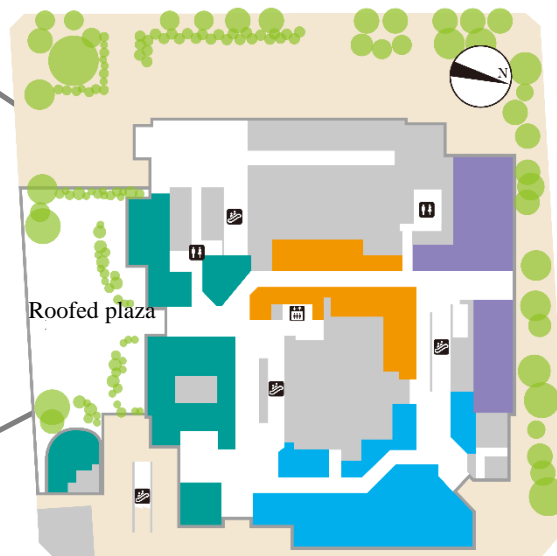
The second floor houses Japan’s first eslite spectrum store from Taiwan. (Operated by Yurindo Co., LTD.)

The first floor is comprised of four zones where people can rest or gather; the roofed outdoor plaza in the plaza zone showcases a prosperous atmosphere, along with the Chuo-dori zone, Edo-dori zone, and passage zone facing Chuo-dori, Edo-dori, and Nichigin-dori streets.

The underground floor has rich variety with 9 stores and faces the underground walkway for Mitsukoshimae and Shin-Nihonbashi stations.



1F A floor connected to the bustle of the plaza where people can rest or gather



- : Chuo-dori zone
- : Edo-dori zone
- : Passage zone
- : Plaza zone



Chuo-dori zone

A shopping zone that faces Chuo-dori avenue, lined with storefronts with true hospitality, with a collection of 8 stores with miscellaneous goods and select food products with great individuality that are perfect for gifts.

Plaza zone

A collection of 5 stores, including those making their debut in Japan. It includes a casual dining zone unified under a roof extension with a sense of space.

Edo-dori zone

2 stores making their debut at a retail facility suitable for business dinners and receptions. It includes a dining zone where people can enjoy a relaxing meal enhanced by the appeal of Edo-dori.

Passage zone

A collection of stores with character, including those making their debut at a retail facility in a passageway where people come and go. It includes a dining zone filled with energy in the evening.

B1F

A restaurant floor brimming with lively feeling that connects to the station

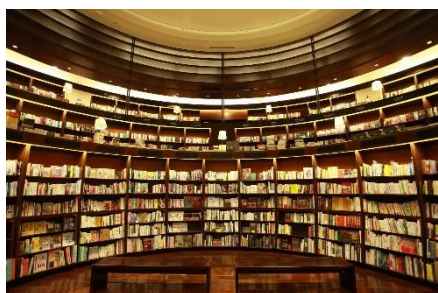
A bustling underground dining zone primarily focused on establishments that offer different ways to enjoy the evening, from grabbing a drink to sitting down for dinner. It also addresses workers' needs for breakfast, lunch, takeout, after parties, etc.



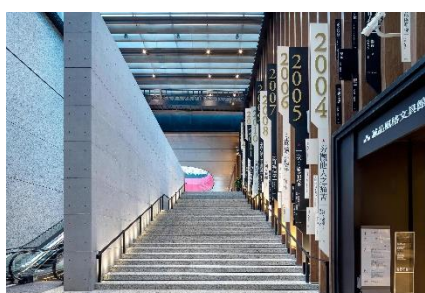
Conceptual image of the B1F restaurant floor

2F

eslite spectrum nihonbashi: a culture wonderland for living and reading



eslite spectrum store at the ChungYo dept. store in Taichung, Taiwan



eslite spectrum store in Suzhou, Jiangsu Province, China

 誠品生活日本橋
eslite spectrum nihonbashi

<Reference Information>

The new IPPUKU & MATCHA store will open on the first floor of Nihonbashi Mitsui Tower on September 27, 2019.



High-grade matcha in a new style.
Customers can take a moment's rest from their busy daily life to enjoy this 100% high-grade matcha from Uji.

<Attachment 1>

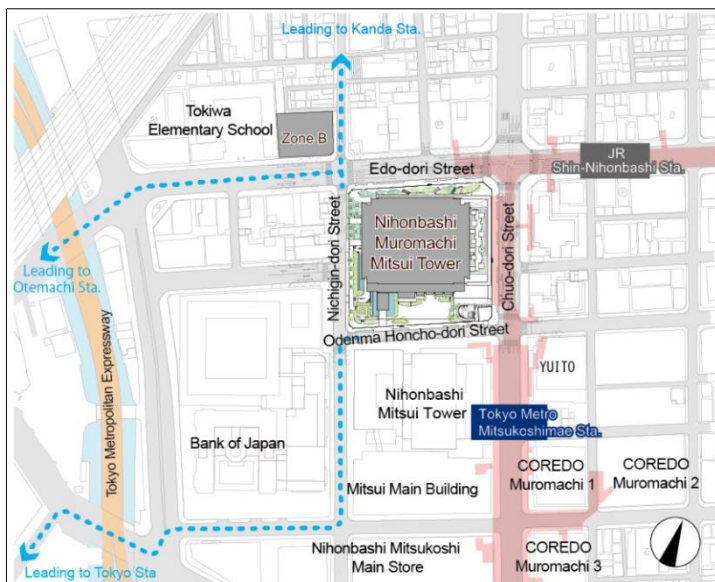
Overview of the Nihonbashi Muromachi 3rd District Project

Project name	Nihonbashi Muromachi 3rd District Project
Project manager	Nihonbashi Muromachi 3rd District Project Association (Chair: Hiroshi Tanaka, President, Tanacho & Co., Ltd.)
Zone land area	Approximately 2.1 hectares
Addresses	(A Zone) Muromachi 3-chome, Nihonbashi, Chuo-ku, Tokyo (B Zone) Hongokuchō 4-chome, Nihonbashi, Chuo-ku, Tokyo
Site areas	(A Zone): 11,480m ² (B Zone): 1,390m ²
Main uses	(A Zone) Offices, retail facilities, parking, etc. (B Zone) Public facilities and parking

Overview of Nihonbashi Muromachi Tower (A Zone)

Access	Direct access from Mitsukoshimae Station on the Tokyo Metro Ginza and Hanzomon lines Direct access from Shin-Nihonbashi Station on the JR Yokosuka and Sobu lines Four minutes' walk from Kanda Station on the JR Chuo, Yamanote and Keihin-Tohoku lines Nine minutes' walk from Tokyo Station, which is on many JR lines
Gross floor area	approximately 168,000m ²
No. of floors/height	26 floors above ground, 3 floors below ground; approximately 140 m high
Design	Basic design: NIHON SEKKEI, INC. Design execution: KAJIMA DESIGN (Kajima Corporation) Design architects: Pelli Clarke Pelli Architects Pelli Clarke Pelli Architects Japan Landscape design: Landscape Plus Ltd. Lighting Design : Uchihara Creative Lighting Design Inc.
Construction	Joint venture between Kajima Corporation, Shimizu Corporation and Sato Kogyo Co., Ltd.
Schedule	Constuction Completion March 28 2019 Grand opening of COREDO Muromachi Terrace September 27 2019 (planned)

Map showing location



■About Nihonbashi Revitalization Plan

Mitsui Fudosan is promoting the Nihonbashi Revitalization Plan, which unifies government, private sector, and local community efforts in the Nihonbashi area. The opening of COREDO Nihonbashi and Nihonbashi Mitsui Tower launched the Nihonbashi Revitalization Plan, and Mitsui Fudosan promoted building development for mixed-use facilities that integrated retail businesses and offices such as COREDO Muromachi 1. The opening of the COREDO Muromachi 2 and 3 buildings served as the evolution to the second stage of the Nihonbashi Revitalization Plan, which is progressing based on the four concepts of industry creation, neighborhood creation, community cohesion and renewal of aqua metropolis, and aims to develop the district in both its tangible and intangible aspects.

