

To prevent further spread of COVID-19, the scaled-up opening of Mitsui Shopping Park Urban Dock LaLaport Toyosu (Toyosu Bayside Cross Tower) has been postponed. The alter schedule will be announced on its official website at a later date.



November 29, 2019

For immediate release

Mitsui Fudosan Co., Ltd.

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**Largest Redevelopment Project in the Toyosu Area Featuring Offices, a Retail Facility, and a Hotel**

**Mitsui Fudosan decided “Toyosu Bayside Cross” Grand Opening on April 24, 2020**

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Tokyo, Japan, November 29, 2019—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, is working on the Toyosu 2-Chome Station Area Type-I Urban Area Redevelopment Project (Towers A and C) in the Toyosu 2-Chome Station Area, with cooperation from the owner of the project site, IHI Corporation. Mitsui Fudosan announced today that the block name has been decided as “Toyosu Bayside Cross”, and that it will be opened with a grand opening on Friday, April 24, 2020.

The Toyosu area has changed dramatically from an industrial area in the past to a residential area and office block area as the population and number of households increases year by year. Furthermore, in recent years, the number of people visiting the area for shopping and tourism has increased, and the town has visitor traffic including office workers, residents, and inbound tourists. Toyosu Bayside Cross is designed to meet the wide ranging needs of these diverse people; it is a mixed-use development including an office zone equipped with state-of-the-art functions, a retail zone with a rich variety of shops, and a hotel capable of serving guests ranging from business people to tourists.

The name of the central building in the block has been decided as “Toyosu Bayside Cross Tower”, and it is scheduled to be completed on Tuesday, March 31, 2020. A retail facility comprising a total of 36 stores will open on the 1st basement floor to the 4th floor, Mitsui Shopping Park Urban Dock LaLaport Toyosu (LaLaport Toyosu), which will have a scale-up opening on Wednesday, April 24, 2020. Together with the existing LaLaport Toyosu, which will conduct the largest renewal since its opening, of approximately 70 stores, it will evolve as a giant retail zone offering new ways to enjoy Toyosu. The 33rd to 36th floors will be used for a hotel, “Mitsui Garden Hotel Toyosu Bayside Cross”, which will open on Thursday, June 25, 2020.

**■ Press Release Summary**

1. The name of the block has been decided as “Toyosu Bayside Cross”, and it will be opened on Friday, April 24, 2020.
2. The name of the central building in the block has been decided as “Toyosu Bayside Cross Tower”. Construction is scheduled for completion on Tuesday, March 31, 2020.  
A shared facility for the office tower, “+C (plus cross)”, and ICT will be incorporated to support efficient, comfortable work styles.
3. A total of 36 retail stores will open, offering new ways to enjoy Toyosu. Together with the existing LaLaport Toyosu, which will conduct the largest renewal since its opening, of approximately 70 stores, the facility will bring together a store lineup that can be enjoyed by everyone from officer workers to families.
4. “Mitsui Garden Hotel Toyosu Bayside Cross” will open on Thursday, June 25, 2020, with reservations available from Friday, November 29, 2019.



Toyosu Bayside Cross Tower Exterior view

## Toyosu Urban Development and Toyosu Bayside Cross

### ● Connecting with adjacent facilities will create a horizontal, mixed-use facility in Toyosu 2-Chome and 3-Chome

Mitsui Fudosan has collaborated with IHI Corporation in the urban development of Toyosu since the 1980s, including the development of offices, retail facilities, and residences. In particular, LaLaport Toyosu, which opened in 2006, has helped to draw attention to the Toyosu area, and has become a local landmark.



Toyosu Bayside Cross is the latest addition to a large-scale development in the Toyosu 2-Chome and 3-Chome Districts that started in the 1980s. The project is located in Toyosu, which is central, within 10 minutes of the Ginza area (approximately 6 minutes from Ginza-itchome Station on the Tokyo Metro Yurakucho Line), while offering a sense of the sea and greenery. To make use of these features, the project includes building the Toyosu Park Bridge to provide access to the adjacent Toyosu Park. It also includes a deck that provides direct access from the project to the existing LaLaport Toyosu. This project will have a direct link to Toyosu Station on the Yurikamome Line and Tokyo Metro Yurakucho Line, forming the center of a network with the surrounding area and making it easier to travel around. In this way, the project will not only serve as a vertical multi-use development, but also as a horizontal one enabling easy access to the park, the sea, and the shopping zone, helping to create greater vitality across the entire area.



Toyosu Park Bridge provides access to Toyosu Park



A deck provides access to LaLaport Toyosu

### ● Toyosu Bayside Cross concept

The word “cross” in the name of the block evokes the image of an ocean crossing, a reference to the history of the block as a ship yard that simultaneously carried the meaning of taking up challenges on new frontiers. “Cross” has various other associations with people and things, both tangible and intangible, such as the area’s location at the intersection of urban convenience with the natural environment, as well as the combination of diverse facilities including offices, restaurants, shops, and hotels. As such, the name is filled with the aspiration for the creation of new industries and further improvement in productivity.

### ● Toyosu Bayside Cross logo

The logo combines a “T” as the initial of Toyosu Bayside Cross with a seagull to invoke the sea. To symbolize the “cross” concept, the organic blending of the land and the sea is represented by the gradation from bright green to blue.



\* All images are shown for illustration purposes only.

# Toyosu Bayside Cross Tower

Scheduled for completion on Tuesday, March 31, 2020

- A mixed-use, large scale redevelopment centered on office functions that support diverse work styles, utilizing the individual character of Toyosu

Toyosu Bayside Cross Tower, the central building of Toyosu Bayside Cross, is a new working space that utilizes the individual character of Toyosu, rich in natural water areas and greenery, as well as the outside area of the tower which has 4,280 m<sup>2</sup> of green space. In addition, the offices incorporate ICT and have large-scale floor plates with standard floor areas of approx. 3,300 m<sup>2</sup>, which allow in a high degree of freedom to enable working styles to suit various scenarios in a diverse society.

23F Sky Lobby



2F Entrance for offices



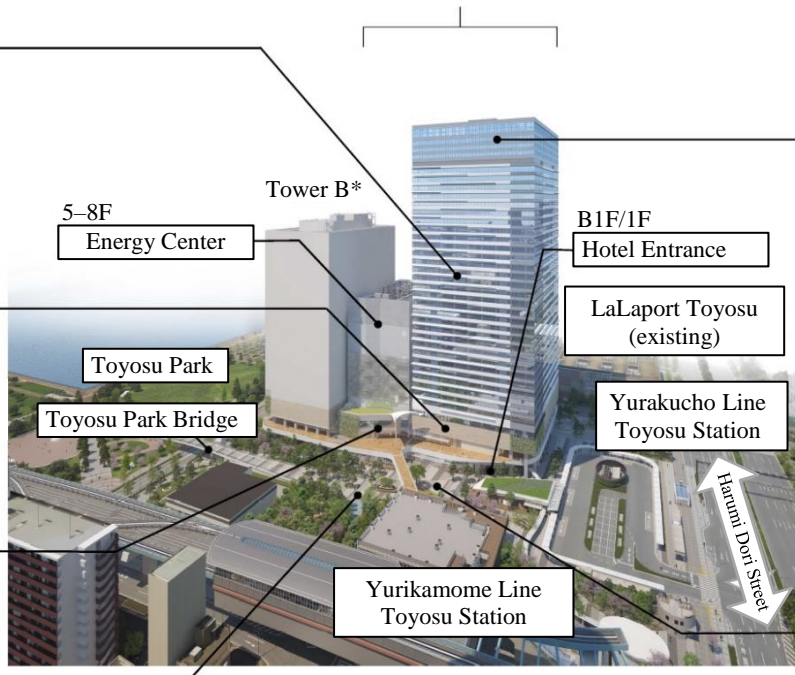
B1 to 4F LaLaport Toyosu (Toyosu Bayside Cross Tower)



1F Ping Pong Forest



## Toyosu Bayside Cross Tower



33-36F Mitsui Garden Hotel Toyosu Bayside Cross



1F Cross Plaza



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## Toyosu Bayside Cross Tower Features

- Part of the occupied space is designed with outdoor terraces and stairwell to provide an office space with a difference.
- +C (plus cross) shared facility for workers to support new workstyles
- An energy center installed by MitsuiFudosan TG Smart Energy Co., Ltd. that uses moderate pressure gas to generate electricity, providing a certain level of electricity and heat even during grid power outages

### ● Office Zone

Outdoor terraces and stairwell are provided in part of the area occupied by offices, combined with an outside area, and facilities for office workers to create a new office space with a difference. ICT is also employed to support comfortable working styles, with a smartphone app that can check whether bathroom facilities are free and link with LaLaport Toyosu to confirm seating status at certain restaurants or make reservations.

One of the planned tenants in the tower is TIS Intech Group. TIS Intech Group is advancing a plan to accelerate workstyle reform by introducing Activity Based Working (ABW), which involves changing the working location depending on the work activity, and ICT.



Office floor Outdoor terrace



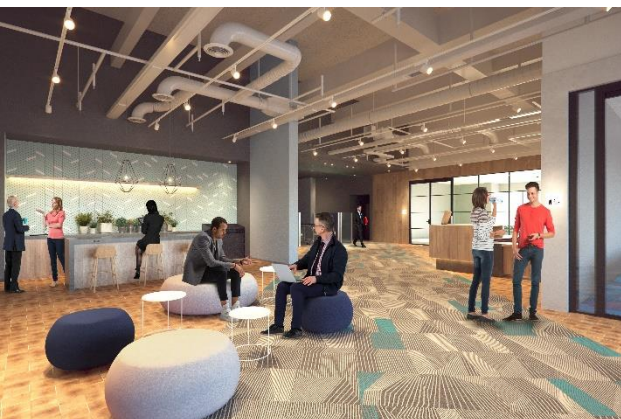
Office floor Stairwell

### ● “+C (plus cross)” shared facility for office workers

A dedicated facility for workers of tenant companies, +C, will be provided on the third floor of the common use space of Toyosu Bayside Cross Tower to boost their productivity and efficiency. +C will feature a host of functions including a mini-gym that can be used as a running station, a shower room, lounge, and conference rooms for hire. Other planned facilities include a concentration booth, that boosts concentration power using image, sound, smell, and lighting control by Toppan Printing CO., LTD. and a refresh room that enhances relation using sound and lighting technologies by Panasonic Corporation. These features will provide spaces to suit office workers working styles, including not only working at an office desk, but also concentrating, discussing, exercising, and taking breaks. In addition, a members authentication and payment system using facial recognition technology by NEC Corporation will be used to promote appropriate use of the facility.



+C logo



+C lounge



+C conference room for hire

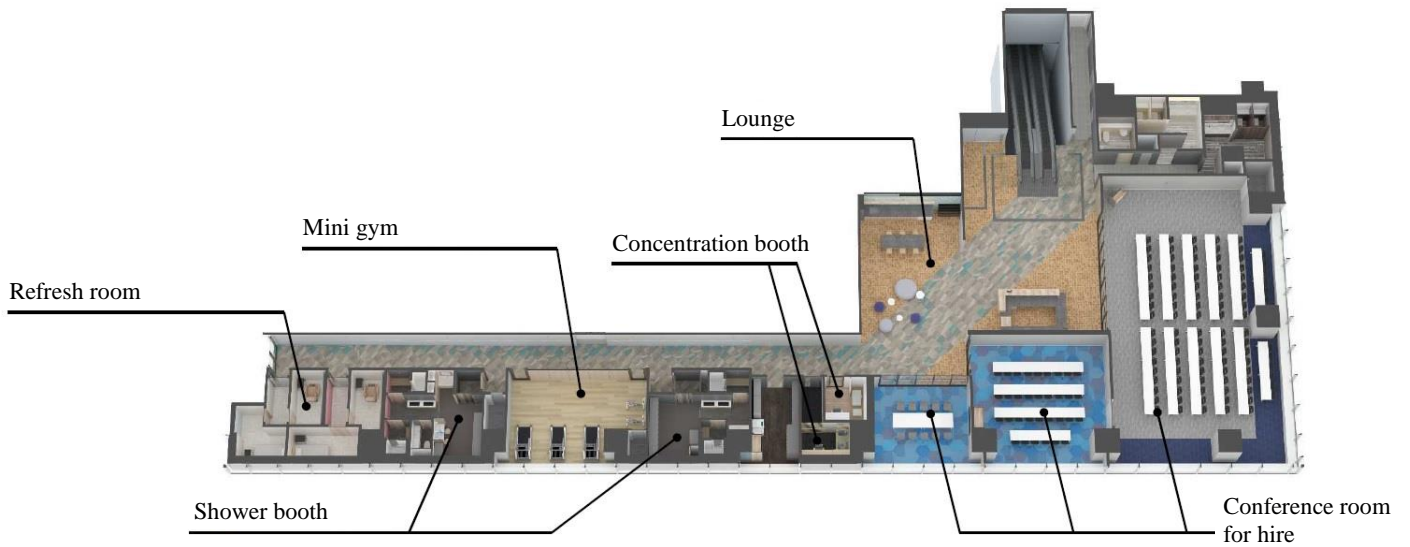
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+C concentration booth



+C refresh room



Plan of the +C facility (third floor)

● **Outdoor areas: “Ping Pong Forest” and “Cross Plaza”**

Ping Pong Forest and Cross Plaza provide a rich green continuation from Toyosu Park. They provide fresh air for various people, from office workers to surrounding residents and visitors, as well as a chance to refresh with a game of table tennis. Additional features include an exclusive Wi-Fi environment for tenants, enabling the space to be used as a workplace. Events are also planned for this area.



Ping Pong Forest



Cross Plaza

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- **Energy center to provide electricity and heat inside and outside the development area using gas-powered generation**

On the 5th to 8th floors of Toyosu Bayside Cross Tower, the energy center is jointly installed by Tokyo Gas Co., Ltd. and Mitsui Fudosan for Mitsui Fudosan TG Smart Energy Co., Ltd. to supply the development area and the Toyosu Center Building outside the development area. (This will be the second “designated power transmission project\*” for Mitsui Fudosan involving power transmission outside of the redevelopment zone, following the Nihonbashi area.)

This energy center uses moderate pressure gas electricity generation, which has proved to be highly durable in earthquakes, continuing to supply electricity without suffering damage in the Great East Japan Earthquake of 2011. The system is therefore able to supply a certain level of electricity and heat even during grid power outages. There are several additional features to ensure that the plant can provide a highly reliable energy supply: a dedicated large water tank is provided to supply cooling water to the plant equipment, so that heat can be supplied to the surrounding area even during a water supply stoppage, and the plant has been installed above ground so that it cannot be affected by flooding during natural disasters.

In addition to the supply of electricity and heat from this energy center, Toyosu Bayside Cross Tower is also equipped with oil-powered emergency generators and enough fuel for 72 hours of power, so that the building can maintain power, even if the moderate pressure gas system were to stop. The building provides safety, security, BCP functions by ensuring energy infrastructure during disasters and by introducing systems to support continuation of company’s operations and assist those unable to return home following a disaster, as well as installing seismic resistant systems.

\* Designated power transmission project refers to entities that maintain and operate their own power electricity plants for transmission and supply of electricity to conduct a retail supply or retail electricity business for a designated supply point.

## Mitsui Shopping Park Urban Dock LaLaport Toyosu (Toyosu Bayside Cross Tower)

Scaled-up opening on Friday, April 24, 2020

A total of 36 retail stores will open on the 1st basement floor to the 4th floor of Toyosu Bayside Cross Tower. The facility will offer high quality time and new ways to enjoy Toyosu throughout every part of the day to diverse customers including office workers, residents, and visitors. In addition, to keep pace with the growth of the town, the existing LaLaport Toyosu will also undergo a large-scale renewal of the interior fitting and exterior walls of its stores and common spaces.

### Features of LaLaport Toyosu in Toyosu Bayside Cross Tower

- Creating more excitement as the gateway to the Toyosu area, such as Toyosu Park and the existing LaLaport Toyosu, by functioning as an urban hub with the concept of “connect and come together”
- Providing even greater convenience with direct links to Toyosu Station on the Tokyo Metro Yurakucho Line and the Yurikamome Line and connection by deck to the existing LaLaport Toyosu
- The restaurant and shopping zone will fully be equipped to meet the diverse needs of various customers such as residents, workers, and visitors. Terraced restaurants provide spaces for refined relaxation, while eateries facilitate communication with important friends after work. Appealing bakery and other food products tempt residents, workers, and other visitors to take them home are among the offerings of the total of 36 stores, including 4 stores making their retail facility debut, and 3 stores presenting new formats.



Left: Existing LaLaport Toyosu (foreground) and Toyosu Bayside Cross (background). Upper right: LaLaport Toyosu (Toyosu Bayside Cross Tower) location map. Lower right: LaLaport Toyosu (Toyosu Bayside Cross Tower) basement 1st floor

### ● Largest renewal of the existing LaLaport Toyosu since its opening, including new openings and renovations of around 70 stores

In tandem with the opening of Toyosu Bayside Cross, the existing LaLaport Toyosu will also conduct a renewal. To keep pace with the growth of the town with an increase in office workers and residents (Note), LaLaport Toyosu will conduct the largest renewal since it opened, including around 70 stores, as well as a complete repainting of its exterior walls, expansion of the food court, and increase in feeding rooms and services (details to be released later).



LaLaport Toyosu sea side renewal



LaLaport Toyosu food court renewal

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Note: (Source) The increase in office workers was determined by comparing the working population data for Toyosu district in the 2016 Economic Census Activity Survey Table and 2009 Economic Census Activity Survey Table of the Economic Census Basic Survey and Activity Survey on the Koto City website.



## Mitsui Garden Hotel Toyosu Bayside Cross

**Opening scheduled for Thursday, June 25, 2020. Reservations open on Friday, November 29, 2019**

Mitsui Garden Hotel Toyosu Bayside Cross (225 guestrooms) will open on Thursday, June 25, 2020 on the 33rd to 36th floors of Toyosu Bayside Cross Tower. The hotel will be operated by Mitsui Fudosan Hotel Management Co., Ltd. Reservations will be open from Friday, November 29, 2019.

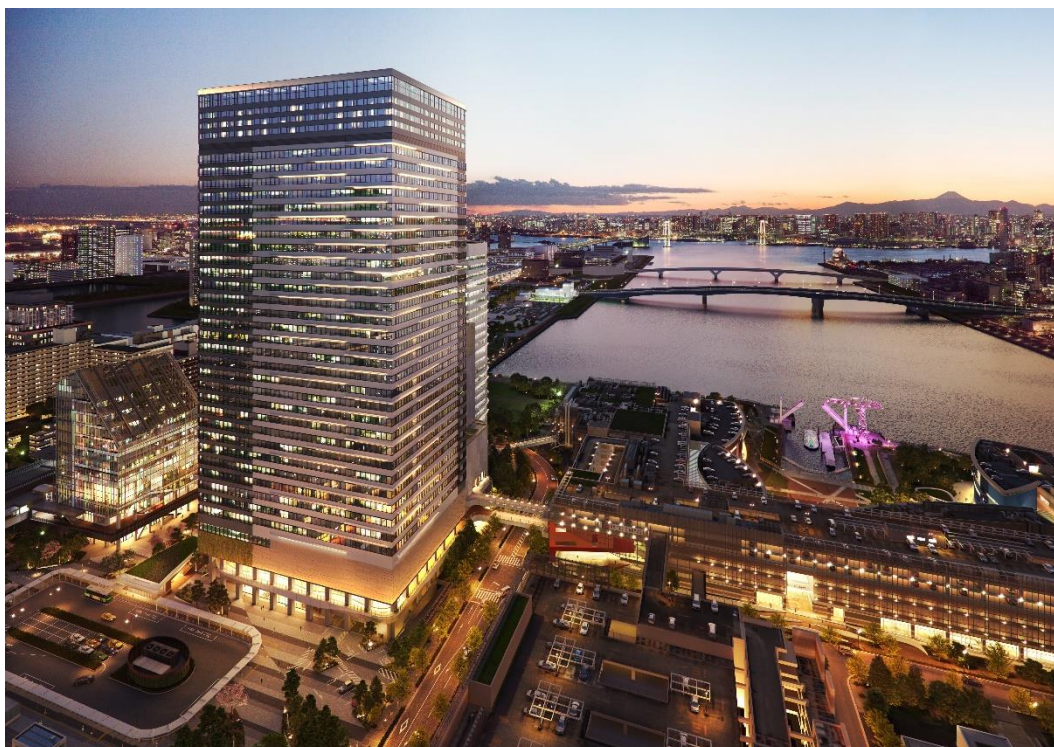
Mitsui Garden Hotel Toyosu Bayside Cross will be situated in a highly convenient location, with a direct connection to Toyosu Station on the Tokyo Metro Yurakucho Line, adjacent to bus stops for the Limousine Bus and Toei Bus connecting to Haneda Airport and Narita Airport. The surrounding areas include tourist spots that are popular in Japan and overseas, such as Toyosu Market, and retail facilities such as the LaLaport Toyosu shopping and dining spot connected directly to the hotel by a deck. In addition, Toyosu has seen an increase in companies setting up head office functions amid increasing concentration of offices, making it a convenient area for business activities as well.

The hotel provides guestrooms that can meet the needs of a wide range of guests, including business travelers and domestic and overseas tourists. The “view bathrooms” offering night views across the bay and Tokyo is perfect for special occasions such as anniversaries. In addition, the hotel features common spaces that leverage the high altitude of the hotel to make them extraordinary, such as a lobby, and a large bath facing the sea side on the 36th floor, approximately 165 meters above the ground, as well as a courtyard garden on the 33rd floor. In addition, an Italian restaurant is also slated to open, providing dishes and service that leverage the delicious flavor of ingredients from the Toyosu Market. The hotel offers accommodation in the heart of the city that is removed from noise and bustle, enabling guests to fully enjoy the special character of the Toyosu area with its expansive open sea and sky.

Mitsui Fudosan Hotel Management currently operates a total of 30 facilities and 7,837 rooms across the country, with 27 facilities throughout Japan under Mitsui Garden Hotels, its upper middle-class lodging-focused hotel brand, and 3 facilities under THE CELESTINE HOTELS, its high-class lodging-focused hotel brand.

### Features of Mitsui Garden Hotel Toyosu Bayside Cross

- Direct connection to Toyosu Station on the Tokyo Metro Yurakucho Line, within 10 minutes of the Ginza area, and adjacent to bus stops for the Limousine Bus and Toei Bus connecting to Haneda Airport and Narita Airport
- Guest rooms cater to a wide range of needs from business to tourism, including the “view bathrooms” offering views of the bay.
- Enjoy scenery and flavors unique to the Toyosu area, with views of Tokyo from the shared spaces such as the lobby and the large bath, and an Italian restaurant where patrons can sample ingredients from Toyosu Market.



Toyosu Bayside Cross exterior night view (illustration)

## **Features of Mitsui Garden Hotel Toyosu Bayside Cross**

### **① A hotel designed to harmonize with the bay views of the Toyosu area under the theme of “Tokyo Journey”**

The hotel design concept was “Tokyo Floating Journey.” The entire interior of the hotel portrays the story of an ocean voyage, with a design that uses motifs such as the water’s edge and water surface. Passing through the basement 1st floor and 1st floor hotel entrance, which evoke diving underwater and floating, guests experience a launch theme at the shuttle elevator, followed by a voyage theme when they arrive at the 36th floor. There, they enter the lobby, approximately 165 meters above ground, where they can enjoy a panoramic view of Tokyo Bay stretching out below them.



36th floor lobby

### **② Guest room design to cater to wide ranging needs and common spaces utilizing views**

All of the 225 guest rooms are located on the 33rd to 35th floors. The rooms cater for a wide range of uses from business to a relaxing multiday stay, with doubles, twins, triples, and others. Some of the rooms offer night views of Tokyo Tower and Rainbow Bridge, while others offer relaxing views of the courtyard garden. Moreover, in the “view bathrooms,” guests can look out over the town and the sea.



Superior twin



Executive view bath corner king

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The view and location are also utilized in the common spaces. The large bath exclusively for staying guests has indoor and outdoor baths facing the sea side, with night views of Tokyo available from the outdoor bath. The corridors and some of the guestrooms have views over the courtyard garden on the 33rd floor. This elevated garden provides staying guests with peace and quiet away from the noise and bustle of the city. The courtyard garden is illuminated at night to create a dreamlike atmosphere.



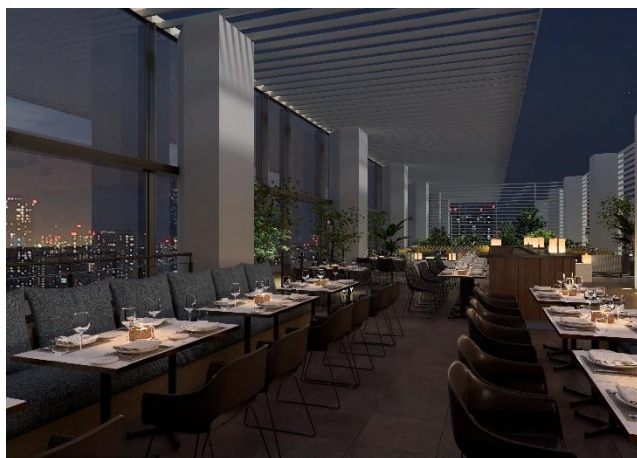
Large outdoor bath



Courtyard garden

### ③ Italian restaurant offering the chance to sample ingredients from Toyosu Market

Taking advantage of the location close to Toyosu Market, an Italian restaurant that uses fresh ingredients from the market plans to open in the hotel. With a counter displaying fresh ingredients in a way that evokes a European market, and an authentic pizza oven, the restaurant will offer dishes and services arranged with new ideas and flair while retaining a high-class feel. In the restaurant, carefully selected ingredients from Toyosu Market are prepared in front of the diners. A view of Rainbow Bridge outside the window, and a large terrace overlooking the Tokyo Skytree provide scenery to accompany breakfast, lunch, and dinner dishes that utilize the ingredients. The space is perfect for entertaining guests or holding banquet while enjoying the relaxing food and atmosphere.



Italian restaurant

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< Attachment 1 >

Outline of Toyosu Bayside Cross

Project name	Toyosu 2-Chome Station Area Type-I Urban Area Redevelopment Project District 2-1 (Tentative Name)	
Construction Representative	Mitsui Fudosan Co., Ltd.	
Location	2-1 Toyosu 2-Chome, Koto-ku, Tokyo	
Main purposes	Offices, retail stores (sales, restaurants), hotel, parking space, bicycle parking, energy supply facilities	
Site area	District 2-1 site: approx. 27,800 m <sup>2</sup>	
Schedule	Start of construction on Toyosu Bayside Cross Tower	December 1, 2016
	Start construction on Tower B*	January 18, 2018
	Completion of construction on Toyosu Bayside Cross Tower	Scheduled for March 31, 2020
	Scale up opening of LaLaport Toyosu	Scheduled for April 24, 2020
	Opening of Mitsui Garden Hotel Toyosu Bayside Cross	Scheduled for June 25, 2020
	Completion of construction on Tower B*	Scheduled for October 2020

\* Toyosu 2-Chome Station Area Type-I Urban Area Redevelopment Project District 2-1 Tower B (Tentative Name) Plan

Overview of Toyosu Bayside Cross Tower

Access	Directly linked to Toyosu Station on the Tokyo Metro Yurakucho Line and Yurikamome Line
Site area	Toyosu Bayside Cross Tower site inside district 2-1: approx. 19,100 m <sup>2</sup>
Floor space	Toyosu Bayside Cross Tower: approx. 184,800 m <sup>2</sup>
No. of floors/height	Toyosu Bayside Cross Tower: 36 floors above ground and 2 below/approx. 177 m
Urban development/ Basic plan/ Supervision	Nikken Sekkei Ltd.
Design and construction	Taisei Corporation

Facility Overview of Mitsui Shopping Park Urban Dock LaLaport Toyosu (Toyosu Bayside Cross Tower)

Store floor area	Approx. 6,600 m <sup>2</sup>
Number of floors	4 floors above ground and 1 below
No. of stores	36
Official website	<a href="https://mitsui-shopping-park.com/lalaport/toyosu/">https://mitsui-shopping-park.com/lalaport/toyosu/</a>

Facility Overview of Mitsui Garden Hotel Toyosu Bayside Cross

Floors	33rd to 36th floor
Guestrooms	225 rooms
Adjoining facilities	Large bath (36th floor)/Restaurant and bar (36th floor)
Tel	03-3534-3931
Official website	<a href="https://www.gardenhotels.co.jp/toyosu-baysidecross/eng/">https://www.gardenhotels.co.jp/toyosu-baysidecross/eng/</a>