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## **Mitsui Fudosan Participates in Large-Scale Office Building Development in San Francisco totaling Over 1.2 Million Square Feet**

### **Brannan Square Development Project Promotion**

#### **Key Points of the Project**

- Participation in a major project that will be Mitsui Fudosan's largest-scale office development on the west coast of the U.S.
- A rare development opportunity in an area with high barriers to entry and powerful demand especially from technology-oriented industry sectors.

Tokyo, Japan, January 15, 2020—Mitsui Fudosan Co., Ltd, a leading global real estate company headquartered in Tokyo, has decided to participate in the development of Brannan Square – a complex of three office buildings in San Francisco, California, through its subsidiary Mitsui Fudosan America, Inc. (representative: John Westerfield). Currently, Mitsui Fudosan America has one office building in the City of San Francisco - 270 Brannan. Brannan Square will be the second office property on the west coast and will be one of Mitsui Fudosan's largest-scale projects in the region

Brannan Square, located at 598 Brannan Street, will consist of three independent buildings: Building 1 will be 11 floors; Building 2 will be 13 floors; and Building 3 will be 10 floors. The buildings will surround a park that is included in the development. Total floor space across the three buildings is approx. 1.2 million ft<sup>2</sup> (112,000 m<sup>2</sup>). Phase I of construction will consist of buildings 1 and 2 and begin in late summer 2020 with delivery expected autumn 2022. The buildings will feature floorplates averaging over 30,000 square feet with 14-14'9" foot office floor to floor heights and broad windows.. In addition, the site has easy access to Silicon Valley, making it popular among technology-oriented companies, and is located in the South of Market (SoMa) neighborhood, where further development (future redevelopment) is expected. This is an extremely rare opportunity to develop new office space in San Francisco, which has extremely high barriers to entry.

Furthermore, the property is easily accessible with many convenient transportation options . The site is a three minute walk to the new 4th St & Brannan St subway station on the Muni T Line, a seven minute walk to the King Street Caltrain Station, and offers immediate freeway access to highways 101, I-80 and I-280. Employees working in the building will benefit from retail, terraces and an adjacent park.

Tishman Speyer, the partner on this project, is a leading owner, developer, operator and fund manger of first-class real estate around the world.



Brannan Square Perspective drawing



Park Perspective drawing

## **Tishman Speyer**

Tishman Speyer, founded in 1978, is active across the United States, Europe, Latin America and Asia, building and managing premier office, residential and retail space in 29 key global markets for industry-leading tenants. The firm has acquired, developed and operated a portfolio of over 400 assets in 7 countries worldwide, including the U.S., countries in Europe, Latin America and Asia. The company has had operations in San Francisco for more than 20 years.

## **Mitsui Fudosan's Overseas Strategy**

The Mitsui Fudosan Group has targeted overseas business as one of its growth areas and is engaged in projects in countries, such as the U.S., UK, as well as in China, Taiwan, and Southeast Asia.

In the U.S., Mitsui Fudosan is developing housing and other mixed-use projects, and aims to capture additional new business opportunities going forward.

<Attachments>

1. Overview of the property
2. Maps
3. Mitsui Fudosan's U.S. business

<Attachment 1> Overview of the property

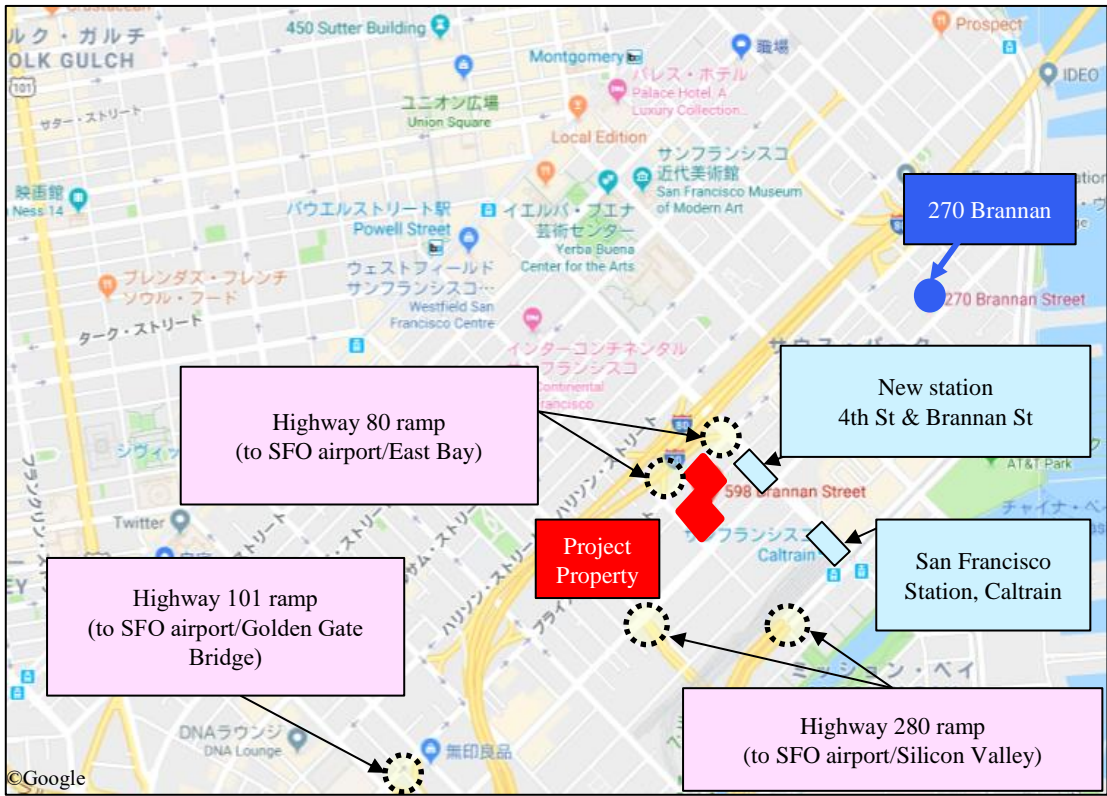
Property Name	Brannan Square
Location	598 Brannan Street, San Francisco, CA
Scale	Building 1: 11 floors Building 2: 13 floors Building 3: 10 floors
Site Area	Approx. 195,000 ft <sup>2</sup> (approx. 18,000 m <sup>2</sup> )
Total Floor Area	Approx. 1,203,000 ft <sup>2</sup> (approx. 112,000 m <sup>2</sup> )
Asset Class	Offices, Retail
Schedule	<p>&lt;Buildings 1 and 2&gt;  Construction planned to start in 2020  Construction planned for completion in 2022</p> <p>&lt;Building 3&gt;  Construction planned to start in 2021  Construction scheduled for completion in 2023</p>

<Attachment 2> Map





Detailed map



< Attachment 3 > Properties in West Coast

【Office】

☐ 270 Brannan

Location	270 Brannan Street, San Francisco, CA
Construction Completion	2016
Site Area	37,813sf (approx. 3,500 m <sup>2</sup> )
Total Floor Area	213,302sf (approx. 19,800 m <sup>2</sup> )
Scale	North Building: 7 floors South Building: 5 floors
Asset Class	Office, Retail



【Residential】

☐ West Edge Tower ((tentative name) 2nd & Pike)

Location	1430 2nd Avenue, Seattle, WA
Construction Completion	2018
Site Area	Approx. 19,000sf (approx. 1,770 m <sup>2</sup> )
Total Floor Area	Approx. 548,000sf (approx. 50,900 m <sup>2</sup> )
Scale	39 floors
Asset Class	Residence (340 units), Retail



☐ The Landing ((tentative name) 22 Texas)

Location	1395 22nd Street, San Francisco, CA
Construction Completion	2019
Site Area	Approx. 120,400sf (approx. 11,200 m <sup>2</sup> )
Total Floor Area	Approx. 323,300sf (approx. 30,000 m <sup>2</sup> )
Scale	Residence: East Building / 4 floors West Building / 8 floors PDR: 3 floors
Asset Class	Residence (263 units)



☐ (Tentative name) Walnut Creek Transit Village

Under Construction

Location	Phase1: 1701-1799 Pringle Avenue, Walnut Creek, CA Phase2: 1901-1915 N California Boulevard, Walnut Creek, CA
Construction Completion	Phase1: 2021 (plan) Phase2: Pending
Site Area	Phase1: Approx. 164,600sf (approx. 15,300 m <sup>2</sup> ) Phase2: Approx. 182,500sf (approx. 17,000 m <sup>2</sup> )
Total Floor Area	Phase1: Approx. 593,700sf (approx. 55,100 m <sup>2</sup> ) Phase2: Approx. 424,900sf (approx. 39,400 m <sup>2</sup> )
Scale	Phase1: 4 floors (consists of two buildings) Phase2: 4 floors (consists of two buildings)
Asset Class	Residence, Retail (Phase1: 358 units, Phase2: 238 units)



☐ (Tentative name) Denargo Market III

Under Construction

Location	3205 Denargo St, Denver, CO
Construction Completion	2021 (plan)
Site Area	Approx. 107,500sf (approx. 10,000 m <sup>2</sup> )
Total Floor Area	Approx. 326,900sf (approx. 30,400 m <sup>2</sup> )
Scale	8 floors
Asset Class	Residence, Retail

