

January 13, 2021

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 Toyonaka Project (Tentative Name)****One of the Largest Senior Residences in the Hokusetsu Region
(Total Number of Units: 548), Planned to Open in Spring 2023**

Tokyo, Japan, January 13, 2021 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced that it began construction on the PARK WELLSTATE Toyonaka Project (tentative name) on December 25, 2020 in Toyonaka City, Osaka Prefecture. The property will be one of the largest senior residences in the Hokusetsu region*¹.

PARK WELLSTATE is a serviced senior residence*² that enables independent, healthy seniors to thrive and flourish in a new stage of their lives, in an age when more and more people are likely to live to 100. PARK WELLSTATE offers features such as comfortable spaces where seniors can stay healthy both in body and mind and daily lifestyles encompassing luxurious quality, fostering in seniors a sense of fulfillment, and allows seniors to continue to lead their lives with peace of mind, free from the worries of living alone, becoming ill, or requiring nursing care. COVID-19 has spread far and wide, and many seniors are feeling uncertain and anxious about their daily lives. PARK WELLSTATE residents have highly praised the facility's full support framework, noting that they are "glad to be living at PARK WELLSTATE because of its well-developed medical and nursing care support framework."

With this project, Mitsui Fudosan Residential will develop the buildings, and then lease them 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 spring 2023. As the management entity of the business, Mitsui Fudosan Residential Wellness 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 third property in the PARK WELLSTATE series, following the openings of PARK WELLSTATE Hamadayama in June 2019 and PARK WELLSTATE Kamogawa in November 2021. The project is the first property in the PARK WELLSTATE series to open in the Kansai region.



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

< Features and services of PARK WELLSTATE Toyonaka >

1. One of the largest senior residences in the Hokusetsu region where residents can enjoy optimal living environments and convenience in a new stage of life
2. A comfortable space backed by the excellent quality of Mitsui homes
3. Extensive range of communal facilities and events that foster the community of residents
4. Providing high-quality nursing and nursing care services
5. Community exchange initiatives in collaboration with Toyonaka City

*1 “One of the largest senior residences in the Hokusetsu region” refers to a survey and comparison of the number of residences for seniors (serviced residences for seniors, paid nursing homes, special nursing homes for seniors) (As of January 2021; Mitsui Fudosan Residential)

*2 “Serviced senior residence” is a new type of residence proposed by the Mitsui Fudosan Group for active seniors aiming to lead a richer life suiting their needs. In principle, tenants should be at least 60 years of age and capable of independent living at the time of entering the residence.

1. One of the largest senior residences in the Hokusetsu region where residents can enjoy optimal living environments and convenience in a new stage of life

This property is located in the popular residential area of Hokusetsu, a highly convenient location approx. 10 minutes (approx. 2 miles (approx. 3.4 km)) via a dedicated shuttle bus to Senri-Chuo Station on the Kita-Osaka Kyuko Line. Senri-Chuo Station, which is scheduled to be redeveloped, is 19 minutes by train from Umeda Station, the center of the city of Osaka. Furthermore, the shuttle bus will support daily lifestyles with stops at places other than Senri-Chuo Station, including collaborating hospital JUNKOKAI Healthcare Corporation Kansai Medical Hospital, medical institutions in the area, public facilities and financial institutions, Mitsui Shopping Park LaLaport EXPOCITY and other large-scale stores. A pick-up service is also being planned to meet residents’ needs, enabling easy access to other areas such as Osaka International Airport (Itami) and Shin-Osaka Station on the JR Shinkansen.

Moreover, this property is one of the largest senior residences in the Hokusetsu region (with 548 units comprised of 470 general living units (independent living) and 78 nursing care units). There are seven types of general living units ranging from 1LDK (approx. 495 ft² (46.05 m²)) to 2LDK (approx. 835 ft² (77.60 m²)). Over half of the general living units (248 units) will be face south. In addition, in the event nursing care needs arise in the future, residents may relocate to a nursing care unit (78 units) on a dedicated nursing care floor and live securely.

2. A comfortable space backed by the excellent quality of Mitsui homes

The property has been designed to maximize the benefits of being located on a hill with an altitude of approx. 200 ft (60 m) and an expansive site of approx. 193,000 ft² (17,900 m²). Mitsui Fudosan Residential will continue to provide elegant lifestyles to tenants with an abundance of greenery in many areas throughout the site, which is dotted with gardens and waterscapes, while space has been set aside to create a rooftop garden with views of the mountains of Minoh that change with the seasons.。

Then, utilizing the scale of the property with 548 units in total, the entrance and other areas of the building serving as its window to the world have been luxuriously designed to enhance the broad expanse and high ceilings.



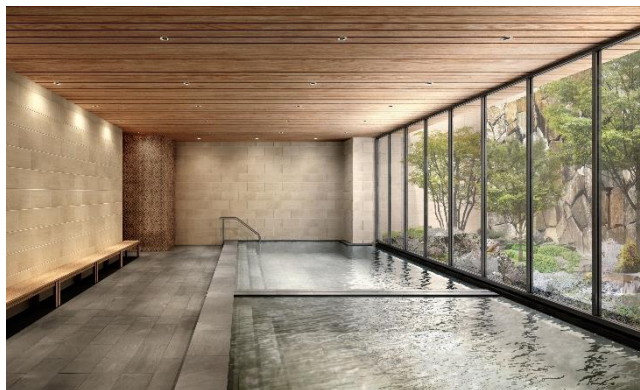
CG image of the entrance hall

3. Extensive range of communal facilities and events that foster community among residents

The property includes restaurants with operations outsourced to GREEN HOUSE CO., LTD., large communal and open-air baths, multipurpose halls, billiard tables, mahjong rooms, karaoke rooms, piano rooms, lounges, libraries, and other entertainment facilities and events. For holding events, there is a separate cottage and multipurpose hall to enable direct entry for those coming from outside, and various events and programs will be held among residents and between residents and members of the local area to create a community space. In addition to creating club activities and other active events to utilize shared facilities in the building, planning is moving ahead on events and activities to utilize the rich natural tourism resources of the Hokusetsu area.



CG image of the completed main dining hall



CG image of a completed large bath



CG image of a completed multipurpose hall



CG image of the completed cottage

* Regarding events and the like, the status of the COVID-19 outbreak will be monitored closely and appropriate content and methods will be considered following discussions and instructions from supervising government organizations on the premise of assuring safety.

4. Providing high-quality nursing and nursing care services

The PARK WELLSTATE series is aimed at seniors who are active at the time they move in (they should be capable of independent living in principle), but nursing care units are provided on a dedicated floor for nursing care should they be needed in the future. This property will have 78 nursing care units, and ACTIVELIFE., Ltd. has been outsourced to provide various services on the dedicated nursing care floor. In addition to establishing a clinic (to be operated by a different company), Mitsui Fudosan Residential will conclude a partnership with JUNKOKAI Healthcare Corporation Kansai Medical Hospital to establish a safe medical care system that can respond to day-to-day health management through to emergencies.

* Mitsui Fudosan Residential plans to conclude an agreement related to future medical cooperation with Kansai Medical Hospital.

【Overview of ACTIVELIFE., Ltd.】

Company name	ACTIVELIFE., Ltd. (wholly owned subsidiary of Osaka Gas Co., Ltd.)	Annual turnover	¥3.2 billion
Address	3-6-14 Bingomachi, Chuo-ku, Osaka	President & CEO	Hirokazu Ogawa
Capital	¥100 million	Number of employees	650

【Overview of JUNKOKAI Healthcare Corporation Kansai Medical Hospital】

Name of hospital	JUNKOKAI Healthcare Corporation Kansai Medical Hospital
Address	1-1-7-2 Shinsenri Nishimachi, Toyonaka, Osaka Prefecture
Chairman	Taro Watanabe
Medical treatment system	Number of beds 225 (General hospital wing 175 beds, designated intensive care units 5 beds, rehabilitation wing for recovery 45 beds)
Clinical departments	Internal medicine, gastroenterology, cardiovascular medicine, artificial dialysis, neurology, surgery, breast surgical oncology, plastic surgery, orthopedic surgery, otolaryngology, ophthalmology, urology, neurosurgery, pediatrics, rehabilitation, radiology, anesthesia, kidney transplant surgery, emergency room, nephrology, pathological diagnosis department, cardiovascular surgery, rheumatology and allergies

5. Community exchange initiatives in collaboration with Toyonaka City

The property will place importance on interaction and collaboration between residents and the local community and has planned and plans to implement the following regional exchange measures with the cooperation of Toyonaka City's welfare department.

< Measures >

- Hold periodic Children's Cafeteria
- Multigenerational exchange café lunch
- Hold seasonal events (radio exercises, Tanabata festival, bon-odori dancing, etc.)
- Exchanges with kindergartners
- Hold seminars on ways to prevent the need for nursing care, etc.

- * The facility's multipurpose hall will be provided as a social welfare evacuation site following a disaster, in addition to the aforementioned items.
- * Mitsui Fudosan Residential and Toyonaka City signed a memorandum of understanding on January 8, 2021 to materialize the abovementioned regional exchange measures.
- * Regarding events and the like, the status of the COVID-19 outbreak will be monitored closely and appropriate content and methods will be considered following discussions and instructions from supervising government organizations on the premise of assuring safety.

■ Overview of the PARK WELLSTATE Toyonaka Project (tentative name)

Address	1-150-10/150-11 Kitamidorigaoka, Toyonaka, Osaka Prefecture
Site area	Approx. 192,775 ft ² (approx. 17,909.32 m ²)
Total floor area	Approx. 485,669 ft ² (approx. 45,120.16 m ²)
Structure/scale	Reinforced concrete structure, partly steel 12 floors above ground, 1 floor below ground
Total number of residences	548 units (470 general living units, 78 nursing care units (planned))
Total residential area	Approx. 495 ft ² to approx. 828 ft ² (approx. 46 m ² to approx. 77 m ²)
Schedule	Construction start: December 2020 Construction complete: January 2023 Opening: Spring 2023 (planned)
Design	HASEKO Corporation
Construction	HASEKO Corporation
Exterior/interior design	UDS Ltd.
Nursing care/nursing partner	ACTIVELIFE., Ltd.
Medical care collaboration	JUNKOKAI Healthcare Corporation Kansai Medical Hospital (planned)

■ Project Site Map (wide-area view, close-up view)





■ **PARK WELLSTATE Lineup**

PARK WELLSTATE, Mitsui Fudosan Group’s serviced senior residence brand, has currently started work on three properties in addition to the already completed PARK WELLSTATE Hamadayama.

Going forward, there will be proactive rollouts under the PARK WELLSTATE brand of serviced senior residences, centering on major urban areas, beginning from the three major metropolitan areas.

	Property name	Address	Planned opening
(1)	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	Opened June 2019
(2)	PARK WELLSTATE Kamogawa	Kamogawa, Chiba Prefecture	November 2021
(3)	PARK WELLSTATE Toyonaka (Tentative Name)	Toyonaka, Osaka Prefecture	Around spring 2023
(4)	PARK WELLSTATE Nishiazabu (Tentative Name)	Minato-ku, Tokyo	Fiscal year 2024



PARK WELLSTATE Hamadayama



PARK WELLSTATE Kamogawa

■ **Rebranding of Mitsui Fudosan Residential’s Housing Business**

Mitsui Fudosan Residential has unified all brands since January 2021 to mark the 50th anniversary of its PARK series housing business brand by formulating a brand statement, designing a brand logo and defining the values it offers to customers and the brand concept for its entire housing business comprising built-for-sale condominiums, built-for-sale detached homes, rental condominiums and senior residences as “Life-styling x improving with age: Continuing to respond to customers’ diverse lifestyles and creating pleasant homes and living that get better with time.”

[Mitsui Fudosan Group's Contribution to SDGs] https://www.mitsuifudosan.co.jp/english/corporate/esg_csr/

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of coexist in harmony with society, link diverse values and achieve a sustainable society, and advances business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to achieving the SDGs.

* The initiatives covered in this press release are contributing to two of the UN's SDGs.

Goal 3 Good Health and Well-Being
Goal 11 Sustainable Cities and Communities

