

February 9, 2021

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Kajima Corporation
Shimizu Corporation

A large-scale development project combining shops and residences, consisting of 2,786 units directly connected to Kachidoki Station

GRAND MARINA TOKYO

“Park Tower Kachidoki Mid/South”

Applications received for all 333 units sold in first and second stages of Phase 1

Total number of applications: approx. 960

Most applications per unit: 27 Average applications per unit: approx. 2.8

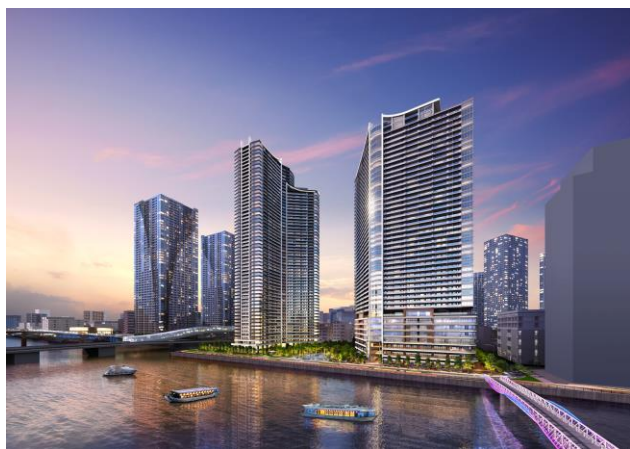
Survey for contracting parties reveals changes in criteria for choosing housing during the COVID-19 pandemic

Tokyo, Japan, February 9, 2021 – Mitsui Fudosan Residential Co., Ltd., Kajima Corporation, and Shimizu Corporation announced today that applications have been received for all 333 units sold at Park Tower Kachidoki Mid/South in the first stage (November 20–28, 2020) and second stage (January 29–31, 2021) of Phase 1, including the most expensive units selling at ¥339.8 million. Park Tower Kachidoki Mid/South are condominiums being developed in the second and fourth blocks of Kachidoki, Chuo-ku.

Due to popular demand, Mitsui Fudosan Residential Co., Ltd. will host new preliminary information sessions (reservations required) for the third stage of Phase 1 starting in mid-February 2021, and will begin accepting reservations in mid-February through emails which are scheduled to be sent to applicants. The third stage of Phase 1 includes plans to sell units on the low-level floors which offer views of the waterfront and outdoor greenery.

Mitsui Fudosan Residential Co., Ltd. conducted a survey* among contracting parties at Park Tower Kachidoki Mid in the first stage of Phase 1 (hereinafter “contracting parties”; n=166). The survey provided insight into several topics, particularly points evaluated by customers at Park Tower Kachidoki Mid, changes in criteria for choosing housing during the COVID-19 pandemic, and expectations for project plans to address the new normal.

* Data collected from December 11–15, 2020 via paper form



Conceptual image of the exterior



Conceptual image of the central lagoon

■ **Status of sales at Park Tower Kachidoki Mid/South in first and second stages of Phase 1**

Status of sales in first stage of Phase 1

- Total number of visitors: approx. 1,900 groups (September 4–November 28, 2020)
- Application period: November 20–28, 2020
- Total number of applications: approx. 650 ■ Most applications per unit: 27
- Average applications per unit: approx. 2.7
- Selling price: ¥72.6–¥339.8 million ■ Unit area: 55.80–153.05 m²

Status of sales in second stage of Phase 1

- Total number of visitors: approx. 270 groups (January 9–31, 2021)
- Application period: January 29–31, 2021
- Total number of applications: approx. 310 ■ Most applications per unit: 14
- Average applications per unit: approx. 3.2
- Selling price: ¥87.5–¥233.1 million ■ Unit area: 70.37–122.86 m²

■ **Mitsui Fudosan Residential survey for contracting parties in first stage of Phase 1**

<Overview of survey>

- Title: Park Tower Kachidoki Mid Survey · Method: Paper form
- Participants: Individuals who signed contracts to purchase property at Park Tower Kachidoki Mid in the first stage of Phase 1
- Age range: 20's–60's
- Dates: December 11–15, 2020 · Sample size: 166ss

* When quoting survey results, please clearly identify the source as “a survey by Mitsui Fudosan Residential.”

<Summary of survey results>

- **94% of contracting parties indicated direct connection to station as a deciding factor for signing the contract**
94% of contracting parties responded that “direct connection to Kachidoki Station” was a reason for signing the contract. This was followed by “convenience of commercial facilities” (28.9%) and “reliability of Mitsui Fudosan Residential, Kajima Corporation and Shimizu Corporation” (27.1%).
- **Sudden increase in demand for work spaces influenced criteria for choosing housing during the COVID-19 pandemic**
Among contracting parties with jobs, more than 50% are continuing remote work.
Furthermore, 30.1% responded that the availability of work space was a crucial criterion for choosing housing during the COVID-19 pandemic.
- **Households with children listed convenience of commercial facilities as a reason for signing the contract.**
Nearly half of households responded that they have children. The survey revealed that the convenience of being adjacent to commercial facilities was a reason for signing the contract for households with children.
- **Survey revealed contracting parties are interested in project planning in response to the new normal**
Approximately 80% expressed interest in using work spaces such as coworking spaces.
In addition, approximately 70% also expressed interest in using common facilities equipped for personal use.

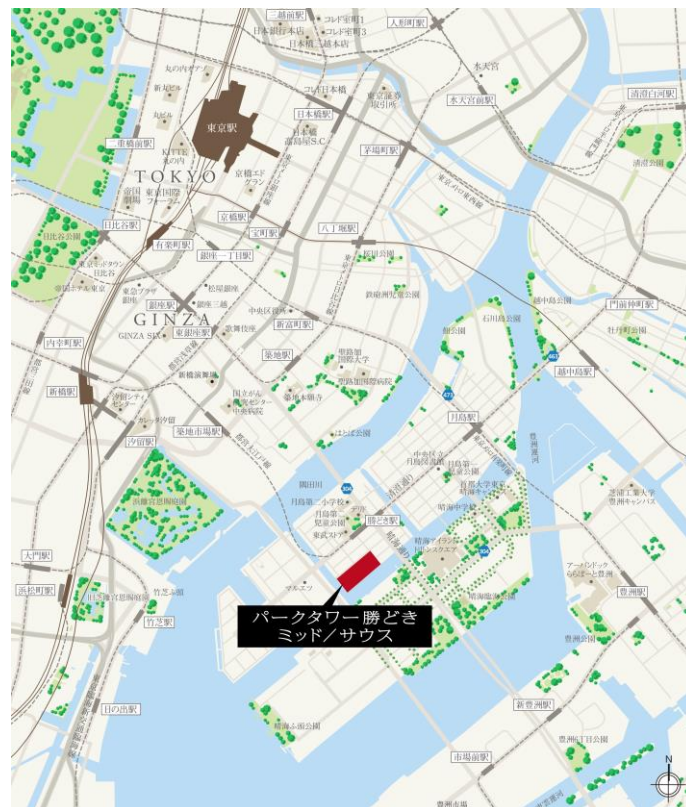
■ **Property/Model Room Information, etc.**

Overview of Park Tower Kachidoki Mid/South

[Address]	Mid: 4-1501 (Lot number) Kachidoki, Chuo-ku, Tokyo South: 4-1500 (Lot number) Kachidoki, Chuo-ku, Tokyo
[Access]	Mid: A one-minute walk from Kachidoki Station on the Toei Oedo Line South: A two-minute walk from Kachidoki Station on the Toei Oedo Line
[Total Units]	Mid: 1,121 units total (570 units for sale, 551 residential units for business partners) South: 1,665 units total (1,109 units for sale, 556 residential units for business partners)
[Site Area]	Mid: 10,712.20 m ² , South: 12,015.18 m ²
[Total Floor Area]	Mid: 138,312.00 m ² , South: 180,827.74 m ²
[Building Area]	Mid: 4,745.85 m ² , South: 4,300.00 m ²
[Structure/ Number of Floors]	Mid: Reinforced concrete/45 floors above ground, 2 below South: Reinforced concrete/ 58 floors above ground, 3 below
[Seller]	Mid: Mitsui Fudosan Residential Co., Ltd. Shimizu Corporation South: Mitsui Fudosan Residential Co., Ltd. Kajima Corporation
[Construction Firm]	Mid: Shimizu Corporation, South: Kajima Corporation
【Planned selling price】	¥36.0 million (25.05 m ²)–¥194.0 million (114.75 m ²)
【Sales launch date】	Early March 2021
[Scheduled Completion Date]	Late August 2023 (planned)
[Scheduled Occupancy Date]	Late April 2024 (planned)
[Property Website]	https://www.31sumai.com/mfr/X1972/

* Planned selling price and sales launch date refer to third stage of Phase 1 for Park Tower Kachidoki Mid

■ Property Map



■ Model Room Map (Residential Salon)



■ 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 contribute to two of the UN's SDGs.

Goal 8: Decent Work and Economic Growth

Goal 11: Sustainable Cities and Communities

