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**Tokyo Midtown Hibiya Earns Highest Rating in CASBEE Smart Wellness Office and DBJ Green Building Certifications, First Simultaneous Certifications for Mitsui Fudosan**

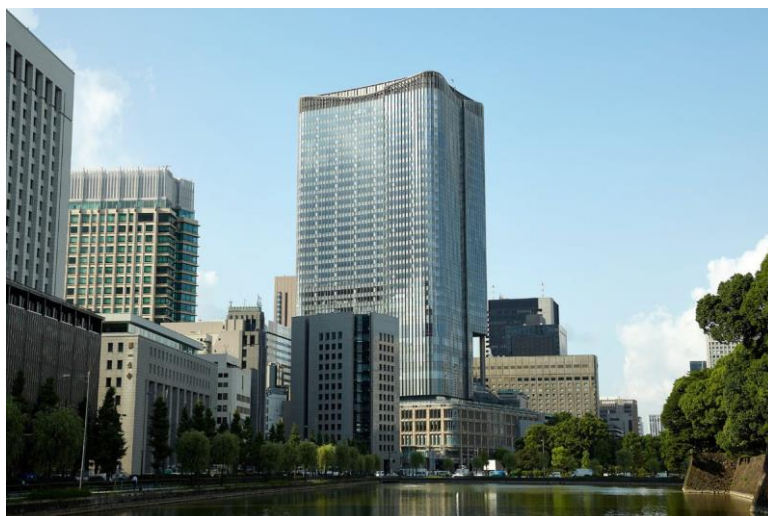
**Creating state-of-the-art mixed-use facilities while contributing to the realization of a decarbonized society through greening of power consumption**

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**Key Points of This Press Release**

1. Tokyo Midtown Hibiya simultaneously earns the highest ratings from the following two building certification programs, a first for Mitsui Fudosan
  - a. Earned the highest rating (S rank) from the CASBEE Smart Wellness Office certification program (“CASBEE-SWO certification”), a multifaceted evaluation of office building performance in connection with intellectual production, health and comfort, energy efficient environments, safety and security
  - b. Earned the highest rating (S rank) from the DBJ Green Building certification program, which evaluates environmental and social contributions from an ESG perspective
2. New initiatives started at Tokyo Midtown Hibiya to realize a decarbonized society
  - a. Began supplying green power to building common areas and tenant-only areas from April 1, Mitsui Fudosan’s first property to do so.  
Utilizing non-fossil fuel certificates from renewable energy in cooperation with TEPCO Energy Partner, Incorporated.
  - b. Applying this fiscal year for “Top-Level Facilities” certification for outstanding global warming countermeasure efforts under the Tokyo Cap-and-Trade Program to become Mitsui Fudosan’s tenth certified property.



Tokyo Midtown Hibiya exterior



Tokyo Midtown Hibiya simultaneously earned CASBEE-SWO and DBJ Green Building certifications

Tokyo, Japan, May 11, 2021 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that Tokyo Midtown Hibiya (Yurakucho 1-chome, Chiyoda-ku, Tokyo) simultaneously earned the highest possible ratings from two building certification programs, becoming the Company's first property to do so. It was awarded the highest rank from the CASBEE-SWO certification program and a five-star rating, the highest given, from the DBJ Green Building certification program.

Aiming at the further evolution of its mixed-use facilities, Mitsui Fudosan has proactively introduced new technologies and services at Tokyo Midtown Hibiya since its completion and opening to help solve social issues related to health management, the environment and energy, and other areas, continuing the challenge of urban development for the future. These progressive initiatives were highly rated by both certification programs.

Yesterday, Mitsui Fudosan announced the greening of power consumption of facilities it owns in the Tokyo metropolitan area. In this regard as well, Tokyo Midtown Hibiya has begun, as of April 1, to supply green power to building common areas and tenant-only areas, the Company's first property to accomplish this.

Through collaboration with TEPCO Energy Partner, the electricity used by the facility will be essentially greened by utilizing non-fossil fuel certificates originating in renewable energy. A Green Energy Supply Service developed by Mitsui Fudosan for tenants engaged in decarbonization was introduced at the same time to provide green power in a manner that flexibly accommodates tenant needs.

Moreover, in parallel with this, the Company is currently applying for "Top-Level" Facilities certification for outstanding global warming countermeasure efforts under the Tokyo Cap-and-Trade Program, which looks at management and operations related to energy efficiency and carbon dioxide reduction since a property's completion and opening. When acquired, it will be Mitsui Fudosan's tenth property to earn the certification.

The Company intends to continue providing spaces, environments and services to meet diversifying work styles and promote environmentally friendly urban development that is safe, secure and pleasant in order to achieve a sustainable society.

## 1. About the Certifications

- (1) Property: Tokyo Midtown Hibiya (CASBEE-SWO certification applies to common areas, DBJ Green Building certification applies to the entire building)
- (2) Certification dates: CASBEE-SWO on March 26, 2021, DBJ Green Building on March 15, 2021
- (3) About the programs

### CASBEE-SWO Certification

A new certification program that evaluates ease of work for building users (intellectual productivity and health and comfort) and resilience, along with environmental considerations. Tokyo Midtown Hibiya earned high ratings for intellectual productivity, health and comfort, and safety and security in particular, and for WO certification (Pattern 1, common areas), it earned Japan's highest score (90.1 points) and the program's highest rank (S rank). Properties that earn both CASBEE-Building (certification or self-registration) and CASBEE-WO certification are certified as CASBEE Smart Wellness Offices, office buildings that give consideration to both health and the environment. Tokyo Midtown Hibiya earned S class certification, the highest given, for both.

### DBJ Green Building Certification

A program for certifying properties in which consideration has been given to society and the environment. It is administered by the Development Bank of Japan and Japan Real Estate Institute and assigns a rank from one to five stars. Along with overall environmental performance, it evaluates diversity and local environment considerations as well as stakeholder collaboration and other areas.

Tokyo Midtown Hibiya was rated highly for its environmental considerations, especially its various energy efficiency initiatives, and for its innovative introduction of green power via a new scheme. The property earned an overall rating of five stars, the highest rank.

### Items Evaluated by Both Programs

|    |   | CASBEE-SWO Certification | DBJ Green Building Certification |
|----|---|--------------------------|----------------------------------|
| a. | Raise intellectual productivity               | ○                        |                                  |
| b. | Provide healthy, comfortable spaces           | ○                        | ○                                |
| c. | Energy and resource measures                  | ○                        | ○                                |
| d. | Safety and resilience measures                | ○                        | ○                                |
| e. | Diversity and area environment considerations |                          | ○                                |
| f. | Collaboration with stakeholders               |                          | ○                                |

## 2. Overall Plan

Site area of approx. 1 hectare, 35 floors above ground, 4 floors below ground, total floor area of approx. 185,123m<sup>2</sup>

Tokyo Midtown Hibiya is a safe, secure, state-of-the-art mixed-use facility that not only provides building infrastructure but also regularly offers various event programs to enable diverse working formats that help office workers raise intellectual productivity and maintain their health, and aid tenants in solving issues and supporting business continuity plans.

### <Main Purposes>

- Approx. 79,338m<sup>2</sup> of office space (standard area of approx. 3,305m<sup>2</sup> per floor) with views from the upper floors spanning Hibiya Park to the Imperial Palace, Yurakucho, and Ginza.
- Along with Hibiya Step Plaza, which creates vitality on the lower floors, and Tokyo Midtown Hibiya Terrace, a commercial facility consisting of some 60 stores, TOHO Cinemas Hibiya, and the food hall, Tokyo Midtown Hibiya includes BASE Q (6F), a place for business networking, Hibiya Mitsui Conference (8-9F), which can be used for a wide variety of purposes, Park Wellness (8F), a health support facility exclusively for workers, and WORKSTYLING (12F), a members-only shared office space for corporations.



12F WORKSTYLING



Hibiya step open space

## 3. Main Strong Points in Evaluation of Tokyo Midtown Hibiya (Common Areas)

### (1) Provision of office space that generates innovation from diversity

#### a. Raise intellectual productivity

BASE Q, a hub for business networking

- BASE Q is a hub for networking, where people gather to create new value and solve social problems, including venture firms, NPOs, new business managers from major companies, individual creators and others. Q HALL, a conference hall within BASE Q, is a multipurpose space for holding progressive events. The latest information is communicated through innovative expressions and initiatives and posting probing questions about society.



6F BASE Q

BASE 

b. Functions that support diverse work formats (provide health and comfortable spaces)

Park Wellness, Sky Garden, “&well” health promotion program

- Park Wellness on 8F has functions such as fitness facilities, a shower room and a napping room; it also holds running and yoga events with instructors. Park Wellness is not only for the health promotion and relaxation of office workers, it is also a place for employees from different companies to interact.
- In addition to Sky Lounge on 9F, an indoor space where people can eat and drink, there is also an adjacent outdoor space, Sky Garden, equipped with patio umbrellas, sofas and desks. This is a place for a change of pace, where people can work and relax while gazing at the vast green parkland.
- WORKSTYLING on 12F is a shared, members-only office space for companies developed by Mitsui Fudosan. Members can choose Hibiya from among satellite offices in multiple locations and use the office as a place for working freely based on their specific purpose and context.
- “&well” is a health promotion program for tenant companies that supports employee health promotion from both a physical location and through an app. The program’s health management app is utilized in conjunction with various regularly held health programs and events.



8F Park Wellness



Yoga event (9F Sky Garden)



9F Sky Garden



&well logo

(2) Environmental considerations and safety/security initiatives that help raise BCP performance

a. Energy and resource measures (initiatives for realizing a decarbonized society)

i. Adoption of technologies for reducing environmental impact

- Efficient energy use through installation of gas co-generation facilities
- Building of district heating and cooling (DHC) sub-plant
- Thermal load reduction via high-performance glass (low-e glass, etc.)

ii. Introduction of green power

- Mitsui Fudosan, through its partnership with TEPCO Energy Partner, began providing green power (electricity with non-fossil fuel certificates with renewable energy tracking) from April 1, 2021 at Tokyo Midtown Hibiya ahead of other properties. Along with green power for common areas within buildings, the Company also developed a green power supply service for tenant-only areas to flexibly provide green power in line with tenant needs, actively supporting the efforts of companies to realize a decarbonized society.



As of April 1, green power is now being provided to EY Japan, a tenant of the property. Tokyo Midtown Hibiya is Mitsui Fudosan's first building to provide green power for both common areas and tenant areas.

b. Safety and resilience measures

- Control equipment boasting the world's highest level of vibration control efficiency is used to ensure earthquake safety, and electricity can be supplied during disasters via dual-fuel emergency generators, which can run on either fuel oil or city gas. As countermeasures for water damage, key facilities are located on aboveground floors, and for belowground machinery, safety has been enhanced by, for instance, installing watertight doors.
- In building maintenance and management, appropriate management and operations are performed based on an established medium-term plan. A business continuity planning manual for emergencies has also been created and drills are conducted multiple times a year, including drills involving the entire building, in preparation of a possible large-scale disaster.

(3) Diversity and area environment considerations

- Tokyo Midtown Hibiya is used by a diverse group of people and it provides multilingual services not only in normal times but when circumstances make it difficult for people to return home. There are also universal access restrooms with entrances on both the men's and women's sides on standard office floors.
- Staff members keep barrier-free maps to Tokyo Midtown Hibiya with them at all times in both Japanese and English. The maps indicate steps and other potential barriers from nearby subway stations and other points in order to initiate smooth access to the property for visitors.
- Regarding considerations for the area environment, the building's imposing nature was lessened through the design of the façade and exterior features, which give off a soft impression, vegetation was planted to blend the building in with Hibiya Park, and a large-scale green wall was established in Park View Garden on 6F, which is open to everyone.



6F Park View garden

(4) Collaboration with stakeholders

a. High level of management and operations from a united Mitsui Fudosan Group

- A highly advanced management and operations system has been built centering on the Mitsui Fudosan Group. Through collaboration and coordination among Mitsui Fudosan, Mitsui Fudosan Building Management Co., Ltd., a management and operations company, Tokyo Midtown Management Co., Ltd., which operates commercial facilities, Mitsui Fudosan Facilities Co., Ltd., which provides facility maintenance and management, and SENON LIMITED, a security company, numerical targets have been set for energy efficiency and carbon dioxide reduction, and continuing efforts are being made to implement improvements using the plan-do-check-act cycle. Based on this track record, Mitsui Fudosan will apply this fiscal year for “Top-Level” Facilities certification for outstanding global warming countermeasure efforts under the Tokyo Cap-and-Trade Program.

b. Harmony with local communities

- Honoring relationships and connections with the local area, community events are held multiple times each year together with local community members.



Example of community event  
Hibiya Festival held annually in April and May  
(Hibiya step open space)



Example of community event  
Hibiya Cinema Festival held annually  
in October and November  
(Hibiya step open space)

■ Mitsui Fudosan Group’s contribution to SDGs

[https://www.mitsuifudosan.co.jp/english/corporate/esg\\_csr/](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 six of the UN’s SDGs.

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|---------|---|
| Goal 3  | Good Health and Well-Being              |
| Goal 7  | Affordable and Clean Energy             |
| Goal 8  | Decent Work and Economic Growth         |
| Goal 9  | Industry, Innovation and Infrastructure |
| Goal 11 | Sustainable Cities and Communities      |
| Goal 13 | Climate Action                          |

