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For immediate release

Mitsui Fudosan Residential Co., Ltd.  
KAJIMA CORPORATION  
SHIMIZU CORPORATION

**Large-scale redevelopment project combining shops and residences  
with 2,786 units in total and direct access to Kachidoki Station**

**GRAND MARINA TOKYO Park Tower Kachidoki Mid/South**

**Advance information session for the South Tower  
scheduled for early July 2021**

**～Offering diverse lifestyles under the new normal～**

**Planned price: ¥47.0 million – ¥378.0 million**

**Mid Tower: Sales results for Phases 1 and 2 of Division 1**

Tokyo, Japan, June 2, 2021 – Mitsui Fudosan Residential Co., Ltd. (“Mitsui Fudosan Residential”), KAJIMA CORPORATION, and SHIMIZU CORPORATION will be holding a model room advance information session in early July 2021 for Park Tower Kachidoki South (“the property”), one of the largest condominium developments in the Tokyo metropolitan area at 58 stories above ground and with a total of 1,665 units under construction in 2-chome and 4-chome Kachidoki, Chuo-ku. Units are scheduled to go on sale in early September.

The property is part of GRAND MARINA TOKYO, a large-scale mixed-use retail and residential redevelopment project on an approximately 2.3-hectare site that provides many facilities that improve convenience in daily life, including retail facilities, a sports arena, a childcare facility, and a new entrance to Kachidoki Station. A sky deck offering stunning views of central Tokyo will be built at the top of the South Tower, which is taller than the Mid Tower, and the spacious grounds will include a communal outdoor area with plenty of greenery and waterfront features and facilities equipped for the new normal lifestyle. Only a two-minute walk to Kachidoki Station, yet surrounded by natural features, the property embodies a new central city lifestyle.

Through these initiatives, Mitsui Fudosan is contributing to the creation of a sustainable society and achieving SDGs.

### Features of Park Tower Kachidoki Mid/South

1. **Mixed-use neighborhood creation** that provides facilities within the building that are useful in daily life, including retail facilities, a sports arena, a childcare center, etc.
2. **Two-minute walk from Kachidoki Station on the Toei Oedo Line**: The Mid Tower is a one-minute walk from the station via direct connection; the South Tower is approximately 120 m (a two-minute walk) from the station.
3. **Product planning that responds to the diverse lifestyles/work styles of the new normal**



CG image of the completed exterior



CG image of the central lagoon

## ■ Sales Status of Park Tower Kachidoki Mid

### Sales Results of Phases 1 and 2 of Division 1 of Park Tower Kachidoki Mid

- Total number of mailing list subscribers: Approximately 15,000
- Total visitors: Approximately 3,000 groups (from September 4, 2020 – May 2, 2021)
- Units sold: 507 (1,121 total)
- Total applications for registration: Approximately 1,500
- Maximum number of applicants per unit: 27
- Average number of applicants per unit: Approximately 2.9
- Sales price: ¥36.9 million – ¥339.8 million      ■ Floor area: 25.05 m<sup>2</sup> – 153.05 m<sup>2</sup>

Sales of units in the Mid Tower began in November 2020. The units sold well, with all 507 units contracted. Buyers represented all age groups, mainly those in their 30s and 40s with families. Communal areas such as coworking spaces with private rooms that fit the new normal lifestyle and the study room plan option for individual units have been well received.

## ■ Overview of Park Tower Kachidoki South

### 1. Development concept

# BRIDGE<sup>TO</sup>THE NEXT

“Bridge to the Next” is a concept that expresses the desire to generate a new inflow of people as a symbol of the Kachidoki area, communicate a next-generation lifestyle, and serve as a bridge to unite neighborhoods, people, and lives.

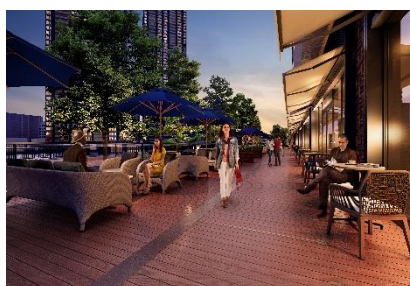
This project, situated in the downtown (Ginza) end of the Tokyo Bay area with direct access to Kachidoki Station in Chuo-ku, Tokyo, aspires to create a neighborhood that is the envy of the world, connecting the Tokyo Bay area of today with tomorrow while putting the spotlight on Kachidoki.

### 2. Mixed-use development convenient for working couples creates a comfortable lifestyle

The overall project, including the property, incorporates diverse facilities that improve day-to-day convenience, such as retail facilities, a comprehensive medical treatment center, and a sports arena. By integrating urban functions such as a supermarket and childcare facility in addition to housing, it provides a neighborhood that is convenient for the increasing number of working families. The property is a new form of urban residence that embodies the brand concept of the housing business of Mitsui Fudosan Residential: “Life-styling × Appreciation over time.”



Retail facilities



Shopping deck



Central lagoon



### 3. Environmentally friendly landscape

The property allocates around 70% of the total site area of 23,000 m<sup>2</sup> for open outdoor spaces, providing over 7,000 m<sup>2</sup> of parkland with more than 800 large and medium-sized trees as an amenity for residents and their neighbors. The grass park is a safe place for families with children, and the central lagoon is a symbol of the neighborhood. These open spaces create an environmentally friendly amenity with waterfront features and abundant greenery that all people, from singles to families, can enjoy regardless of age or gender.



Grass park



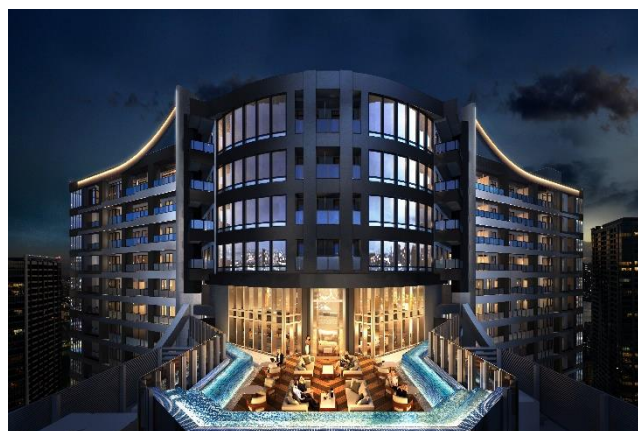
Central lagoon

### 4. The largest landmark tower in the Tokyo metropolitan area at 58 stories and with 1,665 units

The property takes advantage of economies of scale to provide communal areas worthy of the largest condominiums in the Tokyo metropolitan area, including an entrance hall with an open, two-story atrium and a sky deck spanning the 53F and 54F. It aspires to be a new landmark tower of central Tokyo.



Entrance hall



Sky deck

### 5. Convenient for public transport, only a two-minute walk to Kachidoki Station on the Toei Oedo Line

The property provides an outdoor covered walkway for pedestrians for weatherproof access to and from Kachidoki Station.



Station entrance



Walkway to the station

\* Park Tower Kachidoki Mid has direct access to Kachidoki Station (one-minute walk) and Park Tower Kachidoki South is approximately 120 m (two-minute walk) from the station.

\* The pictures in the product plan are artist's impressions and may change going forward.



## 6. Workspaces that fulfill the need for diverse work styles in the new normal

A change brought about by the COVID-19 pandemic is the blurring of boundaries between home and work. A working environment within the home will be required going forward.

The property includes a book corridor filled with books that provides semi-private rooms and a canal-side terrace, which offers seats with views of the waterfront and parkland. Park Tower Kachidoki Mid has an approximately 300 m<sup>2</sup> coworking space with private booths and a meeting room. The outdoor area is also equipped with a big table for working. Residents can thus choose where to work, depending on how they feel and what kind of work they must do that day. Wi-Fi is available in all communal and outdoor areas, which serve as pleasant, well-equipped places to work.



Canal-side terrace



Canal-side terrace



Big table



Coworking space



Coworking space

## 7. Living harmoniously with the local community

Facilities open to nearby residents include the retail facilities in Park Tower Kachidoki Mid such as the Canal Café, which serves meals and drinks; Canal Fitness, a fitness center where users can get fit while enjoying views of nature; and a party room. The property provides places where residents can meet local people to foster friendships and prosperity in the community.



Canal Café



Canal Café



Canal Fitness

## ■ **Property and Model Room Information, etc.**

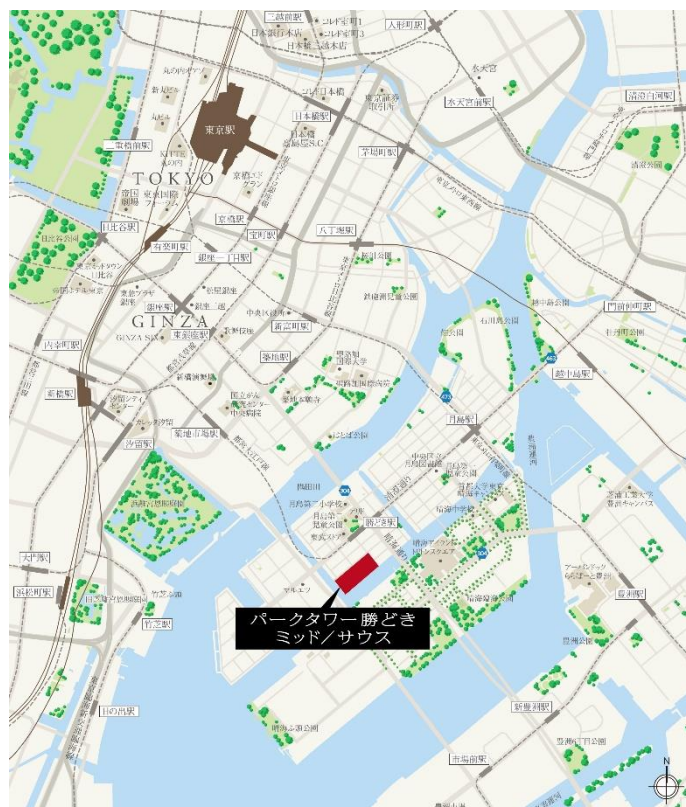
### Overview of Park Tower Kachidoki Mid/South

【Address】	Mid: 4-1501 Kachidoki, Chuo-ku, Tokyo) South: 4-1500 Kachidoki, Chuo-ku, Tokyo
【Access】	Mid: One-minute walk from Kachidoki Station on the Toei Oedo Line South: 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 (1,115 units for sale, 550 residential units for business partners)
【Site area】	Mid: 10,712.20 m <sup>2</sup> ; South: 12,015.18 m <sup>2</sup>
【Total floor area】	Mid: 138,312.00 m <sup>2</sup> ; South: 180,827.74 m <sup>2</sup>
【Building area】	Mid: 4,745.85 m <sup>2</sup> ; South: 4,300.00 m <sup>2</sup>
【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 sales price】	¥47.0 million (31.29 m <sup>2</sup> ) – ¥378.0 million (156.66 m <sup>2</sup> )
【Sales start date】	Early September 2021
【Scheduled building completion date】	Late August 2023 (planned)
【Scheduled move-in date】	Late April 2024 (planned)
【Project website】	<a href="https://www.31sumai.com/mfr/X1972/">https://www.31sumai.com/mfr/X1972/</a> (Japanese)

\* Planned sales price includes all units for sale in Park Tower Kachidoki South

\* Sales start date is for Phase 1 of Division 1 of Park Tower Kachidoki South

## ■ Property map



## ■ Model room map (residential salon)





## ■ 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 two of the UN's SDGs.

Goal 8     Decent Work and Economic Growth

Goal 11     Sustainable Cities and Communities

