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For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsui Fudosan Residential Wellness Co., Ltd.

— Mitsui Fudosan Group Begins Construction of Serviced Senior Residence
in Makuhari Bay-Park, an Area Undergoing Major Complex Development —

Construction Begins on PARK WELLSTATE Makuhari Project (Tentative Name)

One of the Largest Senior Residences in Tokyo Metropolitan Area*¹
(28 Floors Above Ground, 617 Units), Planned to Open in Fall 2024

Tokyo, Japan, September 2, 2021 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced that it began construction on the PARK WELLSTATE Makuhari Project (tentative name) on August 31, 2021 in Mihama-ku, Chiba City, Chiba Prefecture. The property will be one of the largest senior residences in the Tokyo metropolitan area. Mitsui Fudosan Residential Wellness Co., Ltd. will operate the facility, which is scheduled to open in fall 2024.

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.

In the past 35 years, the Mitsui Fudosan Group has developed condominiums for sale totaling more than 30,000 units, commercial facilities, and other buildings along the JR Keiyo Line and Sobu Line in Chiba Prefecture. The property will be the fifth and largest in the PARK WELLSTATE series, which is in Makuhari Bay-Park, one of the largest mixed-use neighborhood creation projects in the Tokyo metropolitan area under development in Makuhari Shintoshin, with residential, commercial, and other functions.

Utilizing development and operational know-how acquired in the housing, hotel, and commercial facility businesses and the experience of supplying many condominiums, the Mitsui Fudosan Group will create a comfortable space backed by the excellent quality of homes by Mitsui.

The Group will provide products and services that respond to customers' diverse lifestyles based on the brand concept "Life-styling x improving with age," as well as promote the creation of neighborhoods that are safe, secure, and comfortable to live in to contribute toward the creation of a sustainable society and attainment of SDGs.

< Features and services of PARK WELLSTATE Makuhari >

1. Located in Makuhari Bay-Park, a major complex development zone in Makuhari Shintoshin, which is home to Makuhari Messe, a large-scale stadium, and a diverse range of commercial facilities
2. Earthquake resistant, high-rise senior residence with 28 floors above ground offering expansive views and green open spaces
3. Medical collaboration and care services in partnership with Kameda Group for peace of mind
4. CO₂ emissions reduction measures such as use of renewable energy, and infection prevention measures such as contactless security systems



CG image of completed building

*¹ One of the largest senior residences in Tokyo metropolitan area

As of September 2021, the property is the second-largest senior residence (serviced senior residence; paid nursing home) in the Tokyo metropolitan area based on a survey by Mitsui Fudosan Residential.

*² "Serviced senior residence"

The "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. Located in Makuhari Bay-Park, a major complex development zone in Makuhari Shintoshin, which is home to Makuhari Messe, Makuhari Stadium, and a diverse range of commercial facilities

■About Makuhari Shintoshin and Makuhari Bay-Park

Makuhari Shintoshin has attracted more interest than ever in recent years as an environment that combines excellent transport access (only 30 minutes by public transport from central Tokyo) and a quality residential area with convenient, quality amenities such as a large park around the size of 15 Tokyo Domes, shopping facilities, and hotels.

The property is located in Makuhari Bay-Park, one of the largest neighborhood creation projects in the Tokyo metropolitan area with a site area of approximately 17.5 hectares, that combines residential, commercial, and other functions. Makuhari Bay-Park offers residents a range of facilities within walking distance. Two high-rise condominiums, shopping facilities, clinical mall, fitness center, and other facilities are currently open.

The neighborhood is home to diverse events and leisure activities, ranging from the largest fireworks display in the Kanto area and baseball games at the stadium to events held at Makuhari Messe. The property plans to offer residents activity programs that make the most of the neighborhood's attractions with an exclusive shuttle bus service.



Makuhari Seaside Park



ZOZO Marine Stadium and fireworks



Mitsui Outlet Park Makuhari

■Planning Events that Bring Different Generations Together in Collaboration with Makuhari Bay-Park Area Management (B-Pam)

Makuhari Bay-Park runs events and community activities that create neighborhood buzz through general incorporated association Makuhari Bay-Park Area Management (B-Pam), which won the Good Design Award 2020. Working with B-Pam, Mitsui Fudosan is exploring ideas for activities at the property that residents can participate in as a way to socialize with local people of all ages.

< Draft Plan >

- Run a restaurant open to local residents to provide socializing opportunities
- Run clubs and social events open to local residents using some communal facilities at the property
- Organize events at the outer garden and programs such as nature walks to provide opportunities for residents to meet local children



Makuhari Bay-Park site layout

2. Earthquake-resistant, high-rise senior residence with 28 floors above ground offering expansive views and green open spaces

■Largest Green Outdoor Space in PARK WELLSTATE Lineup

The property will be one of the largest senior residences in the Tokyo metropolitan area with 617 units. In keeping with the scale of the property, a spacious outer garden open to the public, private courtyard and roof gardens exclusive to residents are planned. The area of the green space in the outer garden is approximately 6,600 m², where 2,400 trees will be planted.

The property offers various features for rest and relaxation. The outer garden at the center of the site will have many walking paths so users can enjoy the diverse range of plants and the changing seasons. In the courtyard garden, residents can enjoy a cup of coffee and a book, or relax with the soothing sound of water features. The rooftop garden is a place where residents can sunbathe while taking in stunning views of the extensive garden.



The property offers various features for rest



CG image of completed outer garden ("Teruha Garden")

■Communal Facilities Bring Nature Close, Surrounded by Lush Greenery

Harmony with nature is the theme for the interior design of communal facilities, which are surrounded by greenery with views of the courtyard and outer gardens, creating the effect of a resort hotel. The restaurants are a main dining room looking out onto the green spaces and water features of the outer garden, and a bar/dining area with views of the greenery and illuminations of the courtyard garden. Thus, residents can enjoy the varied restaurant menu, which changes daily, in diverse settings (restaurant service provided by Green House Co., Ltd.). In addition, the property offers a fitness room with a view of the park, an outdoor bath just like one in a hot spring resort, and the Sky Lounge and Party Room on the top floor with amazing views of sea and sky that take advantage of Makuhari's coastal location.



CG image of completed park entrance



CG image of completed entrance lobby



CG image of completed main dining room



CG image of completed communal bath

■Expansive Views and Superior Habitability

The property makes the most of the scenic location of Makuhari Shintoshin. Units on the upper floors offer views of Tokyo Bay and the open sky, while those on the lower floors look out onto plenty of greenery in the nearby park and garden. Residential units offer design and quality that harness Mitsui Fudosan's condominium business know-how, as well as the functionality required for senior residences, such as space to turn wheelchairs around and sensor monitoring based on lifestyle rhythms. With its seismically isolated structure, the building also provides safety and security for residents.



CG image of completed high-rise building



Aerial photo of site (taken in June 2021)

3. Medical collaboration and care services in partnership with Kameda Group

As with PARK WELLSTATE Kamogawa, Mitsui Fudosan plans to collaborate with Kameda Group (Kameda Medical Center) to provide a reputable medical and nursing care service at the property. Kameda Group facilities include Kameda General Hospital, which is a base hospital of southern Chiba Prefecture and the first hospital in Japan to receive Joint Commission International^{*3} accreditation.

(1) Medical collaboration

Kameda Medical Center Makuhari Clinic and Kameda MTG Clinic, conveniently located near Kaihinmakuhari Station and approximately 1.5 km from the property, provide regular health checks for residents for the purpose of disease prevention and early diagnosis, as well as support services such as shuttle buses for residents who wish to attend outpatient clinics.

(2) Nursing care and long-term care services

Nurses are on site at the property 24 hours a day to offer day-to-day health advice and emergency response.

Some floors of the property are devoted to care services for residents who require care later in life. On these floors, dedicated care staff provide 24-hour safety monitoring and life support services. Combined with outsourced visitation care services, the property provides services tailored to individual needs. We plan to outsource safety monitoring services by nurses and care workers and visitation care services to Taiyoukai, a Kameda Group social welfare corporation.



Kameda Medical Center Makuhari



^{*3} Joint Commission International (JCI) accreditation: An accreditation system run by nonprofit Joint Commission International, which was established in 1994 to accredit and assess medical institutions, medical programs, etc., in the US. As of November 2018, 26 facilities and programs in Japan and more than 1,000 facilities and programs worldwide have received JCI accreditation.

4. CO₂ emissions reduction measures such as use of renewable energy and infection prevention measures such as non-contact security

■Reducing CO₂ Emissions by using Renewable Energy and Installing Highly Efficient Equipment

Mitsui Fudosan announced that it would switch to green electricity at all of its facilities in the Tokyo metropolitan area by FY2030. At PARK WELLSTATE Masuhara, we will tackle ESG challenges such as reducing CO₂ emissions and help to create a sustainable society by putting the following measures into action.

<News releases for reference: <https://www.mitsuifudosan.co.jp/english/corporate/news/2021/0510/>>

- <Measures>
- Use of renewable energy* (communal areas and exclusive areas)
 - Installation of total heat exchangers (communal areas)
 - Equipped with energy-efficient air-conditioners and lighting equipment (communal areas)
 - Installation of gas cogeneration systems (three 25 kw units)

* This entails making our power consumption effectively green by using Non-Fossil Fuel Energy Certificates, which serve as proof that electricity originates from renewable energy sources. These certificates validate the environmental value of electricity generated in the past from non-fossil fuel energy sources, such as renewable energy.

■Infection Prevention Measures

The property provides an environment where seniors can live with peace of mind by installing the following equipment and systems.

- <Measures>
- Contactless security systems and elevator buttons
 - Installation of ventilation and humidity control systems that maintain appropriate amount of ventilation and humidity
 - Antibacterial agent applied to surfaces that are frequently touched
 - ICT-based congestion information service for communal facilities

■Equipped for BCP in Emergencies such as Disasters

Air-conditioners, lighting, and electricity supply in all nursing care units and elevators and restaurants in certain communal areas can continue to operate for 72 hours in the event of a power outage, because the facility will be equipped with an approximately 10,000-liter oil tank, 750 kVA emergency generator, and gas cogeneration systems (three 25 kw units). An emergency supply of food and drinking water to last approximately three days will be stored, so that all residents can feel assured that they are safe in a disaster.

■Overview of the PARK WELLSTATE Makuhari Project (Tentative Name)

Address	3-1-23 Wakaba, Mihama-ku, Chiba City, Chiba Prefecture
Site area for building confirmation and inspection	Approx. 264,677 ft ² (approx. 24,589.34 m ²)
Legal site area	Approx. 533,851 ft ² (approx. 49,596.39 m ²)
Structure/scale	Reinforced concrete structure, partly steel 28 floors above ground
Category	Residential paid nursing home
Total number of residences	617 units (534 general living units (independent living), 83 nursing care units (planned))
Total residential area	Approx. 452 ft ² to approx. 764 ft ² (approx. 42 m ² to approx. 71 m ²)
Schedule	Construction start: August 2021 Construction complete: Summer 2024 Opening: Fall 2024 (planned)
Design/construction	Kumagai Gumi Co., Ltd.
Exterior/interior design	Hoshino Architects Inc
Exterior design and landscaping	Jun Mitsui & Associates Inc. Architects Ohtori Consultants Environmental Design Institute
Medical care collaboration/ Care and nursing partner	Kameda Group (Medical Corporation Tesshoukai and Taiyukai Social Welfare Corporation)
Restaurant collaboration	Green Healthcare Service Co., Ltd.

■Project Site Map



■About Makuhari Bay-Park

Makuhari Bay-Park is in the heart of the development area of Chiba Prefecture. It is one of the largest neighborhood creation projects in the Tokyo metropolitan area with a site area of 17.5 hectares, with mixed-use properties combining housing, commercial facilities, and other functions.

The website is open for the third building of condominiums for sale (Makuhari Bay-Park Mid Square Tower, with a total of 749 units; construction start: October 2020; occupation planned for March 2024).

Link: <https://www.makuhari-pj3.com/shinchiku/G2171001>

■About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group's serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness, which provides lifelong, family-like care to customers, PARK WELLSTATE provides a broad range of services and support. Property features include elegant buildings that offer a life full of quality and comfort, varied and nutritious daily meals, a full home attendant service, and lifelong security in the form of long-term care and healthcare support.

In addition to PARK WELLSTATE Hamadayama, Mitsui Fudosan is developing four properties in the PARK WELLSTATE lineup. Going forward, Mitsui Fudosan will actively develop serviced senior residences under the PARK WELLSTATE brand, centering on major urban areas, starting in the three major metropolitan areas.

※Learn more here: <https://www.mfrw.co.jp/parkwellstate/>

	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 Senri-Chuo	Toyonaka, Osaka Prefecture	Around spring 2023
④	PARK WELLSTATE Nishiazabu Project (Tentative Name)	Minato-ku, Tokyo	Around fall 2024
⑤	PARK WELLSTATE Makuhari Project (tentative name)	Chiba City, Chiba Prefecture	Around fall 2024



PARK WELLSTATE Hamadayama



PARK WELLSTATE Kamogawa



PARK WELLSTATE Senri-Chuo



PARK WELLSTATE Nishiazabu Project (Tentative Name)

【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.

Goal 3 Good Health and Well-Being

Goal 11 Sustainable Cities and Communities



【Reasons for and objectives of greening Mitsui Fudosan's power consumption】

The Paris Agreement, which was adopted in 2015, set the goal of becoming a carbon-free society. The Japanese government has also announced under its growth strategy the goal of net-zero greenhouse gas emissions by 2050. We are aware that the development and use of renewable energy is a social challenge that should be solved together by the public and private sectors.

Mitsui Fudosan provides solutions and services that are consistent with companies' social missions and management challenges amid the rapid diversification of work and life styles driven by the COVID-19 pandemic. We aim to solve our customers' problems by responding to their needs. Alongside the greening of power consumption, we are promoting further energy-saving initiatives at our facilities and the creation of renewable energy at our facilities and elsewhere, working with our tenants and business partners on carbon-free management in Tokyo and nationwide so that we can create a sustainable society and contribute to SDGs.