

October 27, 2021

For immediate release

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

**Second serviced senior residence brand provided by Mitsui Fudosan Group****PARK WELLSTATE Kamogawa****With a Total of 473 Units; Opened on November 1, 2021****- Medical collaboration and nursing care services in cooperation with the Kameda Group,  
diverse communal facilities and full range of activity plans -**

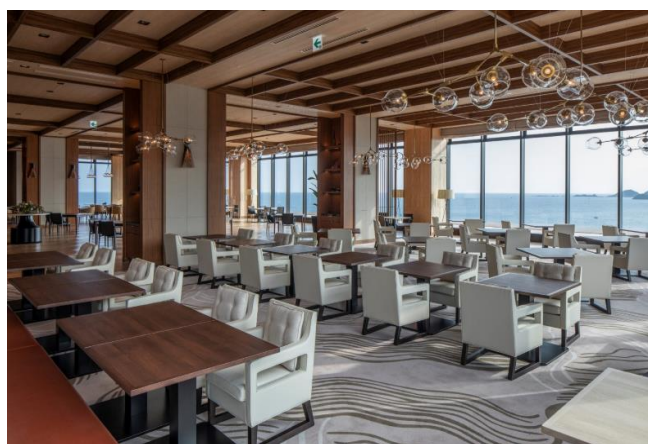
Tokyo, Japan, October 27, 2021 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today the opening of PARK WELLSTATE Kamogawa in Kamogawa, City, Chiba Prefecture on November 1, 2021. The property is operated by Mitsui Fudosan Residential Wellness Co., Ltd. and provides hospitality services to residents such as lifestyle support services.

PARK WELLSTATE is a serviced senior residence\*<sup>1</sup> 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. This property is the second in the PARK WELLSTATE series to open after PARK WELLSTATE Hamadayama, which opened in June 2019 has 70 units. The total number of units in the PARK WELLSTATE series that are scheduled to open exceeds 400, all of which will be in large-scale senior residences with an array of communal facilities. PARK WELLSTATE Kamogawa is the first of these large-scale properties, which has attracted over 4,000 inquiries regarding the property from customers.

Based on the brand concept “Life-styling x improving with age,” the PARK WELLSTATE series delivers products and services that fulfill the needs of diversifying lifestyles. It is also part of the Mitsui Fudosan Group’s efforts to build a sustainable society and contribute significantly toward achieving SDGs by promoting the creation of safe, secure, and pleasant neighborhoods.



Exterior of PARK WELLSTATE Kamogawa



Ocean view dining

### < Features of the property and services >

1. Medical collaboration, nursing care services, and health support in partnership with the Kameda Group
2. A 22-story building standing on high ground approximately 150 ft (46 m) above sea level, offering stunning views of the sea, sky and greenery, with an expansive courtyard
3. Diverse communal facilities that foster community building among residents and a resident portal that harnesses IT
4. Activity plans that let residents lead fulfilling daily lives that honor their tastes and preferences
5. Enjoying an active lifestyle amid a green, natural coastal environment and the temperate climate of Kamogawa

\*<sup>1</sup> Serviced senior residence: A new type of residence proposed by the Mitsui Fudosan Group for active seniors aiming to lead a richer life suiting their needs.



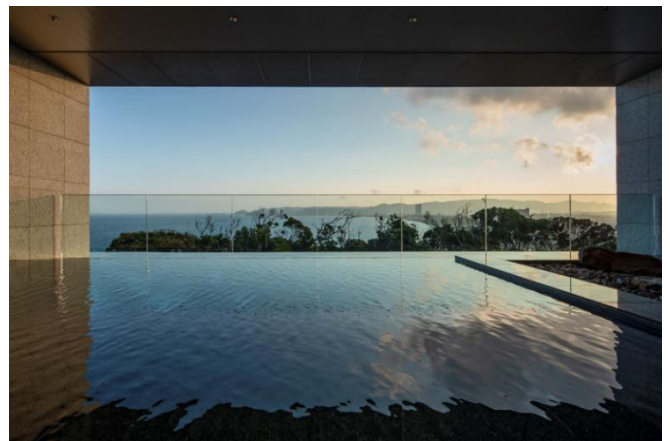
Library



Sky lounge



Billiards room



Communal bath and outdoor bath

### < Reference: Customer profiles and feedback >

The property has attracted keen interest, with 4,000 customer inquiries received since the official website opened in July 2020. Residents entering into contracts are not only those living in Chiba Prefecture, but come from a wide area including Tokyo. The majority of residents are in their 70s, but their ages range from 60 to over 90. A breakdown of those considering a purchase shows that roughly 50% are couples and the other 50% are single people.

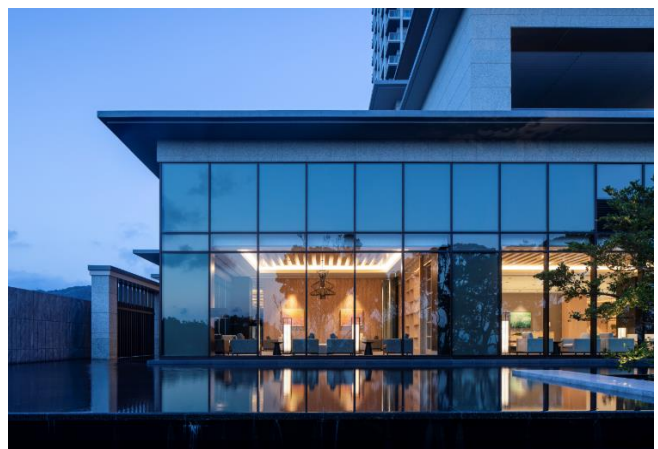
Before the official opening, we ran tours of the property and received the following feedback.

#### • Customer feedback

Customers comments about the property included “beautiful,” “gorgeous,” “luxuriously spaced,” “exceeds expectations,” “looks like a foreign luxury hotel,” and “not at all like my idea of a nursing home.” Many customers also visualized their future lives in the property, making comments like “my grandchildren will love it here, because there is such an amplitude of communal facilities.”



Lobby lounge



Water basin near the entrance

### < Features of the property and services >

#### **1. Medical collaboration and nursing care services in partnership with the Kameda Group**

In this project, residents will be provided with an environment where they will have easy access to the medical and nursing care services of the Kameda Group, including Kameda General Hospital, which is a core regional hospital in southern Chiba Prefecture. Kameda General Hospital was the first hospital in Japan to be accredited by Joint Commission International\*<sup>2</sup>.

##### (1) Medical collaboration

- Medical Corporation Tesshokai, a member of the Kameda Group, will open Kameda Hamaogi Clinic on the premises to support senior citizens who are eager to enhance their health and wellbeing with regular health management and other services.
- The project will establish a medical support system in collaboration with the Kameda Group. In the event of a medical emergency, the project will provide emergency medical transportation of residents to Kameda General Hospital (located about .9 miles (1.5 km) from the property), which has around 900 beds.



(2) Nursing care services

- The building will have a dedicated nursing care floor in case residents need nursing care services. It will be staffed by full-time nurses and caregivers 24 hours a day to ensure that residents can continue to live at the property with peace of mind, even if they may eventually require a higher level of nursing care (nursing care services are outsourced to Taiyokai, a social welfare service corporation in the Kameda Group).

(3) Health support

- Using the property's fitness room and indoor pool, exercise programs designed by Tesshokai with awareness of maintaining physical function will be provided by trainers specializing in sports medicine. The on-site Kameda Hamaogi Clinic will also offer individual rehabilitation programs to maintain and improve motor function.



Kameda Medical Center\*<sup>3</sup>



JCI Gold Seal of Approval

\*2 JCI (Joint Commission International) accreditation: An accreditation system offered by Joint Commission International, a non-profit organization established in 1994 by the Joint Commission, a standards-setting and accreditation body for medical institutions, medical programs and related organizations and activities in the United States. As of November 2018, JCI accreditation has been acquired by more than 1,000 facilities and programs globally, including 26 in Japan. (Source: Official website of Joint Commission International)

\*3 Kameda Medical Center: The English corporate designation of a medical service complex operated by the Kameda Group. Located about 0.9 miles (1.5 km) from the property, Kameda Medical Center has medical facilities including Kameda Clinic, which serves as a specialized outpatient care facility, and Kameda General Hospital, which serves as an in-patient care facility. (Source: Official website of the Kameda Group)

(Rest of page intentionally left blank)

**2. A 22-story building standing on high ground approximately 150 ft (46 m) above sea level, offering stunning views of the sea, sky and greenery, with an expansive courtyard**

The property will consist of a 22-story building with a Y-shaped plan. The building will stand on high ground approximately 150 ft (46 m) above sea level, with views of the Pacific Ocean. From around two-thirds of the residential units, residents will enjoy panoramic views of the Pacific Ocean and the coastline of Maebara-Yokosuka Beach, which has been selected as one of Japan's 100 most beautiful beaches. From the remaining one-third of the residential units, residents will enjoy views of picturesque green hills. Residents will also be able to take in dynamic views of the sea and hills from the restaurant, large communal bath, and lounge on the top floor. The building is located in a vast 2,200 m<sup>2</sup> courtyard and the Kasane garden, designed to emulate Oyama Senmaida in Kamogawa City, one of Japan's top 100 terraced rice fields. Abundant greenery and elegant water features will create relaxing outdoor spaces for residents.



Exterior of PARK WELLSTATE Kamogawa



Main garden (Kasane)

**3. Diverse communal facilities that foster community building among residents and a resident portal that harnesses IT**

The property will offer a restaurant with ocean view dining (operation outsourced to Compass Group Japan Inc.), ocean view pool, jacuzzi, communal bath and outdoor bath using hot water delivered from a hot spring, library with a catalog of around 1,500 book titles, entertainment facilities such as a hall, studio, billiard table, mah-jongg room, piano room, club lounge and bar, and the Kasane garden as a place for rest and recreation. These communal facilities help to foster resident communities as well as provide venues for various programs and events. Every unit is equipped with a tablet so that residents can make reservations for communal facilities and check the congestion status of the restaurant and communal bath, supporting residents' daily lives with IT.



Ocean view dining



Bar and lounge



Hall



Ocean view pool

#### **4. Activity plans that let residents lead fulfilling daily lives that honor their tastes and preferences**

The property will provide an activity menu that makes the most of Kamogawa's abundant natural features and tourism resources. Activity plans promote stronger ties with the local community, including fishing, golf, pottery making, and farming events, and lifelong learning and creating opportunities for club activities in partnership with nearby colleges (college-linked programs).

#### **5. Enjoying an active lifestyle amid a green, natural coastal environment and the temperate climate of Kamogawa**

Among the main attractions of Kamogawa are its stunning coastline, abundant natural features, and temperate year-round climate.

Residents can enjoy the pleasant location in various ways such as appreciating nature and local cuisine and playing sports.

#### **■ Overview of PARK WELLSTATE Kamogawa**

(Reference)

Location	1002 Hamaogi, Kamogawa City, Chiba Prefecture
Site area	Approx. 285,523 ft <sup>2</sup> (26,526 m <sup>2</sup> )
Total floor area	Approx. 510,370 ft <sup>2</sup> (47,415 m <sup>2</sup> )
Structure / Scale	Steel-reinforced concrete structure (partly steel), 22 floors above ground, 1 floor below ground, 1 tower unit (single story)
Number of units	473 units (General living units (Independent living) : 409 units, Nursing care units: 64 units)
Floor area of each residential unit	Approx. 430 ft <sup>2</sup> to 1,184 ft <sup>2</sup> (40 m <sup>2</sup> to 110 m <sup>2</sup> )
Schedule	Start of construction: December 2018, Completion: July 2021, Opening: November 2021
Architect	Planning, architectural and design supervision: Asai Ken Architectural Research Inc. Basic design / execution: First-class registered architect office, Sumitomo Mitsui Construction Co., Ltd.
Construction	Sumitomo Mitsui Construction Co., Ltd.
Interior design supervision	NOMURA Co., Ltd.
Interior design	SANDLER DESIGN, LLC
Exterior design	SWA Group
Nursing care partner	Kameda Group (Taiyokai)





## ■ Infection prevention measures, etc.

### 1) Infection prevention measures compliant with Mitsui Fudosan 9BOX Infection

#### Control Measure Standards

The property will have the following equipment, etc. installed in compliance with Mitsui Fudosan 9BOX Infection Control Measure Standards as an initiative to take measures against the spread of infections to provide a safe living environment.

#### <Main measures>

- Antibacterial and antivirus agents applied to surfaces of frequent contact and furniture, etc. in the property
- IT-based congestion status detection service for communal facilities and congestion status can be visualized on tablets in each private unit
- Ozone gas generators installed in communal areas and nursing care units will spray ozone gas to inactivate viruses
- Thermal cameras and CO<sub>2</sub> concentration measuring systems installed in each part of the property
- Air purification using high-performance filters mounted on ventilation equipment in private and communal areas

三井不動産 感染対策基準



### 2) BCP for response in the event of a disaster, etc.

A 10,000-liter oil tank and 500 kVA emergency generator will be installed to maintain operation of air conditioners and lighting in some communal facilities, such as elevators and hallways, and all nursing care units for 72 hours in a power outage. As well, emergency food and drinking water supplies (enough for approximately three days) are provided for all residents' peace of mind in a disaster.

## ■ About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group's serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness Co., Ltd., 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 nursing care and medical care support.

In addition to PARK WELLSTATE Hamadayama, which opened in 2019, we are working on development plans of three properties. We will continue to be actively engaged in building PARK WELLSTATE brand senior serviced residences mainly in the three major cities.

※ For more information about PARK WELLSTATE, visit: <https://www.mfrw.co.jp/parkwellstate/> (Japanese)

	Property name	Location	Scheduled opening
①	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	Opened in June 2019
②	PARK WELLSTATE Kamogawa	Kamogawa City, Chiba Prefecture	November 2021
③	PARK WELLSTATE Senri-Chuo	Toyonaka City, Osaka Prefecture	Around spring 2023
③	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

### 【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.

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

