三井不動産グループ
MITSUI FUDOSAN GROUP

三井のマンション
PARK COURT

November 10, 2021

For immediate release

Mitsui Fudosan Residential Co., Ltd

Spectacular Panoramic Park Views One Minute from Kita-sando Station

PARK COURT JINGU KITASANDO THE TOWER

Applications received for 211 units in 6 months from sales launch
(average price of approx. ¥228.0 million)

Mitsui Fudosan Residential Co., Ltd. announced today that it has already received applications for 211 units (with an average price of approx. ¥228.0 million) in PARK COURT JINGU KITASANDO THE TOWER, a condominium under construction at 4-chome Sendagaya in Shibuya City (hereinafter, the "Property"), since the first phase of sales began on April 29, 2021.

The Property is a 471-unit tower residence with 27 floors above ground and one below ground offering panoramic, 365-degree views of three large parks—Meiji Jingu/Yoyogi Park, Shinjuku Gyoen and Jingu Gaien—in a location with convenient access to transportation, a one-minute walk from Kita-sando Station on the Tokyo Metro Fukutoshin Line and a six-minute walk from Yoyogi Station on the JR Yamanote Line.

The Property features a diverse range of common areas, including a rooftop "feeling" deck for taking in the views. It is also planning a bicycle rental service with sports bikes to encourage healthy lifestyles in touch with nature and will make other new lifestyle proposals in line with various modes of living.

The Property's environmental initiatives for helping achieve a carbon-free society include the first-ever installation of the AirLOGY heating and cooling system, which maintains a uniform temperature throughout the entire living space. The three residences with AirLOGY, which was developed with Daiken Corporation, are certified ZEH Oriented.

Based on its housing business brand concept of "Life-styling × Improving with age," Mitsui Fudosan Residential will provide products and services for diversifying lifestyles and will promote the creation of communities where people can live safely and securely for the long term, thereby helping build a more sustainable society and achieve the UN's Sustainable Development Goals.

Major Features of PARK COURT JINGU KITASANDO THE TOWER
1. Combines an excellent location one minute by foot from Kita-sando Station with spectacular views of three parks, including Meiji Jingu/Yoyogi Park
2. NEST design that harmonizes with the surrounding Kitasando community with a soft impression
3. Diverse common areas, including a rooftop space, for comfortable nest-like living
4. Health-friendly AirLOGY heating and cooling system with up to around 48% lower carbon dioxide emissions (certified ZEH Oriented)
5. Sustainability initiatives in support of diversifying lifestyles

Computer rendering of exterior at completion

Results of the First Three Phases of Sales for PARK COURT JINGU KITASANDO THE TOWER

- ☐Total applications: Approx. 9,300
- ☐Total visits: 1,659 groups (as of October 31, 2021)
- ☐Units for sale: 222 (471 total units)
- ☐Price range: ¥128.8 million to ¥1.37 billion
- ☐Exclusive-use area: 660.37 ft^2 to 2,556.32 ft^2 (approx. 61.35 m^2 to 237.49 m^2)

Profile of Customers Submitting Applications

- ☐Age: 30s 15%, 40s 25%, 50s 26%, other 34% (percentages are approximates)
- ☐Family makeup: Single 23%, 2 members 30%, 3 members 14%, other 33% (percentages are approximates)
- ☐Current place of residence: Shibuya 17%, Shinjuku 9%, Minato-ku 9%, other areas within Tokyo 48%, other 17% (percentages are approximates％

1. Combines an excellent location one minute by foot from Kita-sando Station with spectacular views of three parks, including Meiji Jingu/Yoyogi Park

The Property boasts an excellent location a one-minute walk from Kita-sando Station on the Tokyo Metro Fukutoshin Line and a six-minute walk from Yoyogi Station on the JR Yamanote and Chuo-Sobu Lines and Toei Oedo Line.

In addition, it offers spectacular 365-degree views of three large parks—Meiji Jingu/Yoyogi Park, Shinjuku Gyoen and Jingu Gaien—all of which are major Tokyo landmarks. The park views are sure to enthrall residents, as will the resplendent Shinjuku skyline at night.

Computer rendering of exterior at completion

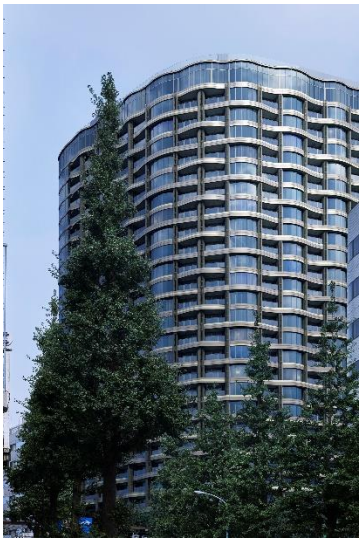
Photo of the view in the afternoon from around the 27F level

Photo of the view in the evening from around the 27F level

2. NEST design that harmonizes with the surrounding Kitasando community with a soft impression

The Property is in the middle of the city with great access to transportation, but is also surrounded by three large parks. The location may be likened to a NEST (a comfortable, safe place where birds rest their wings and nurture their young), and the building's interior and exterior design pivots on organic curves and braided forms. The façade in particular is reminiscent of a braided bird's nest and gives off a soft impression while harmonizing with the community's atmosphere as a new Kitasando landmark.

Moreover, a total design system is being used to plan the landscaping, which will have large open spaces, green walls, and broad expanses of seasonal plantings, and there will be a retail zone along Meiji Avenue to bring new dynamism to Kitasando.



Computer rendering
of exterior at completion

Computer rendering
of the entrance lounge at completion

3. Diverse common areas, including a rooftop space, for comfortable nest-like living

The diverse common areas, including a rooftop space, will be equipped with Wi-Fi and provide comfortable nest-like living in which residents pick the areas they want to be in based on their mood or circumstances that day. The common areas are planned as a "third place" for residents after home (their exclusive-use areas) and work.

The rooftop is an open and relaxing outdoor space with a "feeling" deck for light meals and drinks looking out at the greenery of Meiji Jingu/Yoyogi Park and a screen deck for events like public viewings and private parties.

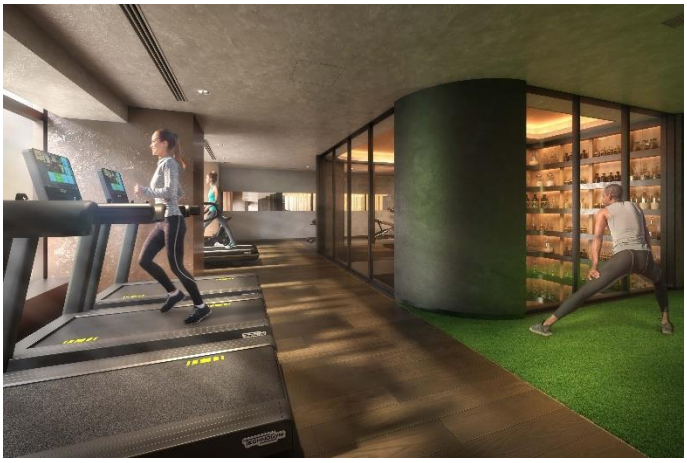
In addition, leveraging the elevation differences on the site, there are five floor plates in the three-story vaulted space running from the first belowground floor to the first and second aboveground floors, creating a giant, multilevel nest-like common area. The extensive common areas are befitting of a large-scale residence and include a fitness room, guest room, party lounge, golf lounge, cinema lounge, laundry lounge and other multipurpose lounge spaces with large tables, single-seat sofas, and other furnishings.

Moreover, because Kitasando is close to the cycling course around Jingu Gaien and home to a number of bicycle-related shops and cycling cafés, the Property is planning a sports bike rental service and a workshop service complete with tools for do-it-yourself bicycle maintenance.

Computer rendering of the "feeling" deck at completion

Computer rendering of the screen deck at completion

Computer rendering of the party lounge at completion

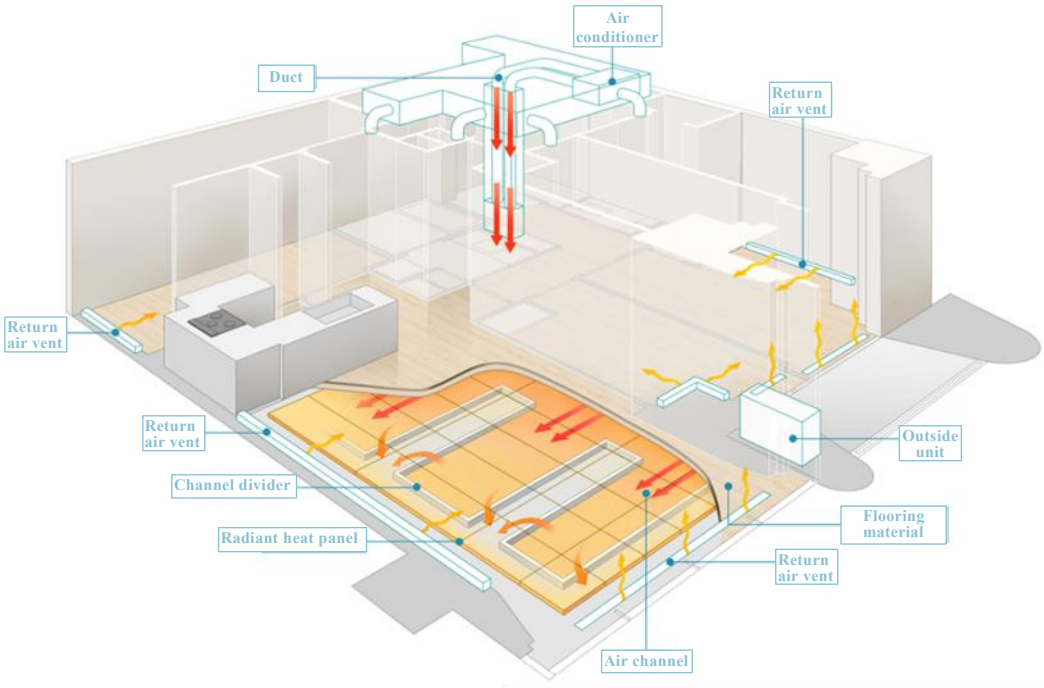


Computer rendering of the fitness room at completion

4. Health-friendly AirLOGY heating and cooling system with up to around 48% lower carbon dioxide emissions (certified ZEH Oriented)

AirLOGY is an air-conditioning system that uses radiant heat*1, which is one of the ways heat is conveyed. Unlike conventional convection air conditioners, the system does not blow air directly into the room, so there is minimal circulation of dust, viruses and other particles and less drying than convection systems. The residence is equipped with a thermal radiation panel to keep the room air temperature constant and prevent heat shock, lessening the burden on the body and reducing electricity consumption (electricity use and CO_2 emissions reduced up to approximately 48%) because temperature variations depending on the height above the floor are minimized. This next-generation air-conditioning system improves livability, reduces environmental impact, and helps keep people healthy, and the company plans to continue its rollout going forward.

*1 Heat is directly conveyed to objects at a distance without using air or other physical bodies as an intermediary.



AirLOGY concept diagram

The air from the air conditioner is sent from the duct through the air channels under the floor, and heat is conveyed from the air channels to the flooring through the inside of the radiant heat panels. The thermal radiation gently heats and cools the entire room at uniform temperatures. In addition, the heat that has been conveyed can be returned to the room through the return air vent.

5. Sustainability initiatives in support of diversifying lifestyles

■ Adoption of greening on rooftops and base portion of building

Along with greening the rooftop, around 80% of amenable walls will be greened on the base portion of the building and a space for trees will also be established to create a pleasant environment surrounded by vegetation. The public open space along Meiji Avenue will have two rows of trees to produce the sense of having been freed from the bustle of the avenue.

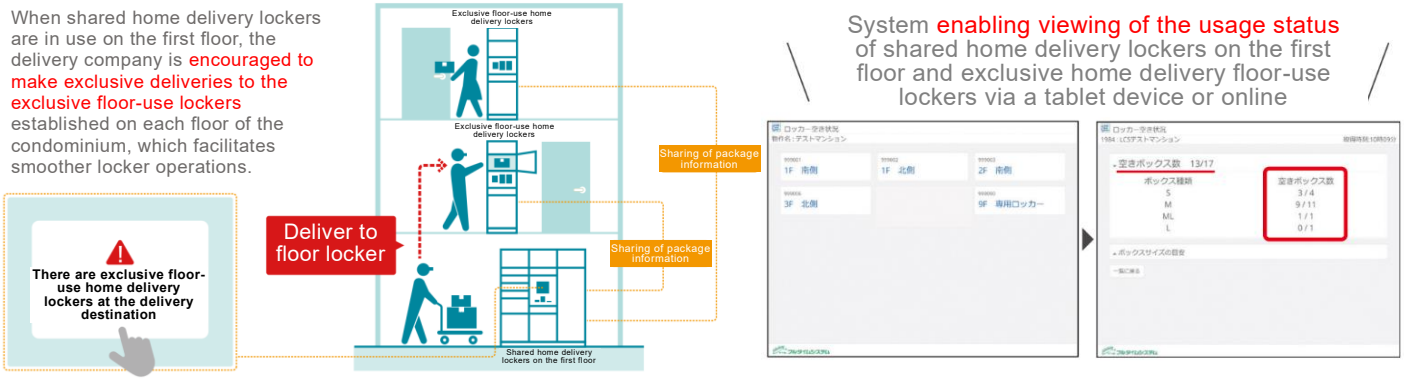
Computer rendering of the grand entrance at completion

■ Sharing mobility (rental cycles, etc.)

The Property plans to have 28 sports bikes available to rent. In addition, through a dedicated app, residents will have exclusive access to an electric kickboard sharing service.

■ DX locker system

The shared lockers for home deliveries in the common area on the condominium's first floor and the home delivery lockers for exclusive use by each floor will be networked and information will be shared for the joint management of lockers, directing deliveries to exclusive floor-use lockers, and visualizing locker availability. Establishing both shared home delivery lockers and exclusive floor-use lockers will not only increase convenience for residents and delivery companies but will also raise the parking-to-unit ratio and help reduce redelivery.



■ Measures for electric vehicles

There will be shared charging spaces for electric vehicles that can be reserved (for a fee), 10 charging pallets for electric vehicles in the parking tower and 4 charging outlets in the parking lot.

■ Other initiatives

Solar panels, low-E multipaned glass, high-efficiency hot water heaters, insulated bathtubs, water-saving faucets, water-saving toilets, LED lighting, lights with motion sensors, and lighting power controls (timers on lights in common areas) have been installed.

■ Infection control measures

The Property conforms with the Mitsui Fudosan 9BOX Infection Control Measure Standards, which are commonly applied to all facilities developed and managed by the Mitsui Fudosan Group. In addition to these standards, the following advanced control measures will be employed using advanced IoT technology.

・Home delivery lockers for each unit and fresh food delivery boxes (droplet infection control)
Some residences will have their own home delivery lockers for non-face-to-face reception and receiving. There will also be fresh food delivery boxes in the first-floor common area. Residents will be able to receive fresh food products purchased through a dedicated app in dedicated boxes that maintain freshness.

・Devices that measure CO2 concentration and air purifiers will be set up in common areas (aerosol infection control)
Visualization of air quality will raise ventilation efficiency.

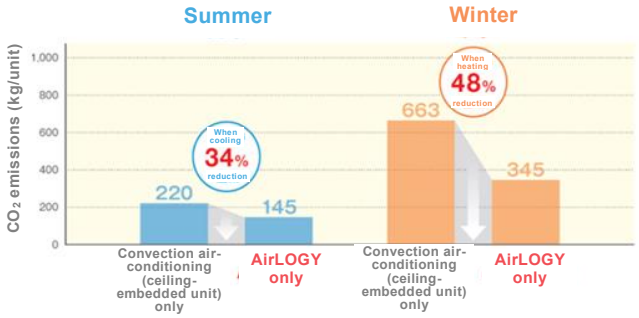
・Touchless elevators (contact infection control)
The floor buttons inside the elevators and the up-down buttons in the elevator halls will use infrared sensors to allow for touchless movement from the condominium entrance to exclusive-use area entrances.

・Automatic water faucets in common area restrooms (contact infection measure)
Common area restrooms will all have automatic water faucets for touchless operation of this frequently contacted surface.

【Reference: Features of AirLOGY】

① Environmental considerations and energy-saving performance: Electricity consumption and CO2 emissions reduced by up to approximately 48%

Radiant heat keeps temperature variations to a minimum even in large rooms and spaces with high ceilings and allows the perceived temperature to be adjusted efficiently, so when setting the temperature on air conditioners using AirLOGY, it can be lowered by around 2°C and still achieve the same level of comfort as a regular convection air conditioner (PMV*2 of approximately 0), which enables the air conditioner's operating rate to be reduced. Compared to convection air conditioners, this can save approximately 34% when cooling and around 48% when heating. Moreover, reducing consumption of electricity (a secondary energy) leads to reduced consumption of primary energies, which can be expected to lower CO2 emissions, so the system helps promote environmental action.2

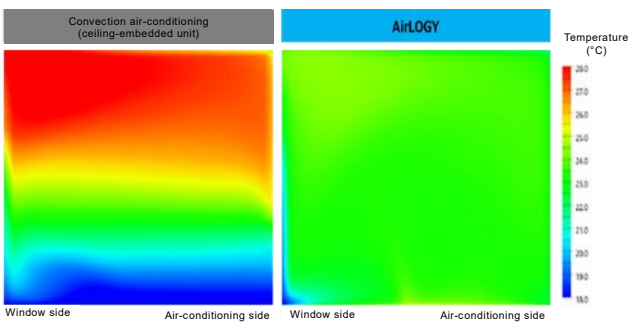


『Comparison of CO2 emissions between AirLOGY and convection air-conditioning (ceiling-embedded unit)
(Source: Mitsubishi Heavy Industries Air-Conditioning & Refrigeration Corporation)

*2 PMV: Indicator for predicting how temperature is perceived by the body and the international standard under ISO 7730.

② Health considerations: Temperature maintained uniformly throughout the living space to reduce the burden on the body from abrupt temperature differences

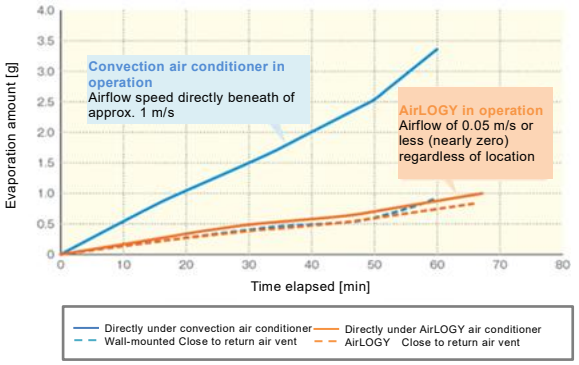
Unlike convection air-conditioning, the AirLOGY system does not blow air directly into the room from an air-conditioning unit, which helps prevent dust, viruses, dust mites, pollen, and other particles from being stirred up. In addition, AirLOGY is marked by minimal variation in temperature distribution depending on the height above the floor. Radiant heating conveys heat to the entire living space, which minimizes the impact of abrupt temperature changes on the body and reduces the risk of heat shock and heat stroke in order to help keep people healthy.



Temperature distribution comparison between AirLOGY and convection air-conditioning (ceiling-embedded unit)
(Source: Daiken Corporation)

③ Improved comfort: Prevents excess drying because air is not blown directly

Compared to convection air-conditioning, air is circulated gently, which helps prevent dry skin and eliminates the discomfort of direct contact with blown air, providing a more comfortable experience for residents. The graph at right shows a comparison of evaporation amounts between AirLOGY and a conventional convection air conditioner. With a convection system, evaporation occurs much more rapidly in places where the blown air makes direct contact, whereas with AirLOGY, the evaporation rate is nearly the same in all areas of the room.



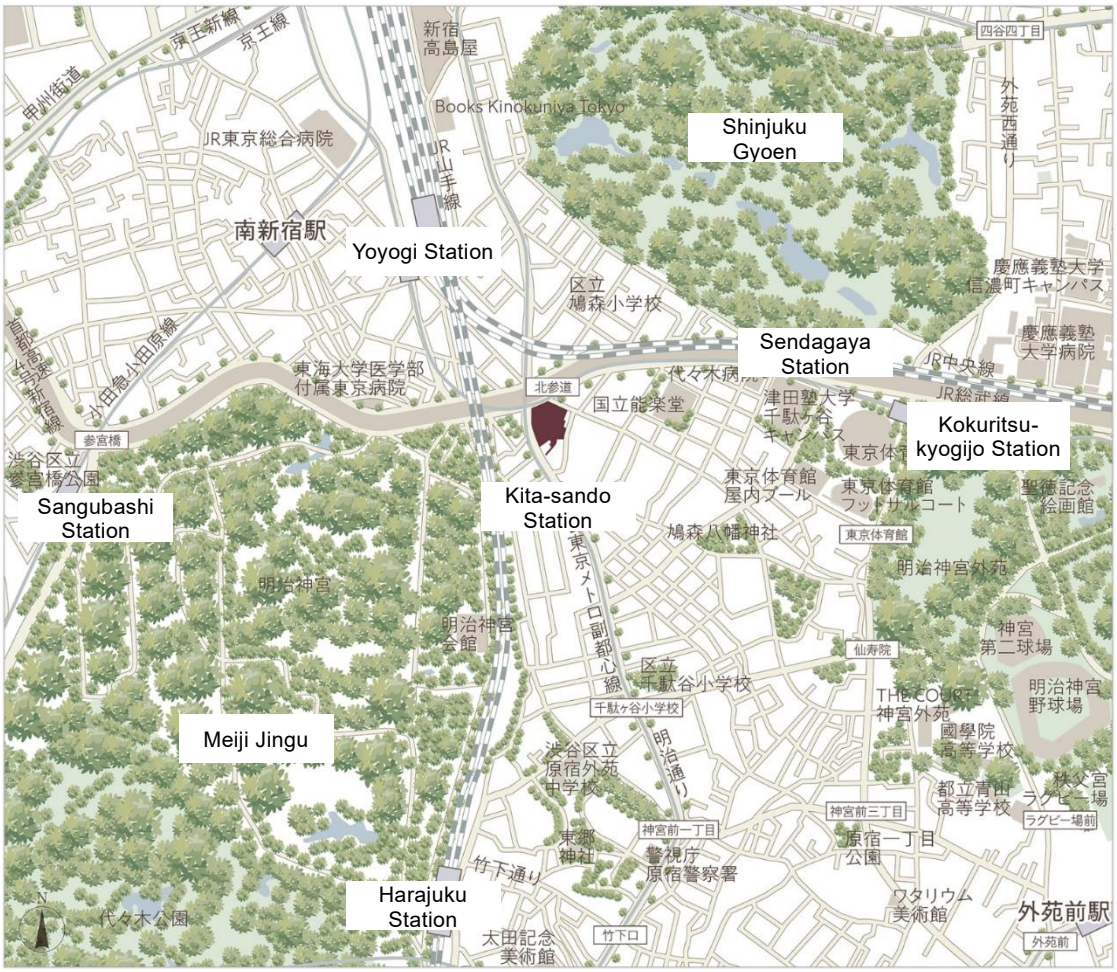
Changes in amount of moisture evaporation over time
(Source: Daiken Corporation)

■ Project Overview of PARK COURT JINGU

Location	4-6-1 Sendagaya, Shibuya-ku, Tokyo
Access	1-minute walk from Kita-sando Station on the Tokyo Metro Fukutoshin Line 6-minute walk from Yoyogi Station on the JR Yamanote and Chuo-Sobu Lines and Toei Oedo Line
Zoning	Commercial, neighborhood commercial, category 2 medium- and high-rise residential
Structure/Size	Steel-reinforced concrete, 27 floors above ground, 1 floor below ground
Site Area	52,066.43 ft2 (approx. 4,837.13 m2)
Building Area	25,915.73 ft2 (approx. 2,407.65 m2)
Total Floor Area	59,9065.43 ft2 (approx. 55,655.00 m2)
Floor Plans	1LDK – 3LDK
Exclusive-Use Residential Area	660.37 ft2 – 2,556.32 ft2 (approx. 61.35 m2 – 237.49 m2)
Price Range	¥128.8 million – ¥1.37 billion
Units	471 residential unit, 1 retail zone
Scheduled Completion Date	Late June 2023
Architect/Supervision	SHIMIZU CORPORATION Design Division
Builder	Joint venture of Shimizu and Fujita Corp.
Design Supervision	Hoshino Architects
Management Company	Mitsui Fudosan Residential Service Co., Ltd.

*The above floor plans, exclusive-use residential area, and price range apply to residences available in the first three sales phases.

■ Location of PARK COURT JINGU KITASANDO THE TOWER



■ About the Mitsui Fudosan 9BOX Infection Control Measure Standards

The Mitsui Fudosan Group has taken comprehensive measures for COVID-19 infection control at each of its facilities, but to protect against the possibility of new variants in the future and ensure that the Group's facilities can be used with complete peace of mind, the company considered it essential to have control measures that would be easy to understand and based on medical and engineering knowledge and therefore created the Mitsui Fudosan 9BOX Infection Control Measure Standards, a common set of standards for the entire Mitsui Fudosan Group. The Group develops diverse facilities, including office buildings, commercial projects, hotels, resorts, logistics centers, and housing, and it is believed that by presenting standards easily shared not only in the Group but within society as a whole, it will contribute to solving society-wide issues.

The Mitsui Fudosan Group will continue working to achieve a sustainable society through safe and secure urban development.

■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 are contributing to two of the UN's SDGs.

Goal 7 Affordable and Clean Energy
Goal 11 Sustainable Cities and Communities