

「KOIL 16 Ichiroku Gate by Mitsuifudosan」／
「KOIL LINK GARAGE by Mitsuifudosan」
Two Multi-Use Retail Facilities Open Sequentially Beginning December 4
- Creating a walkable and enjoyable area overflowing with Kashiwa-no-ha's unique charms -

Tokyo, Japan, December 3, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it will open two multi-use retail facilities, KOIL 16 Ichiroku Gate by Mitsuifudosan and KOIL LINK GARAGE by Mitsuifudosan, sequentially beginning December 4 in Block 133 and Block 146 of the Innovation Campus Zone, a key developmental area of Kashiwa-no-ha Smart City in which it promotes neighborhood creation through a private-public-academia partnership. These blocks are located at entrances to the zone.

Features of this facility

- **Creating a walkable facility that encourages entertainment and interactions on foot, such as by consolidating parking garages.**

Establishing active creation hubs at each entry point to the Innovation Campus Zone, located within a 20-minute walking radius of Kashiwanoha-campus Station on the Tsukuba Express, will draw people into Kashiwa-no-ha Smart City.

- As part of new industry creation, one of the themes of neighborhood creation in Kashiwa-no-ha Smart City, **invite stores overflowing with uniqueness and operated by individuals or companies that seek to be independent to open businesses in Kashiwa-no-ha.**

- **Office space for companies engaged in manufacturing will also be available,** including membership-based DIY factory KOIL FACTORY PRO and small-scale offices with linked garages.

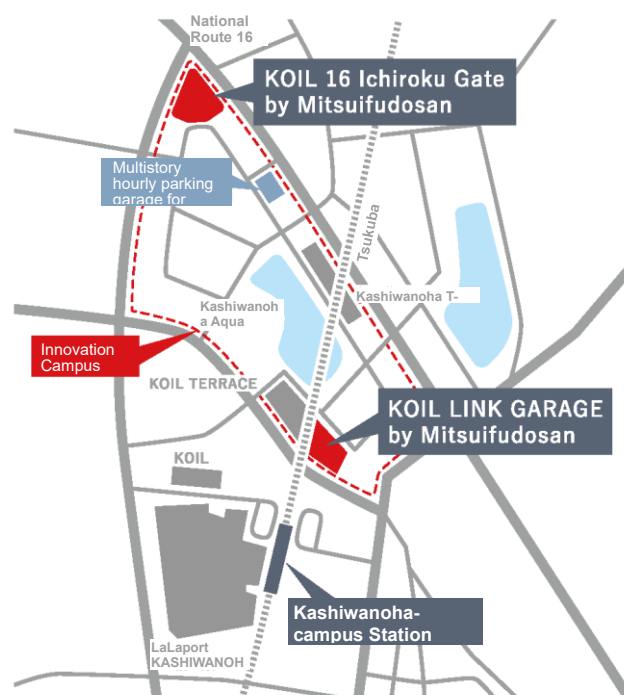
The facility will promote interaction between residents, town visitors and entrepreneurs, and aim for community creation unique to Kashiwa-no-ha Smart City.



KOIL 16 Ichiroku Gate by Mitsuifudosan



KOIL LINK GARAGE by Mitsuifudosan



Innovation Campus Zone and map of the facility

■ New roadside stores that can be enjoyed in a car or on foot

「KOIL 16 Ichiroku Gate by Mitsuifudosan」

Marked with a symbol sign selected in a design competition on the corner, KOIL 16 Ichiroku Gate by Mitsuifudosan faces National Route 16, approximately 1 km from the Kashiwa IC on the Joban Expressway, and serves as a gateway to a location with spacious vehicular access. With drive-through-type stores among the approximately 20 unique shops housed in 6 buildings, not only residents of Kashiwa-no-ha, but also people using the expressway, can casually stop by.



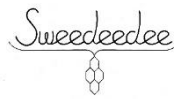
Symbol sign

Based on the theme of a “new roadside,” famous sales outlets of foreign brands, such as AL ROMEO, FIAT, ABARTH, and BIANCHI BIKE STORE, and a Belgian beer distillery have already opened. Now, in addition to various facilities evoking creativity, such as a drive-through carrying produce grown in Chiba Prefecture, a grocery store with an adjoined factory, and KOIL FACTORY PRO, which supports full-scale manufacturing, Mitsui Fudosan will open stores such as cafes and bakeries that create a community-based lifestyle typical of Kashiwa-no-ha which residents will continually use in their daily lives.

KOIL 16 Ichiroku Gate by Mitsuifudosan participating vendors



Debuting in Kashiwa-no-ha



First opening in Japan



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



■ Entrance to the Innovation Campus Zone, which has a multistory parking garage and is quite walkable

「KOIL LINK GARAGE by Mitsuifudosan」

KOIL LINK GARAGE by Mitsuifudosan is located approximately a 3-minute walk from Kashiwanoha-campus Station on the Tsukuba Express. It has a multistory parking garage, and can easily facilitate those coming by car. Eighteen eco- and ethical-minded stores are scheduled to open sequentially beginning December 4, 2021.



The facility is composed of stores overflowing with individuality, such as a botanical shop that will propose green lifestyles and cafes that cater to vegans and vegetarians, which will enrich the daily lives of residents. Additionally, Mitsui Fudosan will consolidate parking garages and restrict the flow of vehicles into the zone in order to promote neighborhood creation that allows people to walk around comfortably in good health.

KOIL LINK GARAGE by Mitsuifudosan participating vendors



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



Cafe わかば堂
柏の葉



Debuting in Kashiwa-no-ha



First opening in Japan



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



Debuting in Kashiwa-no-ha



女性のこころ
まゆみクリニック 柏の葉
MAYUMI CLINIC KASHIWANOHA

Debuting in Kashiwa-no-ha



■ Overview of the facility

KOIL 16 Ichiroku Gate by Mitsuifudosan

Name	KOIL 16 Ichiroku Gate by Mitsuifudosan
Location	Shourenji, Kashiwa-shi, Chiba (Zone 133 in the Special Land Readjustment Project for Integration of North and Central Kashiwa)
Access	13-minute walk from Kashiwanoha-campus Station on the Tsukuba Express 3 minutes by car from the Kashiwa IC on the Joban Expressway
Site area	Approx. 83,398 ft ² (approx. 7,748 m ²)
Total floor space	Approx. 46,500 ft ² (approx. 4,320 m ²)
Buildings	Steel structure: Two floors Wooden structure: Two floors
Master plan	ZGF Architects (Portland, Oregon, US)
Symbol sign (First prize in the design competition)	ZGF Architects (Portland, Oregon, US)
Planning and construction	(1st stage) DAIWA HOUSE INDUSTRY CO., LTD. Kashiwa Office (2nd stage) Mitsui Home Co., Ltd. (3rd stage) Mitsui Home Co., Ltd. Sumitomo Mitsui Construction Co., Ltd.
Start of construction and opening date	December 2021

KOIL LINK GARAGE by Mitsuifudosan

Name	KOIL LINK GARAGE by Mitsuifudosan
Location	Wakashiba, Kashiwa-shi, Chiba (Zone 146 in the Special Land Readjustment Project for Integration of North and Central Kashiwa)
Access	3-minute walk from Kashiwanoha-campus Station on the Tsukuba Express
Site area	Approx. 40,041 ft ² (approx. 3,720 m ²)
Total floor space	Approx. 102,634 ft ² (approx. 9,535 m ²) (includes standalone facility)
Buildings	Commercial facility: Steel structure, two floors Standalone facility: Steel structure, one floor
Parking spaces	325 (includes some spaces for monthly parking)
Master plan	ZGF Architects (Portland, Oregon, US)
Planning and construction	DAIWA HOUSE INDUSTRY CO., LTD. Kashiwa Office
Start of construction and opening date	December 2021

■ Kashiwa-no-ha Smart City

Located approx. 30 minutes from central Tokyo, Kashiwa-no-ha Smart City offers tremendous accessibility, and is also an area of accumulated knowledge where the nation's top research institutes such as The University of Tokyo and Chiba University are concentrated within a 2 km radius of Kashiwanoha-campus Station. Kashiwa-no-ha Smart City is being built through a private-public-academic collaboration, and there is proactive engagement in demonstration projects using technology from startups and universities.

■ Mitsui Fudosan Co., Ltd. (Kashiwa-no-ha Smart City: <https://www.kashiwanoha-smartcity.com/en/>)

Mitsui Fudosan is a comprehensive developer that creates new value by striving to resolve social issues through urban

development. At Kashiwa-no-ha Smart City, Mitsui Fudosan aims to create a smart, compact city driven by data through the introduction of new technologies such as AI and IoT. It has been selected by the Ministry of Land, Infrastructure, Transport and Tourism as an advanced model project for a smart city towards realizing Society 5.0. Going forward, Mitsui Fudosan will work on developing smart medical institution services for health and medicine. In addition, the Mitsui Fudosan Group believes that it can contribute significantly to the realization of Society 5.0, which is advocated by the Japanese government, and to the achievement of the SDGs, by promoting ESG management, which means advancing businesses based on an awareness of the Environment (E), Society (S), and Governance (G).

■ **About the “Mitsui Fudosan 9BOX Infection Control Measure Standards”**

The Mitsui Fudosan Group has so far carried out thorough measures against COVID-19 according to each facility. However, the Group considered the necessity for easily understood infection prevention measures based on medical and engineering knowledge so that its facilities could be used with peace of mind even if a new variant were to spread in the future, and formulated the “Mitsui Fudosan 9BOX Infection Control Measure Standards” to be shared across the Group. The Group has developed diverse facilities such as office buildings, retail properties, hotels, resorts, logistics centers, and homes. By presenting measures that are easy to share not only within the Group but with all of society, it hopes to help solve society-wide issues.



Mitsui Fudosan will continue working to achieve a sustainable society through safe and secure neighborhood creation.

■ **Mitsui Fudosan Group’s Contribution to SDGs** https://www.mitsufudosan.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 coexistence 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 three of the UN’s SDGs.

- | | |
|---------|---|
| Goal 8 | Decent Work and Economic Growth |
| Goal 9 | Industry, Innovation and Infrastructure |
| Goal 11 | Sustainable Cities and Communities |

