

**An Unparalleled Neighborhood Creation Project Connected to Hibiya Park, With Central Tokyo's
Largest Floor Area of About 1.1 Million Square Meters**

Announcement of the Tokyo Cross Park Vision

A next-generation smart city project in Tokyo's Uchisaiwaicho 1-Chome district

Mitsui Fudosan Co., Ltd announced that the 10 companies (NTT Urban Solutions, Inc., Kokyo Tatemono Co., Ltd., The Dai-ichi Life Insurance Company, Limited, Chuo-Nittochi Co., Ltd., Imperial Hotel, Ltd., Tokyo Century Corporation, Tokyo Electric Power Company Holdings, Inc., NTT Corporation, NTT East Corporation, and Mitsui Fudosan Co., Ltd.), including stakeholders and their parent companies, unveiled the Tokyo Cross Park Vision built on the five themes outlining the development of Uchisaiwaicho 1-Chome district (Uchisaiwaicho 1-Chome, Chiyoda-ku, Tokyo; "the Project") on March 24, 2022. The Project will be the largest development in central Tokyo, with a total floor area of 1.1 million square meters, and it will be connected to the approximately 16-hectare Hibiya Park. It will comprise three zones-North Zone, Central Zone, and South Zone- and will contain offices, commercial facilities, hotels, and residential units.



**TOKYO
CROSS
PARK 構想**

Three "crosses" (connections)

Cross 1: Connect Hibiya Park and the surrounding district

**Cross 2: New urban nodes to bring and connect a huge
variety of people from Tokyo's central regions**

Cross 3: Co-creation with the 10 companies

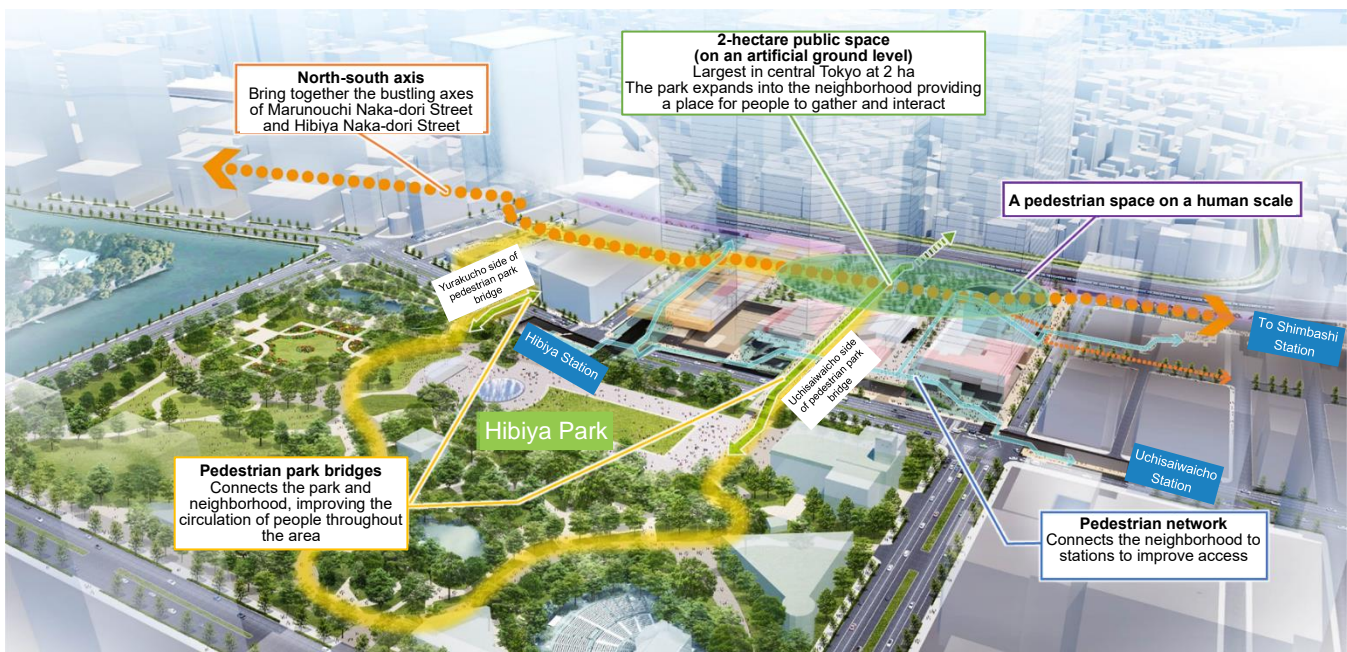
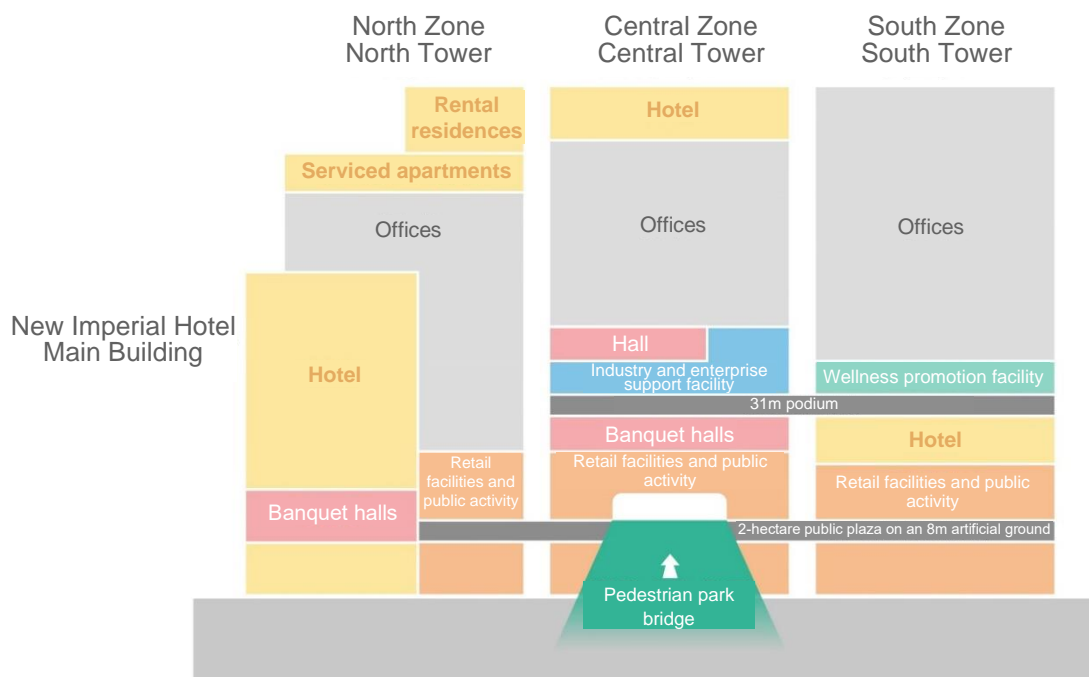
Five themes underpinning the Tokyo Cross Park Vision

- 1. Human centric Neighborhood creation**
- 2. Neighborhood creation × Digital innovation/technology**
- 3. A neighborhood that spreads hospitality and attracts people**
- 4. Well-being of all**
- 5. A sustainable neighborhood and society**

■Project Outline



Image of the completed Uchisaiwaicho 1-Chome district development



	Entire project	North Zone		Central Zone Central Tower	South Zone South Tower
		New Main Building	North Tower		
Developers	-	Imperial Hotel, Ltd. Mitsui Fudosan Co., Ltd.		NTT Urban Development Corporation* ¹ Kokyo Tatemono Co., Ltd. TEPCO Power Grid, Inc.* ² Mitsui Fudosan Co., Ltd.	The Dai-ichi Life Insurance Company, Limited. Chuo-Nittochi Co., Ltd. Tokyo Century Corporation TEPCO Power Grid, Inc.* ²
Site area	Approx. 6.5 ha	Approx. 2.4 ha		Approx. 2.2 ha	Approx. 1.9 ha
Project floor space ratio	-	Approx. 1,340%		Approx. 1,320%	Approx. 1,340%
Total floor area	Approx. 11,840,000 ft ² (approx. 1,100,000 m ²)	Approx. 1,614,000 ft ² (approx. 150,000 m ²)	Approx. 2,906,000 ft ² (approx. 270,000 m ²)	Approx. 3,982,000 ft ² (approx. 370,000 m ²)	Approx. 3,336,000 ft ² (approx. 310,000 m ²)
Height/floors	-	Approx. 475 ft (approx. 145 m) 29 above ground and 4 below ground	Approx. 754 ft (approx. 230 m) 46 above ground and 4 below ground	Approx. 754 ft (approx. 230 m) 46 above ground and 6 below ground	Approx. 754 ft (approx. 230 m) 43 above ground and 5 below ground
Main purpose	-	Hotel Banquet halls, etc.	Offices Retail facilities Serviced apartments Rental residences, etc.	Offices Retail facilities Hotel Hall Banquet halls Industry and enterprise support facility, etc.	Offices Retail facilities Hotel Wellness promotion facility, etc.
Start of construction	-	FY2031	FY2024	FY2022	FY2022
Completion	FY2037 onward	FY2036	FY2030	FY2029	FY2028

*Subject to change due to factors such as details yet to be considered and coordination with authorities.

*1. NTT Urban Development Corporation is a group company of NTT Urban Solutions, Inc.

Additionally, NTT Corporation and NTT East Corporation, which are co-issuers of this release, hold development rights concerning the Central Zone.

*2 TEPCO Power Grid, Inc. is a group company of Tokyo Electric Power Company Holdings, Inc.

■ Master Design

In order to maximize the value of the neighborhood, London-based PLP Architecture International Ltd. has been selected as the master designer and placemaking strategist for the entire development.

PLP/ARCHITECTURE



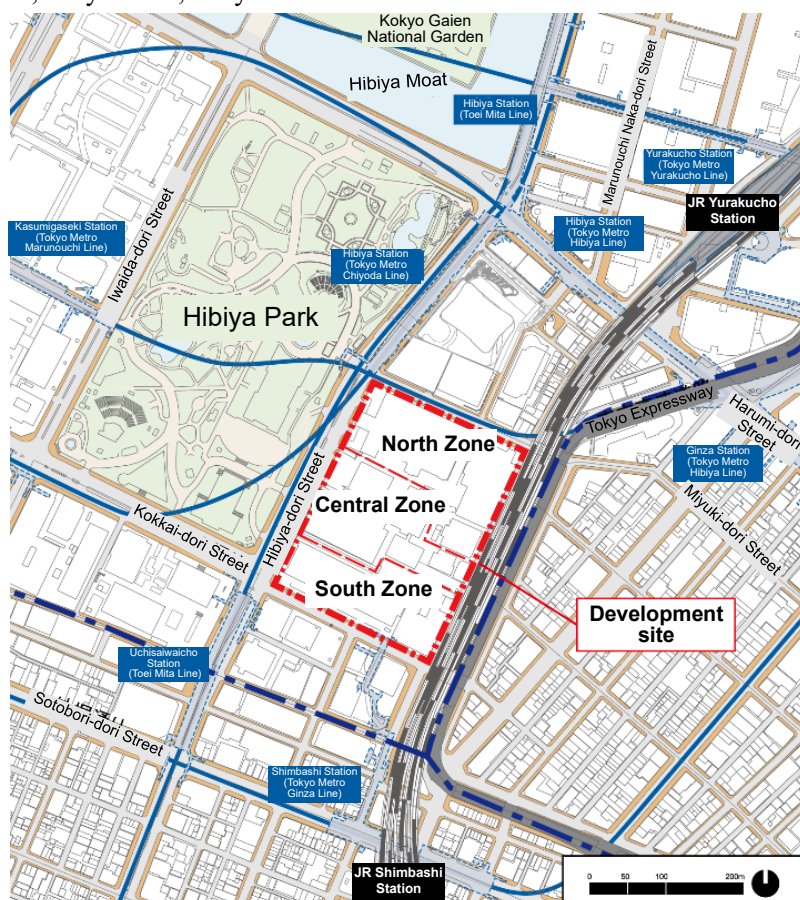
■ Overall Project Image



Image of the completed Uchisaiwaicho 1-Chome district development

■ Location

Location: 1-1 Uchisaiwaicho, Chiyoda-ku, Tokyo



*The information in this release is based on the development plan at the time of issuance and is subject to change without prior notice due to factors such as details yet to be considered and coordination with authorities.