

## Rental Condominium with Meal Options, Shared Kitchen Space and Subscription Furniture Service

# Construction Completed on Park Axis Kinshicho Styles (96 Units)

### Engaged in the SDGs, Including Meal Provision for Reduced Food Loss and Green Power throughout the Building

Tokyo, Japan, March 25, 2022 - Mitsui Fudosan Residential Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it had completed the construction of Park Axis Kinshicho Styles, a rental condominium in Sumida-ku, Tokyo, on March 25, 2022. The property features a new residential format, with theme-based breakfast options and sharing and subscription services. The units are available for move-in from mid-April 2022.

People's lifestyles recently have been diversifying further with the increased prevalence of telework and longer hours spent at home that has resulted in more opportunities to prepare meals and increased demand for services that lighten the housework load. The functions people want in a residence are also changing. Park Axis Kinshicho Styles therefore enables each individual resident to choose the functions they need at the times they need them, providing services and product plans that allow for more flexible, individually tailored lifestyles.

Mitsui Fudosan Residential is also engaged in the SDGs. Green power is used in both private and common areas, and efforts are also being made to reduce food loss and eliminate plastic in partnership with LEOC Co., Ltd.

Based on the brand concept for its overall residential business, "Life-styling x Improving with age," Mitsui Fudosan Residential will continue providing products and services that accommodate diversifying lifestyles and thereby contribute to the SDGs and achieving a sustainable society.



Common areas: Open dining, shared kitchen (computer rendering)

## Features of Park Axis Kinshicho Styles

1. **With diverse sharing and subscription services and a private living space that is simple and compact, support is provided for flexible lifestyles tailored to individual residents.**
  - ✓ Kitchen areas, laundry and other housework functions are consolidated in common areas.
  - ✓ Furniture subscriptions, shared cooking utensils and various other services are available.
  - ✓ Private areas are compact, simple spaces of around approx. 170-193 ft<sup>2</sup> (approx. 15-18 m<sup>2</sup>) with a unit bath, sink and toilet.
2. **Services and product plans introduced focused on issues facing single-person households, such as meals and telework.**
  - ✓ In the open dining space, theme-based breakfast options and nutritionally balanced dinners are provided at prices less than 500 yen.
  - ✓ Common areas feature individual rooms and booths for remote conferencing, creating a convenient environment for comfortable teleworking.
3. **Green power used throughout the building, a first for Park Axis, and meals provided with consideration for food loss to help enable sustainable lifestyles.**

## 1. Diverse sharing and subscription services and a simple, compact private living space

The property consolidates functions that are used in various ways and at varying frequencies in common areas, while private areas are simple and compact spaces. In addition, there is a diverse menu of sharing and subscription services to provide residential living matched to various lifestyles. Furthermore, utilities are charged at a flat fee, so there is no need to complete burdensome sign-up or cancellation procedures for electricity, gas and water when moving in or out, which makes the process much easier.

**Specific services:** Shared kitchen space, laundry, book rental and purchase services, personal storage boxes, common-use equipment and cooking utensil lending service, laundry service, furniture subscription service, rental bicycles, etc. (\*some services are charged)

## COMMONS GUIDE 共用施設利用案内

### DINING ダイニング



**▶ BREAKFAST  
06:30-9:30**  
[L.O. 9:15]

**▶ DINNER  
18:30-21:00**  
[L.O. 20:45]

**▶ CAFE / DRINK  
06:30-16:00**

**◎ 06:00-24:00**

朝食・夕食・ドリンクをご用意しております。

- メニューのご案内を専用アプリで配信します。
- 料金はダイニングでのキャッシュレス決済となります。  
(現金でのお支払いはできません。)
- 食器は返却口までご自身でお戻しください。  
※土・日の食事の提供はありません。メニューは変更となる場合があります。

 予約制

 DRINK  ALCOHOL  EAT

### KITCHEN シェアキッチン



**◎ 06:00-21:00**

共用のキッチンで調理をしていただけます。

- 調理器具を厨房にて貸出しいたします。(予約制※16:00-17:00除く※平日のみ)
- 利用後は清掃をお願いします。

 予約制  
(専用アプリにて)

 DRINK  ALCOHOL  EAT

### LAUNDRY ランドリー



**◎ 24HOUR**

洗濯機・乾燥機をご利用いただけます。

- 男性用・女性用をご用意しております。
- 予約時間内に荷物の取り出しを行ってください。
- 忘れ物、未引取物がある場合、専用の保管場所に移してください。
- 利用後は清掃をお願いします。

 予約制  
(専用アプリにて)

 DRINK  ALCOHOL  EAT

### BOOK ブックセレクト



**◎ 06:00-24:00**

共用の本を自由にご利用いただけます。

- COMMONSの中でのみご利用ください。
- ご利用後は本棚など整理整頓をお願いします。  
※月に15〜20冊の本や雑誌を追加、入替えいたします。

 予約制

 DRINK  ALCOHOL  EAT

### WORK 個室



**◎ 06:00-24:00**

テレワーク、勉強、作業などにご利用いただけます。

- 利用後は清掃をお願いします。
- ゴミは持ち帰りをお願いします。
- 予約終了時間の5分前を目処にご退出ください。

 予約制  
(専用アプリにて)

 DRINK  ALCOHOL  EAT

### BOX パーソナルボックス



**◎ 24HOUR**

COMMONSで使う私物を保管できます。

- ご自身の食器・調理器具等の私物を保管できます。危険物や生鮮品は保管できません。
- ボックスの数には限りがあります。ご希望の方は契約時にお申し出ください。

 予約制

 DRINK  ALCOHOL  EAT

- 騒音、臭気、発熱、発火状態での使用など他の利用者、居住者など周囲に迷惑を及ぼす可能性のある行為はおやめください。他、営利活動や違法行為、特定の政治活動・宗教活動などの利用や、危険物、爆発物などの持ち込みなどはできません。管理運営上、支障をきたす恐れがある場合、利用を禁止することがあります。
- COMMONSの維持管理のため管理者による清掃・修繕などメンテナンス作業にともない一定期間ご利用できない場合がございます。
- COMMONSは管理者で定期的に清掃を行います。ご利用者で美化につとめ清掃、整理整頓を行うをお願いします。
- 照明・空調について他にご利用者がいない場合など不要な場合は、切っていただくようお願いいたします。
- 私物は利用者で責任をもって管理し、放置するなどはおやめ下さい。放置物、忘れ物は管理者にて廃棄することがございます。
- COMMONSのサービス提供内容・利用時間・利用方法などの変更または利用停止や廃止をする場合がございます。
- COMMONSを使用して貸主等がイベント等を開催することがございます。
- 予約制の施設は、利用できる時間に上限がございます。



Rental cooking utensils



Rental common-use equipment



\*For illustrative purposes



Rental bicycles



Furniture subscription (for a fee)



Laundry service (for a fee)



Storage unit for home deliveries (for a fee)

## **2. Services and product plans introduced focused on issues facing single-person households, such as meals and telework**

Meals and telework are two of the issues faced by single-person households, which are the main target of Park Axis.

Everyone wants to have healthy and warm meals every day, but cooking for oneself takes time and effort, and eating out can be expensive. Issues and needs related to meals have been diversifying during the COVID-19 pandemic, as time spent at home has increased, people have more time for breakfast, and the desire to cook has also increased. In order to solve these issues, there are breakfast and dinner services in the open dining space along with a shared kitchen space. For breakfast, there is a daily rotating menu with four themed options while dinner offers a menu that takes nutritional balance into account, with set meals and rice bowls among the offerings. Both health and cost have been taken into consideration in the restaurant-like menus, with dishes available for less than 500 yen. The spacious shared kitchen is equipped with cooking utensils and dishware that can be rented, and the common areas have storage boxes for personal use, where residents can store their own favorite dishware and utensils.

To accommodate diversifying work styles, the property offers multiple spaces for telework in common areas so that residents are not always confined to the same space or to limited private space and can choose where to work based on how they are feeling that day. A subscription service is also available for chairs and desks (furniture) that have been chosen by professionals so that residents can work in comfort in their private-use space as well.

### **Sample breakfast menu**



POWER (American Plate)



REFINE (Obanzai Plate)



WAKE (Noodle Plate)



FUN (Pancake Plate)

\*Meal photos were taken in February 2022. The options available change depending on the day.





Private booths



Booth bench seats

### **3. Green power used throughout the building, a first for Park Axis, and meals provided with consideration for food loss to help enable sustainable lifestyles**

Mitsui Fudosan Residential will commence various initiatives at the property to help residents lead natural, sustainable lifestyles.

Electricity from renewable energy sources will be used throughout the entire building, including both private and common areas, a first for a condominium in the Park Axis series. Green power and other sustainability initiatives are seamlessly integrated into residents' lifestyles. Through a partnership with LEOC, a meal provider, the daily rotating breakfasts and other meals in the dining space will utilize vegetables and fruits that are still good to eat but would normally be thrown out, so residents are able to contribute to the environment in a way naturally integrated into their daily lives, while enjoying the food as well.

Additionally, beverages provided in common areas are not served in plastic cups or with plastic straws; rather, washable mugs, paper cups, paper straws, and paper lids are utilized. The coffee, too, is all fair trade. Various projects and services like these will be provided that take into account carbon neutrality and the SDGs.

#### **■ Overview of Park Axis Kinshicho Styles**

Address	5-12-13 Kotobashi, Sumida-ku, Tokyo (listed address)
Access	10 min. walk from Kinshicho Station on the JR Sobu Line 11 min. walk from Kinshicho Station on the Tokyo Metro Hanzomon Line 9 min. walk from Kikukawa Station on the Toei Shinjuku Line 10 min. walk from Sumiyoshi Station on the Toei Shinjuku Line and Tokyo Metro Hanzomon Line
Site Area	Approx. 8,500.82 ft <sup>2</sup> (approx. 789.75 m <sup>2</sup> )
Structure / Size	Steel-reinforced concrete, 7 floors above ground
Units	96
Completion	March 25, 2022 (move-in from mid-April 2022)
Floor Plans / Area	1R, approx. 170.39-193.75 ft <sup>2</sup> (15.83-18.00 m <sup>2</sup> )
Food Service	Provided by LEOC Co., Ltd.

## ■ LEOC Co., Ltd. Company Overview

Name	LEOC Co., Ltd.
Head Office	Ote Center Building, 16th Floor, 1-1-3 Otemachi, Chiyoda-ku, Tokyo
Representative	Hiroshi Onodera, ONODERA GROUP
Established	April 1, 1983
Capital	¥50.0 million
HP	<a href="https://www.leoc-j.com/">https://www.leoc-j.com/</a>
Net Sales	Consolidated: ¥95.0 billion; Non-consolidated: ¥90.5 billion (FY3/21)
Business Type	<ol style="list-style-type: none"> <li>1. Provision of food services at hospitals and social welfare facilities</li> <li>2. Provision of food services at company and school cafeterias, etc.</li> <li>3. Provision of food services at various public health facilities and facility operations and management</li> <li>4. Provision of food services at sports facilities and nutritional support</li> </ol>

## ■ Property Location



### ■ 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.



【References】 [https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1001\\_01/](https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1001_01/)

### ■ 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. Additionally, the Group formulated the following Group guidelines related to “Realize a Decarbonized Society” and “Diversity & Inclusion Promotion” in November 2021. The Mitsui Fudosan Group will continue to work toward solving social issues through neighborhood creation.

#### References

Group Action Plan to Realize a Decarbonized Society

<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>

Diversity & Inclusion Promotion Declaration and Initiative Policy

[https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129\\_02/](https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/)

### ■ About Mitsui Fudosan Residential’s Carbon Neutral Design Promotion Plan

[https://www.mfr.co.jp/content/dam/mfrcojp/company/news/2022/0315\\_01.pdf](https://www.mfr.co.jp/content/dam/mfrcojp/company/news/2022/0315_01.pdf)

Initiatives include reducing energy use by increasing the performance and durability of homes, promoting the provision of services that enable residents to enjoy contributing to the environment through energy conservation and other activities after moving into this condominium. In this way, the Company aims to realize carbon neutrality in both homes and living.

\* The initiatives covered in this press release are contributing to four of the UN’s SDGs.

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| Goal 7  | Affordable and clean energy            |
| Goal 8  | Decent Work and Economic Growth        |
| Goal 11 | Sustainable cities and communities     |
| Goal 12 | Responsible consumption and production |

