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For immediate release

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Realizing the Creation of a Neighborhood Where Approximately 12,000 People Live in 5,632
 Units in 24 Buildings (*1) Right in the Middle of Tokyo

HARUMI FLAG

Applications Received for All 557 Units (*2) Available in March 2022

Number of Applications: 3,685, Most Applications Per Unit: 69, Average Applications Per Unit: 6.6

Thanks to Strong Sales, Last of Residential Housing District Plate-type Buildings to Debut in Mid-May 2022(*3)

The 10 companies in charge of selling HARUMI FLAG, a residential housing district, sold units in SUN VILLAGE and PARK VILLAGE from Saturday, March 26 to Sunday, April 10, 2022. Applications were received for all 557 units (*2) available in SUN VILLAGE and PARK VILLAGE, and the number of applications totaled 3,685.

HARUMI FLAG has received over 55,000 entries (*4) since the official website was launched on Wednesday, October 31, 2018, and more than 14,000 parties (*4) have visited HARUMI FLAG PAVILION since it opened on Saturday, April 27, 2019.

Tours at HARUMI FLAG PAVILION had been temporarily suspended from late March 2020, but 1,188 units have been sold over the approximately seven months since tours resumed on Saturday, August 28, 2021.

Tours at HARUMI FLAG PAVILION for phase two of SUN VILLAGE and the second stage of phase two of SEA VILLAGE will begin in mid-May 2022 (reservations required). Sales are scheduled to begin in late June 2022.

So far, showings have been held for 16 of the 17 residential plate-type buildings in total (*5). Thanks to strong sales at those buildings, showings for the last one, SUN VILLAGE E, are scheduled to start in the next round of sales. With this, all 17 residential plate-type buildings (*3) will have debuted during a roughly 15-month period of tours at HARUMI FLAG PAVILION (*6).



Computer graphics rendering of HARUMI FLAG

*1: Combined total of residential buildings and retail facilities

*2: Combined total of newly available units and units available again (units that were already provided during a past sales period to be sold through a lottery among applicants)

*3: All of the buildings will be shown, but there are some units at each building that will not be provided.

*4: As of Sunday, March 27, 2022

*5: Within the residential housing districts, the combined total for SEA VILLAGE buildings A through E, SUN VILLAGE buildings A through F, and PARK VILLAGE buildings A through F. Excludes the tower buildings in SUN VILLAGE and PARK VILLAGE.

*6: Combined total duration from the start of tours at HARUMI FLAG PAVILION to the registration deadline for each sales period

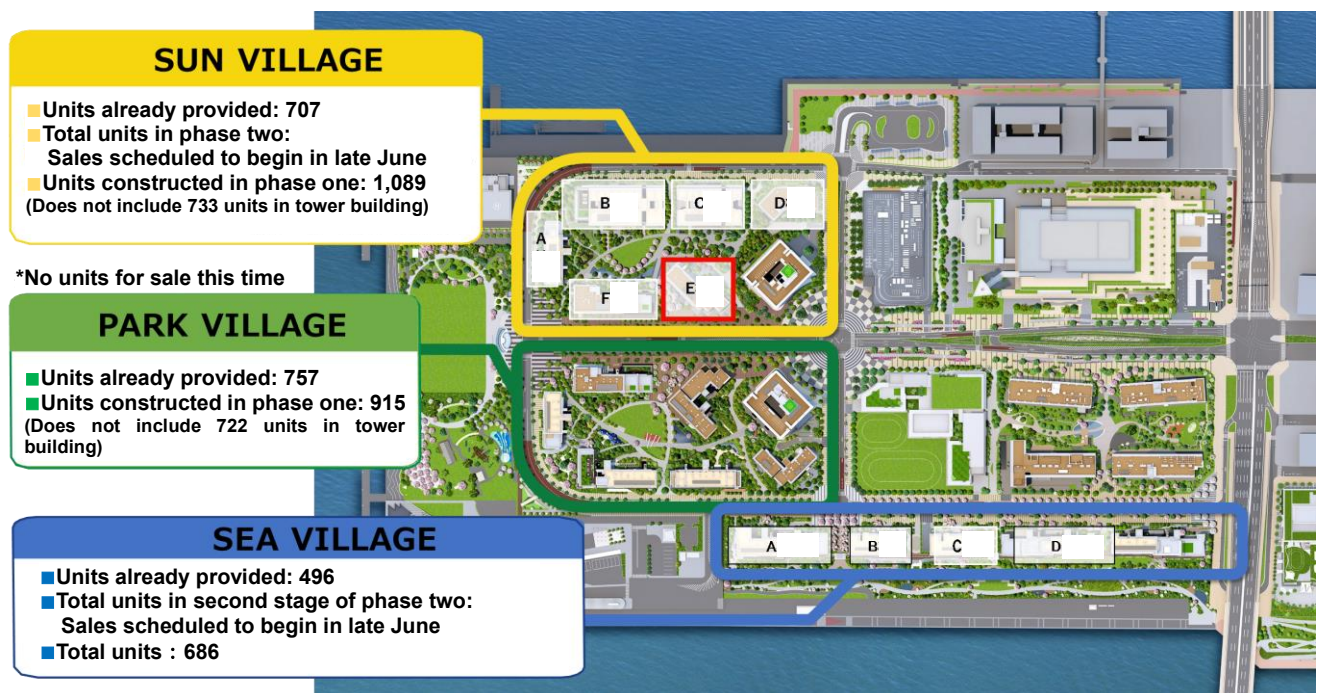
■ **Status of Sales and Units Available Again in Second Stage of Phase One of SUN VILLAGE and Phase Two of PARK VILLAGE SUN VILLAGE**

Districts for sale	SUN VILLAGE (A, B, C, D, F)	PARK VILLAGE (A, B, C, E, F)
Status of applications	3,685 total applications, most applications per unit: 69, average applications per unit: 6.6	
Units for sale	249 *Second Stage of Phase One of SUN VILLAGE: 242 newly available, 7 available again	308 *Phase Two of PARK VILLAGE: 147 newly available, 161 available again
Unit area	657.24 ft ² to 1,147.10 ft ² (approx. 61.06m ² to 106.57m ²)	744.86 ft ² to 1,149.80 ft ² (approx. 69.2m ² to 106.82m ²)
Sales price	¥49.90 million-¥108.1 million *Most common price range: Approx. ¥59 million (units of ¥1 million)	¥57.7 million-¥129.0 million *Most common price range: Approx. ¥69 million (units of ¥1 million)

■ **Overview of Sales and Units Available Again in Phase Two of SUN VILLAGE and Second Stage of Phase Two of SEA VILLAGE**

Districts for sale	SUN VILLAGE (A, B, C, D, E, F)	SEA VILLAGE (A, B, C, D)
Unit area	61662.08 ft ² to 932.58 ft ² (approx. 61.51m ² to 86.64m ²)	918.91 ft ² to 1,153.78 ft ² (approx. 85.37m ² to 107.19m ²)
Planned pricing	Approx. ¥53 million-¥104 million (units of ¥1 million) ※Most common price range: Approx. ¥67 million (units of ¥1 million)	To be determined

■ **Layout of Districts for Sale**

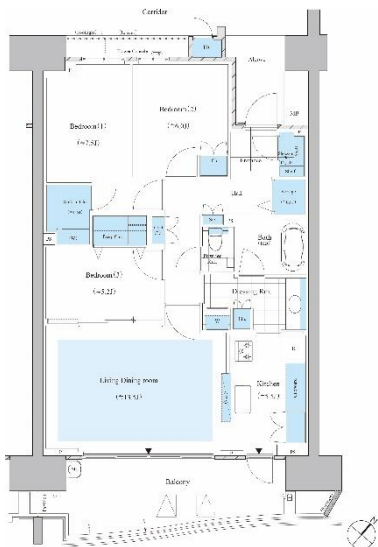


■ Examples of floor plans for units to be sold next

SEA VILLAGE (A) (4A90B type, 8th floor)

Layout: 3LDK+WIC+SIC+S+TR

Floor space: 975.96 ft² (approx. 90.67m²)

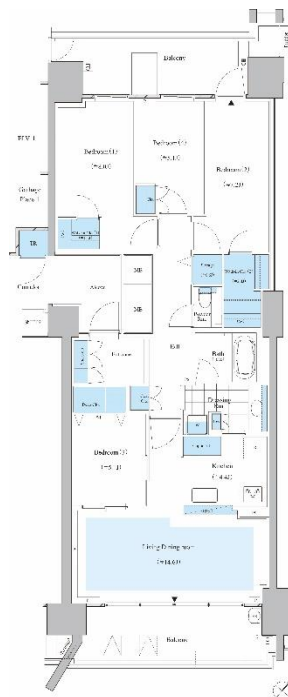


This 3LDK floor plan offers a kitchen with a view of the ocean and a wave-shaped balcony with an expansive view of the ocean and Rainbow Bridge.

SEA VILLAGE (C) (4C107A-a type, 6th floor)

Layout: 4LDK+ 2WIC+S+TR

Floor space: 1,153.78 ft² (approx. 107.19m²)



A balcony is situated on both sides of the unit to provide excellent ventilation and lighting.

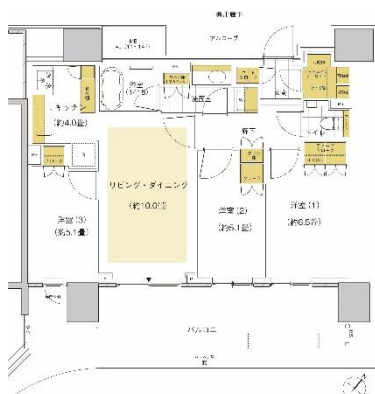
This floor plan uses the kitchen and bathroom areas to enable divided use of private and common space.

SUN VILLAGE (D) (5D71 type, 9th floor)

Layout: 3LDK+SIC

Floor space: 770.05 ft² (approx. 71.54m²)

Planned price: Approx. ¥59 million (units of ¥1 million)



This well-balanced 3LDK floor plan concentrates kitchen and bathroom space on the side of the hall, situating other rooms alongside each other so that all face the balcony.

SUN VILLAGE (E) (5E82C type, 9th floor)

Layout: 3LDK+WTC+S

Floor space: 891.68 ft² (approx. 82.84m²)

Planned price: Approx. ¥68 million (units of ¥1 million)



SUN VILLAGE's only building facing south, E, is about to finally make its debut. This 3LDK floor plan enables occupants to enjoy the sunshine.

<For reference> Status of sales thus far

(1) Phase one of PARK VILLAGE and phase one of SEA VILLAGE (April to August 2019)

600 units were put on sale, the most supplied at one time in the greater Tokyo area for 2019 (*7). There were a total of 1,543 applications, the most applications per unit was 71, and applications per unit averaged about 2.57.

(2) Second stage of phase one of PARK VILLAGE and second stage of phase one of SEA VILLAGE (September to November 2019)

Following the first stage, an additional 340 units were offered in the second stage to bring the total combined number of applications in phase one to 2,220.



(3) Phase one of SUN VILLAGE (January to March 2020) and phase two of SEA VILLAGE (August to November 2021)

Applications were received for all 631 units put on sale, the most supplied at one time in the greater Tokyo area for 2021(*8). There were a total of 5,546 applications, the most applications per unit was 111 (*9), and applications per unit averaged about 8.7 (*9).



(4) Second stage of phase one of SUN VILLAGE and phase two of PARK VILLAGE (January to April 2022)

Applications were received for all 557 units put on sale. There were a total of 3,685 applications, the most applications per unit was 69 (*3), and applications per unit averaged about 6.6 (*).



*7: 600 units was the largest number of condominiums sold at one time in the greater Tokyo area (Tokyo and three surrounding prefectures) in 2019. From condominium data based on a survey and data collected by Market Research Center Co., Ltd. over the period of January 2019 to May 15, 2019. Data materials: Compiled by MRC on July 2, 2019 in the June 2019 issue
 *8: 631 units was the largest number of condominiums sold at one time in the greater Tokyo area (Tokyo and three surrounding prefectures) in 2021. From condominium data based on a survey and data collected by Market Research Center Co., Ltd. over the period of January to October 15, 2021. Data materials: Compiled by MRC on November 12, 2021 in the November 2021 issue
 *9: The ratio shown excludes the preferential treatment (three times the chance of selection) carried out during phase one of SUN VILLAGE and phase two of SEA VILLAGE. It is different from the ratio of applications to units available for the lottery held on November 22.

< Reference >

■ HARUMI FLAG's Neighborhood Creation

<About HARUMI FLAG>



VISUAL FORMAT

Sun, Sea, Forest, Wind, and Clouds.

The icon incorporates the rich nature surrounding HARUMI FLAG and vividly captures the sense of anticipation that people feel about living in this neighborhood.

It produces an open and positive worldview that gets people excited when they see it.



<Using state-of-the-art AEMS and hydrogen energy to realize a smart city>

HARUMI FLAG is a large-scale urban development. It has 23 residential buildings with 5,632 units and retail property, and is expected to have substantial energy demand. Although it is mainly a residential development, AEMS is being used because of HARUMI FLAG's complex energy management requirements due to the use of multiple infrastructures and alternative energy such as hydrogen and solar power. Being a large-scale project whose buildings were developed concurrently made it possible to adopt HARUMI AI-AEMS, which we hope will help HARUMI FLAG smart city serve as a flagship of future urban planning.

(Reference release: "Using state-of-the-art AEMS^{*1} and hydrogen energy to power a smart city; AI-AEMS to be installed in HARUMI FLAG; Effective energy use made possible with AI-based electricity demand forecasting" released on October 10, 2019 <https://www.mitsui-fudosan.co.jp/english/corporate/news/2019/1010/>)

<Aiming to be one of the world's most environmentally advanced cities>

This project has received both Plan certification in the Neighborhood Development category of LEED, a system for environmental certification in global neighborhood creation, and preliminary Gold certification by SITES, which primarily evaluates the sustainability of landscapes. It was also certified as the first property in ABINC ADVANCE, a new certification system for initiatives toward the preservation of biodiversity, and received an S rank for district certification by CASBEE, which comprehensively evaluates initiatives for neighborhood creation, making it the first project centered on condominium development to receive each certification in Japan. HARUMI FLAG, which has obtained four types of environmental certification and has been recognized for having one of the world's highest levels of environmental consideration, is being developed with the aim of becoming a neighborhood that will serve as a flagship for these types of lifestyle infrastructure in anticipation of a neighborhood opening. This neighborhood opening will begin with the occupation of the residential housing district (plate-type buildings) set to begin in March 2024.

(Reference release: "Type-1 Urban Redevelopment Project in the West Harumi 5-Chome District~; HARUMI FLAG becomes first project in world to receive simultaneous gold certification for LEED-ND Plan Certification and SITES preliminary certification; certified as first property by ABINC ADVANCE; highest CASBEE rank of S achieved in district category" released on November 29, 2018 https://www.mfr.co.jp/company/news/2018/1129_01/) (Japanese version only)

<Contribution to the SDGs by HARUMI FLAG>

The initiatives toward neighborhood creation at HARUMI FLAG contribute to eight targets among the SDGs.



■ HARUMI FLAG Development Overview

Total development area	1,441,355 ft ² (approx. 133,906.26 m ²)
Total planned units	5,632 residential units (4,145 units in built-for-sale districts, 1,487 units in rental housing districts (including senior housing and shared housing); also, stores, nursing homes, a daycare center (block numbers TBD), and retail properties

■ Development Overview of Each HARUMI FLAG District

	PORT VILLAGE	SEA VILLAGE	SUN VILLAGE	PARK VILLAGE	Retail property
Main uses	Rental housing (including senior housing and share houses), nursing homes, and daycare facilities	Residential housing	Residential housing, retail stores	Residential housing, retail stores	Retail property
Location	501 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	502 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	503 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	504 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	505 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo
Site area	283,092 ft ² (approx. 26,300.14 m ²)	254,386 ft ² (approx. 23,633.20 m ²)	403,014 ft ² (approx. 37,441.27 m ²)	378,629 ft ² (approx. 35,175.79 m ²)	122,233 ft ² (approx. 11,355.86 m ²)
Number of buildings	4	5	7	7	1
Number of residential units	1,487	686	1,822	1,637	—
Number of floors	15-17 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building) 50 floors above ground, 1 floor below ground (tower building)	14-18 floors above ground, 1 floor below ground (plate-type building) 50 floors above ground, 1 floor below ground (tower building)	3 floors above ground, 1 floor below ground
Number of parking spaces	312	313	831	758	104

■ Site Layout

