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For immediate release

Mitsui Fudosan Residential Co., Ltd.  
Mitsui Fudosan Residential Wellness Co., Ltd.  
Fujisawa SST Council

**Mitsui Fudosan Group Begins Construction of Sixth Mitsui Serviced Senior Residence, the First in Kanagawa Prefecture, in Fujisawa Sustainable Smart Town**

## **Construction Begins on PARK WELLSTATE Shonan Fujisawa Project (Tentative Name) (14 Floors Above Ground, 566 Rooms)**

**Obtained ZEB Oriented Certification in Evaluation Based on BELS (Building-Housing Energy-Efficiency Labeling System)/Scheduled to Open in Fall 2024**

Tokyo, Japan, April 18, 2022 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced that it began construction on the PARK WELLSTATE Shonan Fujisawa Project (tentative name) on April 18, 2022 in Fujisawa Smart Town (Fujisawa SST) located in the sixth block of Tsujido Motomachi, Fujisawa, Kanagawa, marking the first senior residence in Kanagawa Prefecture. Mitsui Fudosan Residential Wellness Co., Ltd. will operate the facility, which is scheduled to open in fall 2024.

The Fujisawa SST Council (Lead organizer: Panasonic Group) has worked on creating neighborhoods that continue to evolve sustainably, while addressing social and regional issues, based on the concept of “Bringing energy to life.” Now, Fujisawa SST Council and Mitsui Fudosan Residential Co., Ltd. (a leading organizer of the same council) have set their sights on creating neighborhoods where people from multiple generations from children to seniors can coexist, and will seek to further develop a sustainable model of private sector-led neighborhood creation that aims to solve the problems of a super-aging society.

PARK WELLSTATE is a serviced senior residence\*<sup>1</sup> that enables independent, healthy seniors to thrive and flourish in a new stage of their lives, in an age when more and more people are likely to live to 100.

### **< Features and services of PARK WELLSTATE Shonan Fujisawa >**

- 1. Created within the Shonan Fujisawa area (Fujisawa SST) where people from multiple generations coexist and where initiatives to promote sustainability are underway**
- 2. Plans for diverse common facilities and rich vegetation that will add color to the fulfilling lives of active seniors**
- 3. Medical collaboration with Shonan Fujisawa Tokushukai Hospital as well as health support and nursing services to support peace of mind**
- 4. Obtaining ZEB Oriented Certification and safe BCP measures even during disasters**



CG image of completed building



CG image of the common building

Utilizing development and operational know-how acquired in the housing, hotel, and commercial facility businesses and the experience of supplying many condominiums, the Mitsui Fudosan Group will create a comfortable space backed by the excellent quality of homes by Mitsui.

The Group will provide products and services that respond to customers' diverse lifestyles based on the brand concept "Life-styling x improving with age," as well as promote the creation of neighborhoods that are safe, secure, and comfortable to live in to contribute toward the creation of a sustainable society and attainment of SDGs.

This property will be the sixth in the PARK WELLSTATE brand, and will be created as the first property in Kanagawa Prefecture in this series, in the Shonan Fujisawa area. This area includes Tsujido, which was chosen as No. 1 in the 2022 Ranking of Most Livable Towns\*<sup>2</sup>.

\*1 "Serviced senior residence" is a new type of residence proposed by the Mitsui Fudosan Group for active seniors aiming to lead a richer life suiting their needs. In principle, tenants should be at least 60 years of age and capable of independent living at the time of entering the residence.

\*2 2022 Ranking of Most Livable Towns: Selected by the ARUHI Corporation. The company establishes five criteria (living environment, transportation convenience, educational and cultural environment, development potential, and cost performance) based on data (over one year from August 2020 to July 2021) on properties in Tokyo and three surrounding prefectures (Tokyo, Kanagawa Prefecture, Saitama Prefecture, and Chiba Prefecture), and conducts an evaluation through a selection committee consisting of housing and property specialists.

## 1. Created within the Shonan Fujisawa area (Fujisawa SST) where people from multiple generations coexist and where initiatives to promote sustainability are underway

### ■ About the Shonan Fujisawa area

The coastal scenery, which features Enoshima at its center, is known for representing "Shonan." It is an area blessed with commercial and cultural and educational facilities with a warm climate and fascinating scenery. It is serviced by JR lines, the Odakyu Line, Sotetsu Line, a monorail, and the Enoshima Electric Railway, and is developing as a comfortable neighborhood to live with fantastic access to urban centers.

Kugenuma Beach



A popular spot for sea bathing

Shonan T-SITE



A cultural facility complex that offers lifestyles unique to Shonan (located within Fujisawa SST)

Shonan FILL mall



Features a supermarket and a large home improvement center useful for daily life

Shonan Terrace Mall



Features popular fashion stores and a movie theater

### ■ Collaborate with Fujisawa SST on events to foster multi-generational interaction and community activities

Fujisawa SST is collaborating with Fujisawa SST Council, Fujisawa SST residents and Fujisawa SST Management Company to conduct events that generate bustle in the neighborhood and community activities. For this property, the three parties are cooperating and considering activities in which people across many generations can participate and enjoy interacting.

#### <Proposal plan>

- Operate cafes and establish plazas to be used by community residents to create bustle in the neighborhood
- Conduct events for multi-generational interaction using cafes, plazas and a vegetable garden



CG image of completed plaza



CG image of completed cafe

## 2. Plans for diverse common facilities and planting rich vegetation adding color to the fulfilling lives of active seniors

### ■ Diverse common areas adding color to fulfilling lives

Each common facility has undergone interior designing in harmony with the nature of Shonan, evoking the sea, sky and wind. The dining area\*<sup>3</sup> located on 3F of the common building enables residents to enjoy a menu that changes daily and a la carte dishes while enjoying a panoramic vista of Sagami Bay. In the library, residents can enjoy reading a book while bathing in the sunlight on the terrace. Other facilities planned include a lounge, Shonan Salon\*<sup>4</sup> (tentative name), a communal bath, fitness room, movie theater and karaoke room, creating a lineup of diverse common facilities aimed at forming a community.

\*<sup>3</sup> LEOC Co., Ltd. is scheduled to provide dining and café services.

\*<sup>4</sup> A salon exclusively for residents that enables them to enjoy life in Shonan. A concierge will provide services for activities in Shonan.



CG image of completed dining area



CG image of completed dining area



CG image of completed library



CG image of completed lounge



CG image of completed Shonan salon (tentative name)



CG image of completed communal bath

### ■ Plan for planting rich vegetation

Plans include planting an area rich in greenery, using approx. 11,840 ft<sup>2</sup> (approx. 1,100 m<sup>2</sup>) for the private garden (tentative name) to be enjoyed by residents and plazas opened for community residents in some of the ways to enable enjoying a variety of plants and the changing seasons.



CG image of completed private garden (tentative name)



CG image of completed south side of the site

### 3. Medical collaboration with Shonan Fujisawa Tokushukai Hospital as well as health support and nursing services to support peace of mind

This property will offer medical care in collaboration with Shonan Fujisawa Tokushukai Hospital, which has acquired JCI accreditation\*<sup>5</sup>, and health support for peace of mind and nursing care services.

#### (1) Medical collaboration

In cooperation with Shonan Fujisawa Tokushukai Hospital (located approx. 1.5 miles (approx. 2.5 km) from the property), the plan is to accept outpatients, inpatients and emergency patients, provide acute treatment, conduct full physical examinations as well as hold periodical consultations and seminars for residents.

#### (2) Nursing care services and health support

Resident nurses are on site at the property 24 hours a day to offer day-to-day health advice and emergency response. Some floors of the property are devoted to care services for residents who require care later in life. On these floors, dedicated care staff provide 24-hour safety monitoring and life support services. Combined with outsourced visitation care services, the property provides services tailored to individual needs. We plan to outsource safety monitoring services by nurses and care workers and visitation care services to Life Co., Ltd., an ALSOK Group company, as a partner.



\*<sup>5</sup> Joint Commission International (JCI) accreditation: An accreditation system run by nonprofit Joint Commission International, which was established in 1994 to accredit and assess medical institutions, medical programs, etc., in the US. As of November 2018, 30 facilities and programs in Japan and more than 1,000 facilities and programs worldwide have received JCI accreditation.

#### 4. Obtaining ZEB Oriented Certification and safe BCP measures even during disasters

##### ■ Obtained ZEB Oriented Certification in evaluation based on BELS (Building-Housing Energy-Efficiency Labeling System)

The PARK WELLSTATE Shonan Fujisawa Project (tentative name) has reduced the facility's planned primary energy consumption by 30% as part of a plan to promote carbon neutral design at Mitsui Fudosan Residential, and obtained ZEB Oriented Certification in an evaluation based on BELS. There are also plans to obtain A rank certification under the CASBEE Kanagawa\*<sup>6</sup> system for written plans to counteract global warming through buildings in Kanagawa Prefecture. For electrical power within the facility, Mitsui Fudosan uses electricity with net-zero CO<sub>2</sub> emissions featuring added environmental value with non-fossil fuel energy certificates that are derived from renewable energy, and manages to reduce CO<sub>2</sub> by 100% in purchased electricity. Furthermore, carrying out the following initiatives at this property will help to achieve a sustainable society.

##### <Measures>

- Use of renewable energy (communal areas and exclusive areas)\*<sup>7</sup>
- Use of solar power equipment
- Installation of total heat exchangers (communal areas)
- Equipped with energy-efficient air conditioners and lighting equipment (communal areas and exclusive areas)



\*<sup>6</sup> CASBEE Kanagawa: A comprehensive environmental evaluation system for buildings that combines evaluations through CASBEE on a nationwide level with evaluations of critical points unique to Kanagawa Prefecture. CASBEE Kanagawa features a large number of items for environmental consideration to comprehensively evaluate the environmental performance of buildings, and treats “consideration for global warming” and “alleviation of the heat island phenomenon” as particularly important items among these. The evaluation results are divided into five stages of S rank (excellent), A rank (very good), B+ rank (good), B- rank (somewhat poor), and C rank (poor).

\*<sup>7</sup> This entails making our power consumption effectively green by using Non-Fossil Fuel Energy Certificates, which serve as proof that electricity originates from renewable energy sources. These certificates validate the environmental value of electricity generated in the past from non-fossil fuel energy sources, such as renewable energy. The introduction rate of non-fossil fuel energy certificates among purchased electricity may differ from 100%.

##### ■ Equipped for BCP in emergencies such as disasters

Air conditioners, lighting, and a portion of electrical outlets in all nursing care units and elevators and in certain communal areas such as the dining area can continue to operate for 72 hours in the event of a power outage, because the facility will be equipped with an approximately 10,000-liter oil tank, 500 kVA emergency generator, and gas cogeneration systems (three 25 kw units). An emergency supply of food and drinking water to last approximately three days will be stored, so that all residents can feel assured that they are safe in a disaster.

## ■ Overview of the PARK WELLSTATE Shonan Fujisawa Project (tentative name)

Address	1017-1 Tsujido Motomachi 6-chome and four other plots of land in Fujisawa, Kanagawa
Site area for building confirmation and inspection	Approx. 199,528 ft <sup>2</sup> (18,536.77 m <sup>2</sup> )
Legal site area	Approx. 488,098 ft <sup>2</sup> (45,345.44 m <sup>2</sup> )
Structure/scale	Reinforced concrete structure, 13 floors, with 14 floors above ground (Common building: Three-floor steel structure)
Category	Residential paid nursing home
Total number of residences	566 units (490 general living units (independent living), 76 nursing care units (planned))
Total residential area	Approx. 463 ft <sup>2</sup> to approx. 786 ft <sup>2</sup> (approx. 43 m <sup>2</sup> to approx. 73 m <sup>2</sup> )
Schedule	Construction start: April 2022 Construction complete: June 2024 Opening: Fall 2024 (planned)
Design/construction	Haseko Corporation
Exterior design	UDS Ltd. and Haseko Corporation
Interior/exterior design	UDS Ltd.
Lighting design	sola associates
Medical care collaboration/Care and nursing partner	Shonan Fujisawa Tokushukai Hospital and ALSOK GROUP (Life Co., Ltd.)
Dining management	LEOC Co., Ltd.

## ■ Project site map



## ■ Overview of Fujisawa Sustainable Smart Town

Address	4176-1 Tsujido Motomachi, Fujisawa, Kanagawa
Business name	Fujisawa Sustainable Smart Town Land Readjustment Project
Land readjustment project builders	Mitsui Fudosan Residential Co., Ltd. and Panasonic Homes Co., Ltd.
Total business area	Approx. 2079,118.37 ft <sup>2</sup> (193,154.81 m <sup>2</sup> ) *Includes an approx. 38,004.13 ft <sup>2</sup> (3,530.67 m <sup>2</sup> ) area for an aqueduct
Floor area ratio/building coverage ratio	60%/200% other
Access (on foot)	11-minute walk from Hon-Kugenuma Station on the Odakyu Enoshima Line 19-minute walk from JR Tsujido Station 25-minute walk from Fujisawa Station on the JR Line, Odakyu Enoshima Line and Enoden Electric Railway
Access (bus)	10 minutes from the Kanagawa Public Transportation/Enoden bus Fujisawa Eki Kitaguchi stop and a 1-minute walk from the Fujisawa SST Mae bus stop

## ■ Fujisawa SST Council (as of April 1, 2022)

Lead organizer	Panasonic Operational Excellence Co., Ltd.
Lead members	GAKKEN HOLDINGS CO., LTD./Gakken Cocofump Co., Ltd., Culture Convenience Club Co., Ltd., Social Welfare Corporation Camelia, DENTSU INC., Tokyo Gas Co., Ltd., Panasonic Homes Co., Ltd., NIPPON TELEGRAPH AND TELEPHONE EAST CORPORATION, Sumitomo Mitsui Trust Bank, Limited, MITSUI & CO., LTD., Mitsui Fudosan Co., Ltd./Mitsui Fudosan Residential Co., Ltd., and YAMATO TRANSPORT CO., LTD.
General members	Ain Pharmaciez, Inc., Accenture Japan Ltd, Sunautas Corporation and SOHGO SECURITY SERVICES CO., LTD.
Advisors	Keio Research Institute at SFC, TEPCO Energy Partner, Incorporated, NIHON SEKKEI, INC., the city of Fujisawa, and Fujisawa SST Management Company

## ■ Current layout of Fujisawa SST



Reference) Construction Begins on Residence for Active Seniors with New Neighborhood Functions in Fujisawa Sustainable Smart Town

Developing a sustainable model of creating neighborhoods by solving the problems of a super-aging society  
<https://news.panasonic.com/jp/press/data/2022/04/jn220418-3/jn220418-3.html>

## ■ About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group's serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness, which provides lifelong, family-like care to customers, PARK WELLSTATE provides a broad range of services and support. Property features include elegant buildings that offer a life full of quality and comfort, varied and nutritious daily meals, a full home attendant service, and lifelong security in the form of long-term care and healthcare support.

In addition to PARK WELLSTATE Hamadayama, Mitsui Fudosan is developing four properties in the PARK WELLSTATE lineup. Going forward, Mitsui Fudosan will actively develop serviced senior residences under the PARK WELLSTATE brand, centering on major urban areas, starting in the three major metropolitan areas.

\*Learn more here:

<https://www.mfrw.co.jp/parkwellstate/>

	Property name	Address	Planned opening
①	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	Opened June 2019
②	PARK WELLSTATE Kamogawa	Kamogawa, Chiba Prefecture	November 2021
③	PARK WELLSTATE Senri-Chuo	Toyonaka, Osaka Prefecture	Spring 2023
④	PARK WELLSTATE Nishiazabu Project (tentative name)	Minato-ku, Tokyo	Fall 2024
⑤	PARK WELLSTATE Makuhari Project (tentative name)	Chiba City, Chiba Prefecture	Fall 2024
⑥	PARK WELLSTATE Shonan Fujisawa Project (tentative name)	Fujisawa City, Kanagawa Prefecture	Fall 2024



PARK WELLSTATE Hamadayama



PARK WELLSTATE Kamogawa



PARK WELLSTATE Senri-Chuo



PARK WELLSTATE Makuhari Project



PARK WELLSTATE Nishiazabu Project

## ■ 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/)

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

## ■ 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.

Goal 3 Good Health and Well-Being

Goal 11 Sustainable Cities and Communities

