

April 19, 2022

For immediate release

Mitsui Fudosan Residential Co., Ltd. • MITSUBISHI ESTATE RESIDENCE CO., LTD.
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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

**TOKYU E-LIFE DESIGN INC. Determined as Operator of Senior Housing and
Nursing Home Units in PORT VILLAGE (Rental Housing District)**

Grancreeer HARUMI FLAG Scheduled to Open in Spring 2024

The 10 project owner companies of PORT VILLAGE (rental housing district) in HARUMI FLAG have determined that TOKYU E-LIFE DESIGN INC., a member of the Tokyu Fudosan Holdings Group, will be the operator of the senior housing and nursing home units within the PORT VILLAGE district. The facility will be named Grancreeer HARUMI FLAG, with opening planned for spring 2024.

HARUMI FLAG is a project that will create a neighborhood for around 12,000 people, embracing a diverse array of lifestyles. The project will construct a total of 24 buildings on an expansive, approx. 32-acre (13-hectare) site, comprising 5,632 residential units, both built-for-sale and rental, and retail properties, along with developing daycare centers, nursing home units, share houses and other facilities.

Additionally, HARUMI FLAG aims to create a sustainable, circular neighborhood that constantly generates vibrance and social interaction by providing a stage for people from many different age groups and backgrounds to lead their daily lives. PORT VILLAGE, a rental housing district within HARUMI FLAG, will comprise ordinary rental housing, as well as share houses, which will have communal spaces where communities can be nurtured, such as living room lounges and kitchen spaces, and senior housing where independent seniors will be able to live for the long term with peace of mind, thanks to a reassuring 24-hour support system and safety monitoring equipment set up in various places. For those who require nursing care daily, PORT VILLAGE will also have nursing home units that offer generous nursing care services. There will also be daycare facilities that will meet the childcare support needs of the whole neighborhood's 12,000 new residents.

HARUMI FLAG will continue to be developed with the aim of creating a neighborhood that serves as a flagship for urban living in the future. Going forward, progress on the project, such as the determination of various facility operators, will be announced as information becomes available.



Computer-generated image of the completed HARUMI FLAG

*1 Total of residential buildings and retail properties

■ Collaboration with TOKYU E-LIFE DESIGN INC. to Create the Ideal Neighborhood

HARUMI FLAG aims to be a neighborhood where people of many different age groups, lifestyles and values can live as a community. To create a sustainable, circular neighborhood that constantly generates vibrance and social interaction, places where residents can gather and enjoy themselves are spread out throughout the neighborhood.

For this reason, the project sees senior housing as a hub of social interaction, a place where it is hoped that residents can meet new people. Being an open environment in these ways, HARUMI FLAG is designed to be a sustainable neighborhood where residents can continue to live even when they advance to new life stages.

It is believed that the Grancreeper series of senior residences, which is provided by TOKYU E-LIFE DESIGN, will contribute immensely to creating the ideal neighborhood by making use of the abundant experience and expertise the company has developed over the years in the following three areas.

- In addition to its extensive track record and expertise obtained from developing and operating 1,932 senior housing units in 21 locations in Tokyo and Kanagawa Prefecture, TOKYU E-LIFE DESIGN has a track record of developing mixed-use projects that combine built-for-sale homes and senior housing and nursing home units. In these projects, the child-raising and senior generations can gather, and live and grow older together with peace of mind.
- TOKYU E-LIFE DESIGN can contribute to the formation of a neighborhood community by providing venues for social interaction among people of diverse age groups. For example, it can open a continuing education school where people from children to seniors can gather and interact across different age groups and communities.
- TOKYU E-LIFE DESIGN offers a program that enables residents to switch from senior residences for independent living to care residences with nursing care services. This program allows residents to select where they will live based on their life stage with peace of mind.

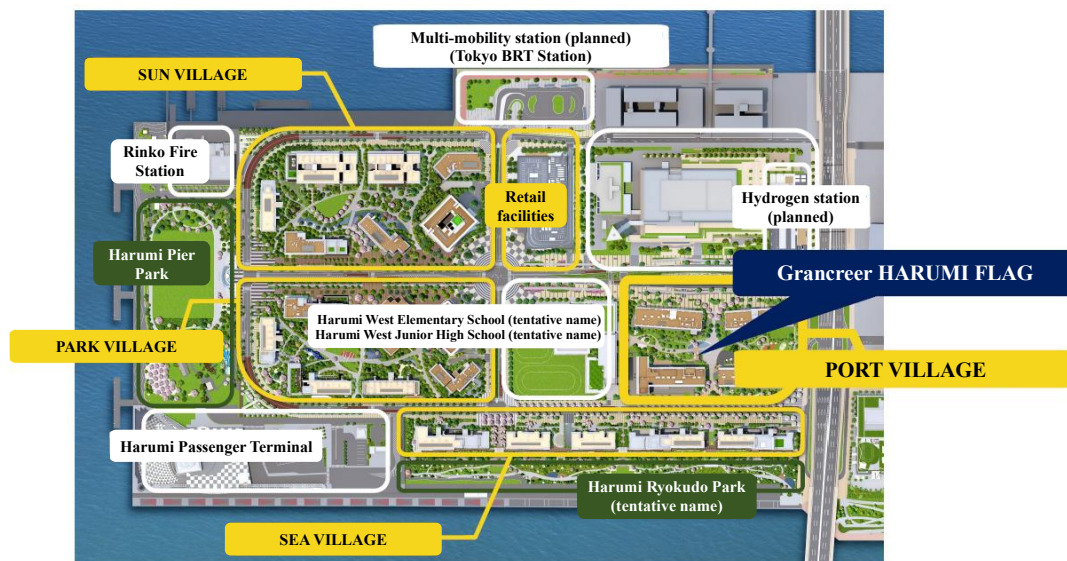
■ Homecreeper, a Continuing Education School Closely Tied to the Community

The Homecreeper continuing education school is scheduled to be opened within the Grancreeper HARUMI FLAG property. The school will serve as a hub of social interaction that will connect people in the neighborhood with a central focus on seniors. Homecreeper will provide an opportunity for people to expand their horizons by learning new hobbies and interests and broadening their knowledge, so that they can lead fulfilling daily lives. The school will thus be a site that fosters new encounters among people of all age groups.

At this property, programs will be developed not only for residents, but also for those living in the built-for-sale districts and nearby communities ^{(*)2}. Developing such programs will allow the property to fulfill its role as a hub that connects the daily lives of seniors and neighborhood residents and to serve as a source of vibrance and social interaction.

^{(*)2} Details are now being planned

■ Property Location



■ Property Overview

^{(*)3} These details are still in the planning stage

Name: Grancreeper HARUMI FLAG

Location: 501, Harumi 5-chome, Chuo-ku, Tokyo

Structure: Reinforced concrete for part of the structure, 15 floors above ground, 1 floor below ground

Total number of units: [Senior residence] 158 units; [Care residence] 50 units

Floor plans: [Senior residence] 1R, 1LDK, 2LDK; [Care residence] 1R

Type: [Senior residence] Serviced senior housing units ^{(*)3}

[Care residence] Serviced senior housing units ^{(*)3}

(Scheduled to apply for designation as a special facility providing assisted-living services to residents (preventive care))

Project owner: TOKYU E-LIFE DESIGN INC.

Management and operation: TOKYU E-LIFE DESIGN INC.

Completion: Autumn 2023 ^{(*)3}

Opening: Spring 2024 ^{(*)3}

[Grancreeper HARUMI FLAG official website] <https://www.grancreeper.com/harumiflag/>

< Reference >

■ HARUMI FLAG's Neighborhood Creation

<About HARUMI FLAG>

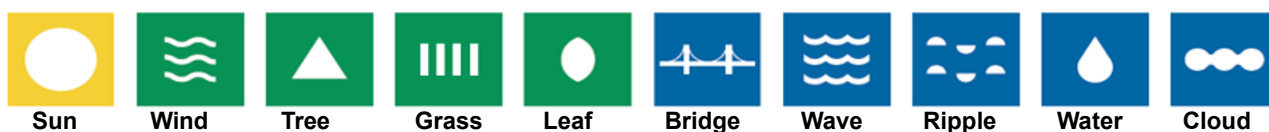


VISUAL FORMAT

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 AEMS¹ 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.mitsuifudosan.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

