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For immediate release

Mitsui Fudosan Co., Ltd.

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## **Launching the First Delivery Robots for Office Buildings**

### **Details of Various Robots and Services at Tokyo Midtown Yaesu Determined**

#### **Will achieve “real estate as a service” and solve social issues by promoting DX**

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#### **Key Points of this Press Release**

- **Details of various robots and services at Tokyo Midtown Yaesu have been determined**
  - Delivery robots: Provide food delivery service through robots which are the first of their kind in office buildings
  - Cleaning robots: Achieve full labor savings that were not previously possible by using autonomous movement in cleaning operations
  - Carrying robots: Allow diverse personnel to work by making it possible to easily transport heavy cargo
- **Through a completely contact-free office and robots, enable fully autonomous movement of delivery and cleaning robots**
- **Achieve “real estate as a service” and provide a premium business lifestyle through the promotion of DX, including the use of robots**

Tokyo, Japan, April 22, 2022 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has advanced the development of Tokyo Midtown Yaesu (located in Chuo-ku, Tokyo) as a member of the Yaesu 2-Chome North Zone Redevelopment Project Association. The Company has now determined details about the various robots and services to be introduced at the facility as part of DX promotion harnessing cutting-edge technology. Mitsui Fudosan hereby announces that, prior to introducing these services, it conducted a demonstration experiment within its own office at Nihonbashi Muromachi Mitsui Tower (located in Chuo-ku, Tokyo) together with partner companies including Uber Eats Japan.



Provided by: TAKENAKA CORPORATION

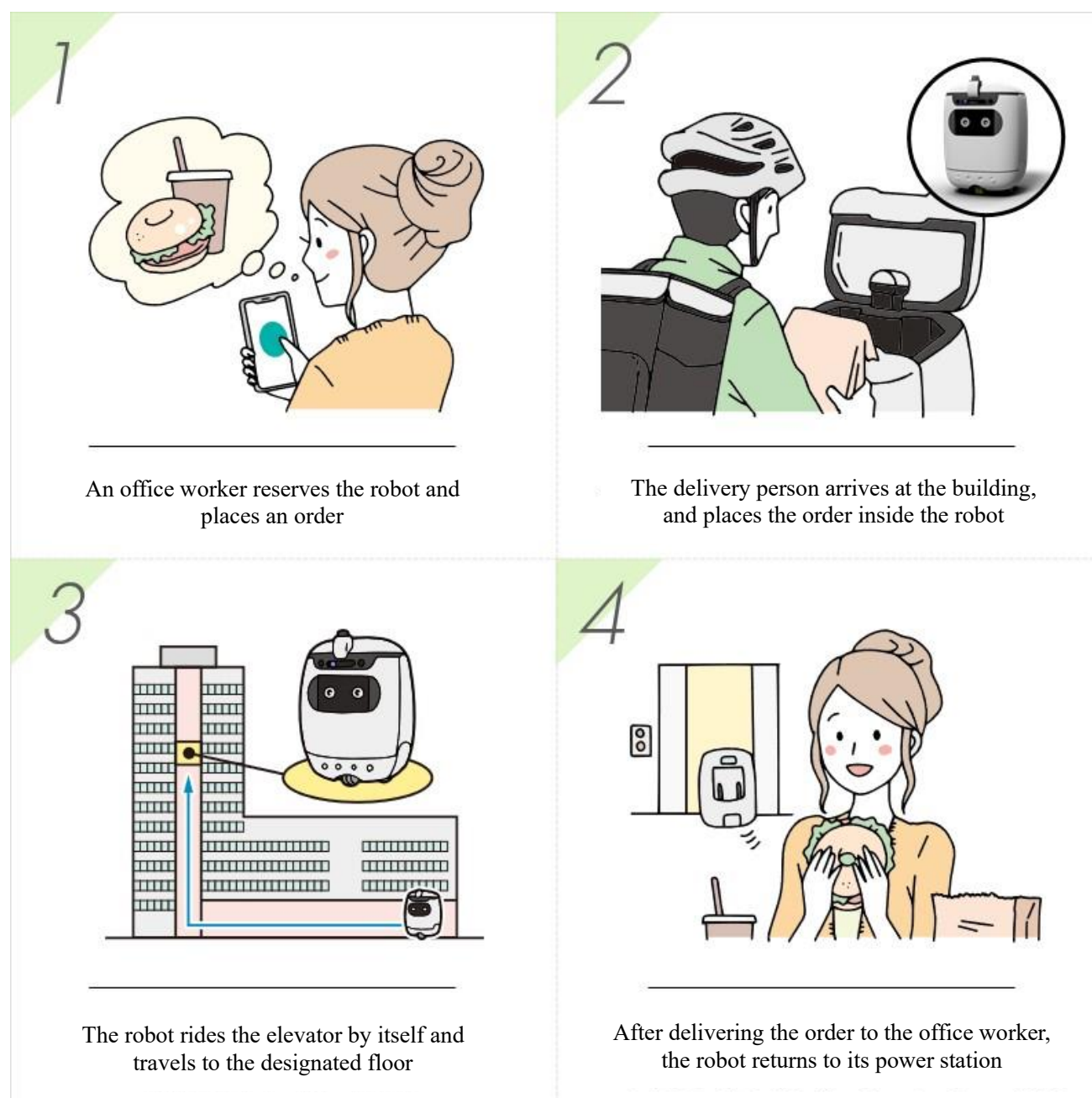
Perspective drawing of Tokyo Midtown Yaesu robots  
in operation (on 2F office lobby)

## 1. Outline of robot services at Tokyo Midtown Yaesu

### ■ Delivery robots

Food delivery services are becoming popular amid the COVID-19 pandemic. Up until now, delivery people have delivered the orders in places like office building lobbies from the perspective of security. For that reason, people working on upper floors have experienced the inconvenience of going down to the lobby to receive their orders. At Tokyo Midtown Yaesu, Mitsui Fudosan will for the first time introduce a service in which robots receive the orders from delivery people in the lobby and deliver them directly to office workers. This will improve convenience for office workers while also contributing to COVID-19 countermeasures by eliminating contact between the office workers and delivery people. This service will also be available for delivery of takeout items from the eating and drinking establishments located within the Tokyo Midtown Yaesu building.

・Conceptual image of delivery robot service



### ■ Cleaning robots

Mitsui Fudosan has promoted the use of cleaning robots, etc. at its existing offices from the perspective of addressing labor shortages. However, up until now, it was necessary for people to accompany the robots during their movement through the office buildings, and Mitsui Fudosan was unable to fully achieve labor savings. At Tokyo Midtown Yaesu, Mitsui Fudosan has been working with the architect/builder TAKENAKA CORPORATION to construct a robot-friendly building. Robotics enable the user to designate to the elevator the floors for getting in or out, which achieves complete labor savings.

### ■ Carrying robots

Using Carrying robots will make it possible for anyone to move heavy cargo for shipping operations, allowing more diverse personnel to work. In this way, Mitsui Fudosan will promote the realization of a society in which possibilities for people expand through technology such as robots, which is part of the “Society 5.0” promoted by the Japanese government.

Prior to introducing these robots to Tokyo Midtown Yaesu, Mitsui Fudosan conducted a demonstration experiment within its own office at Nihonbashi Muromachi Mitsui Tower.



Provided by: TAKENAKA CORPORATION

Conceptual image of robots within the building

## 2. Initiatives for “real estate as a service” envisioned by Mitsui Fudosan at Tokyo Midtown Yaesu

“Real estate as a service” refers to neighborhood creation that perceives neighborhoods not as facilities or things, but as a service that offers human activity such as working, playing, and living. At Tokyo Midtown Yaesu, Mitsui Fudosan is undertaking initiatives to achieve “real estate as a service” using cutting-edge technology. For instance, as the first completely contact-free office building among large-scale office buildings in the Tokyo metropolitan area, the introduction of systems to enter and leave offices using facial recognition and automation of doors at entrances to private areas will enable office workers to enter offices comfortably and hands-free without any direct contact at all.

Mitsui Fudosan has also advanced discussions to use robots in order to promote digital transformation (DX) within office buildings. At this facility, Mitsui Fudosan has enabled transmission and coordination between robots and elevators and security doors to achieve vertical and horizontal robot movement, which had previously been a major obstacle to introducing robots at office buildings, in addition to the active utilization of automated doors. As a result, Mitsui Fudosan will achieve fully autonomous robot movement and launch not only demonstration experiments but the full-scale introduction of robot usage starting with this facility. The Company will also give consideration to the safety and security of office workers when robots are engaged in fully autonomous movement and aim to create a robot-friendly office building where possibilities for people expand through robots. Mitsui Fudosan will also proactively introduce various initiatives harnessing 5G going forward. Through these types of cutting-edge efforts, the Company provides office workers with premium business lifestyles.

### 3. Overview of robots and robot-related applications to be introduced at Tokyo Midtown Yaesu

#### · RICE delivery robot from Asratec Corp.

RICE is an indoor delivery robot with autonomous movement. It can be used in various kinds of indoor facilities such as hotels, office buildings, shopping malls, hospitals, high-rise apartment buildings, eating and drinking establishments, and retail stores. RICE can be used not only to deliver items, but for purposes such as leading and guiding customers as well.

RICE has been designed based on the assumption that it will work in harmony with people, and is equipped with functions to avoid collisions with people and obstacles. By coordinating the robot with the elevator, it is also possible to deliver cargo to different floors. The robot is also notable for featuring a design that makes it easily approachable without any feelings of hesitation, and has been designed with similar attitudes in regard to UI/UX.



#### · RULO Pro cleaning robot from Panasonic Corporation

The RULO Pro cleaning robot will automate floor cleaning, primarily in the common areas of office buildings. Through four types of sensors, RULO Pro will effectively clean the total floor area along the wall and reduce labor in pursuit of usability by, for example, employing a method using paper bags to dispose of garbage.

The robot is equipped with long-distance laser sensors which make it suitable for even large spaces such as entrance halls or conference rooms.



#### · Thouzer transport robot from Doog Inc.

The Thouzer series has been praised for ease of operation and its high degree of customization, and has been introduced and utilized in a diverse array of fields including not only manufacturing plants and logistics warehouses but also railway and aircraft maintenance sites, backrooms within facilities, building and construction sites, and agriculture.

Tokyo Midtown Yaesu will introduce robots equipped with special carts for the new product Thouzer Light which excels at having a large capacity in a small size.



#### · RoboticBase<sup>®</sup> robot-related application from TIS Inc.

RoboticBase<sup>®</sup> is a software that provides comprehensive management functions to integrate service robots. This platform groups together service robots developed and provided by various companies specifically designed for operations including security and guidance, thereby making it possible to utilize operations in an integrated manner. The application features basic functions to comprehensively manage various service robots such as those for transport, cleaning, guidance, and security, as well as IoT devices including sensors, cameras, and signage. It achieves coordination with facilities such as elevators and security doors, and collaboration with corporate systems and external data, etc. ◆ Click here for details: [https://www.tis.jp/service\\_solution/dxrb/](https://www.tis.jp/service_solution/dxrb/)

<Website to download a conceptual video of robot usage \* Valid until May 31, 2022>

<https://prap.gigapod.jp/fdd94513a60d94273aa2b05a0deae7d8f787550ab>



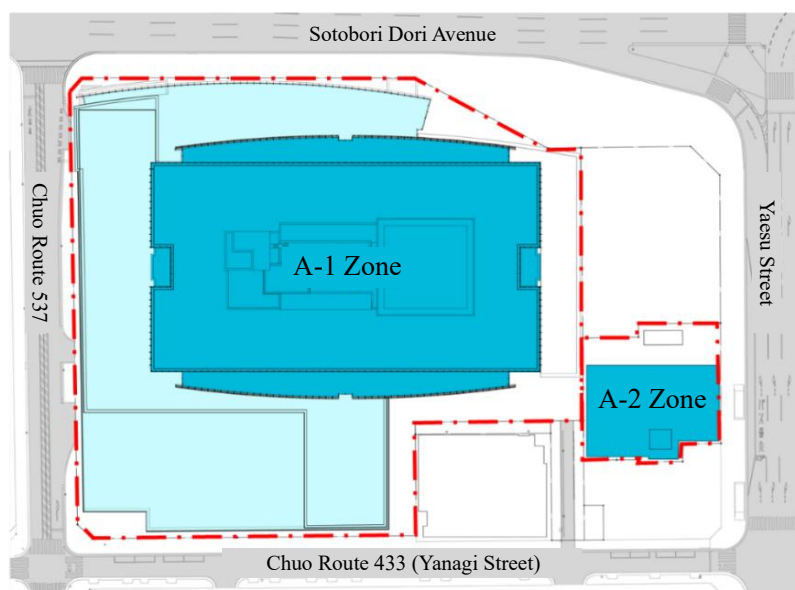
# Attachment 1: Overview of TOKYO MIDTOWN YAESU

District name	TOKYO MIDTOWN YAESU
Project manager	Yaesu 2-Chome North Zone Redevelopment Project Association
Location	Yaesu 2-Chome, Chuo-ku, Tokyo, others
Purpose	(A-1 Zone) Offices, retail facilities, hotel, elementary school, bus terminal, parking spaces, etc. (A-2 Zone) Offices, retail facilities, childcare support facility, bicycle and car parking spaces, residential housing, etc.
Zone area	Approx. 3.7 acres (approx. 1.5 ha)
Site area	(A-1 Zone) Approx. 133,300 ft <sup>2</sup> (approx. 12,390 m <sup>2</sup> ) (A-2 Zone) Approx. 11,200 ft <sup>2</sup> (approx. 1,043 m <sup>2</sup> ) (Total) Approx. 144,500 ft <sup>2</sup> (approx. 13,433 m <sup>2</sup> )
Total floor area	(A-1 Zone) Approx. 3,055,900 ft <sup>2</sup> (approx. 283,900 m <sup>2</sup> ) (A-2 Zone) Approx. 62,900 ft <sup>2</sup> (approx. 5,850 m <sup>2</sup> ) (Total) Approx. 3,118,900 ft <sup>2</sup> (approx. 289,750 m <sup>2</sup> )
Number of floors/Max height	(A-1 Zone) 45 floors above ground, 4 floors below ground, 2 penthouse floors/Approx. 787 ft. (approx. 240 m) (A-2 Zone) 7 floors above ground, 2 floors below ground, 1 penthouse floor/Approx. 134 ft. (approx. 41 m)
Architect/Builder	Basic design/execution/management: NIHON SEKKEI, INC. Architect/Builder: TAKENAKA CORPORATION Master architect: Pickard Chilton
Access	JR Tokyo Station direct underground access via Yaesu Underground Shopping Area Tokyo Metro Marunouchi Line Tokyo Station direct underground access via Yaesu Underground Shopping Area 3 minutes on foot from Kyobashi Station on the Tokyo Metro Ginza Line 6 minutes on foot from Nihombashi Station on the Tokyo Metro Tozai Line, the Tokyo Metro Ginza Line and the Toei Asakusa Line
Schedule	Completion in August 2022 (planned) Commercial facility: Preliminary opening in September 2022, with a grand opening in March 2023
Website	<a href="https://www.yaesu-project-2022.jp">https://www.yaesu-project-2022.jp</a> Various videos featuring robots will be available for viewing on the above website beginning on June 1, 2022



【Planned completed layout】

【Site layout】



【Map of area surrounding Tokyo Midtown Yaesu】



Area on east side of Tokyo Station  
'EATS' (East Area of Tokyo Station)

## Attachment 2: What is Tokyo Midtown Yaesu?

Tokyo Midtown is the brand name for Mitsui Fudosan's urban mixed-use neighborhood creation projects that harness the Company's total capability. Since its debut in 2007, the Tokyo Midtown brand announced its vision of "a town that creates and brings together JAPAN VALUE (new value, sensibility and talent) and continues to disseminate such to the world." Tokyo Midtown delivers the four common values of diversity, hospitality, creativity, and sustainability in its neighborhood creation projects.

Tokyo Midtown (Roppongi) (opened in Akasaka, Minato-ku, in 2007) has so far created new value by combining diverse talent concentrated in the neighborhood, and has come to embody a vision for the neighborhood through careful consideration and hospitality toward people visiting the area, seasonal events utilizing rich, green spaces, and activities to generate creativity through design and art.

That philosophy was carried over to Tokyo Midtown Hibiya (opened in Yurakucho, Chiyoda-ku, in 2018), where Mitsui Fudosan has been promoting neighborhood creation that harnesses the unique traits of Hibiya.

Tokyo Midtown Yaesu, which is the third facility in the Tokyo Midtown brand, has assumed the brand which was built up by Tokyo Midtown (Roppongi) and Tokyo Midtown Hibiya, and aims to be a neighborhood unique to Yaesu where Japan's dreams come together and develop into the world's dreams while promoting shared values.

### Attachment 3: “Mitsui Fudosan 9BOX Infection Control Measure Standards”

#### ■ 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.

三井不動産 感染対策基準



### Attachment 4: About the COLORFUL WORK PROJECT

### COLORFUL WORK PROJECT

三井のオフィス

<https://www.mitsui-fudosan-office.jp/>

Under its "Colorful Work Project" slogan, Mitsui Fudosan is promoting a series of strategies to allow each individual employee to adopt a workstyle that best suits their needs. Through this approach, Mitsui Fudosan aims to pioneer new workstyles that allow users of Mitsui Office to achieve an optimal work-life balance.

### Attachment 5: Mitsui Fudosan Group’s Contribution to SDGs

[https://www.mitsui-fudosan.co.jp/english/corporate/esg\\_csr/](https://www.mitsui-fudosan.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.mitsui-fudosan.co.jp/english/corporate/news/2021/1124/>

Diversity & Inclusion Promotion Declaration and Initiative Policy

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

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

Goal 8	Decent Work and Economic Growth
Goal 11	Sustainable Cities and Communities

