



For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsubishi Estate Residence Co., Ltd.**One of Japan's Largest ZEH Condominiums, Environmental Performance with Virtually Zero CO₂ Emissions and Onsite Power Generation for Stronger Resilience**

Start of Mita Garden Hills

1,002 unit project on the approx. 269,100 ft² (approx. 25,000 m²) former site of the Ministry of Communications—the largest in Minato-ku

Official site opening on April 25, 2022 (Monday)

Tokyo, Japan, April 8, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Mitsubishi Estate Residence Co., Ltd., announced today regarding the Minato-ku Mita 1-chome Project (tentative name) scheduled for completion in March 2025 that the name of the project has been decided as Mita Garden Hills (hereinafter, the “Project”), and that the official site opening will take place on April 25, 2022 (Monday).

The project will be built on the former site of the Ministry of Communications Postal Life Insurance Building, proudly the largest site area for a built-for-sale condominium in Minato-ku*¹ at approx. 269,100 ft² (approx. 25,000 m²). It is the first Garden Hills to be jointly developed by the Mitsui Fudosan Group and the Mitsui Estate Group in Tokyo since the Hiroo Garden Hills Project 38 years ago. Moreover, another characteristic of the project is that its south side overlooks the Tsunamachi Mitsui Club, which is the reception hall of the Mitsui Group. The Group plans to open a sales salon for this project in around autumn of 2022.

About Mita Garden Hills

1. An iconic project by the Mitsui and Mitsubishi groups, **comprising a total of 1,002 units and built on the site of the former Ministry of Communications, the largest site in Minato-ku*¹**
2. A stylish façade design suited to the location **preserves and restores part of the old Ministry of Communications building**
3. **Approx. 82,900 ft² (approx. 7,700 m²) of landscaping** is planned. The project provides an environment enveloped in greenery, which is precious in central urban areas, mainly in the central garden for the exclusive use of residents
4. **Japan's largest*² condominium with all units ZEH Oriented. With effectively zero CO₂ emission electrical and gas services**, it will contribute to a carbon-free society
5. **Onsite electricity generation using solar power generation and medium-pressure gas for emergencies.** Continuous and stable electricity supply for stronger resilience functions
6. The project proposes high-class living in keeping with the location, offering a range of **various shared facilities and front-of-house services, such as concierges provided in partnership with the Imperial Hotel**



Computer-generated image of the completed project seen from the Tsunamachi Mitsui Club (Main building: left center)

1. An iconic project by the Mitsui and Mitsubishi groups, comprising a total of 1,002 units and built on the site of the former Ministry of Communications, the largest site in Minato-ku*1

About five minutes' walk from Azabujuban Station on the Toei Oedo Line and the Tokyo Metro Namboku Line, the project will be built on the former site of the Ministry of Communications Postal Life Insurance Building, which is the largest site area for a built-for-sale condominium in Minato-ku*1 at approx. 269,100 ft² (approx. 25,000 m²). It is the first Garden Hills to be jointly developed by the Mitsui Fudosan Group and the Mitsui Estate Group in Tokyo since the Hiroo Garden Hills Project 38 years ago. Moreover, another characteristic of the project is that it is in a position where its south side overlooks the Tsunamachi Mitsui Club, which is the reception hall of the Mitsui Group.

This large-scale project with a total of 1,002 units starts today, a symbol of the Mitsui Fudosan Residential brand concept, "Life-styling × Improving with age," and the Mitsubishi Estate Residence brand concept, "A Home for Life."

*1 According to Marketing Research Center Co., Ltd.

- About Hiroo Garden Hills: Completed in 1987, with approx. 1,100 units, this was a joint development project by the Mitsui Fudosan Group and the Mitsubishi Estate Group. With a site area of approx. 710,400 ft² (approx. 66,000 m²), the development has distinctive luxuriant greenery that has grown since its completion, providing a quiet, high quality living environment.



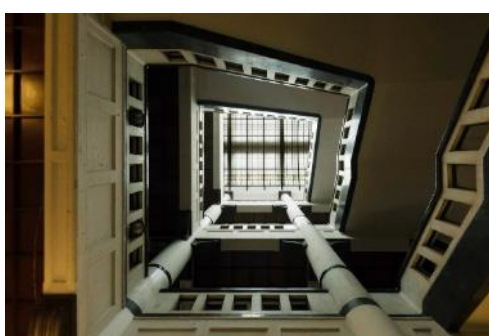
2. A stylish façade design suited to the location preserves and restores part of the old Ministry of Communications building

The main design has been created by Hoshino Architects, an internationally active architecture practice headquartered in Tokyo. Furthermore, internationally active London-based Hopkins Architects has also made its debut project in Japan with the design of the condominium façade. By preserving and restoring part of the historical former Ministry of Communications Postal Insurance Building (completed in 1929), the stylish façade design has been achieved in an effort to consider both historical tradition and scenery.

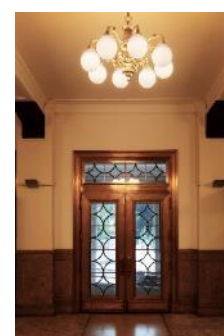
<Former Ministry of Communications Postal Insurance Building (photographed in September 2018)>



Exterior



Stairwell

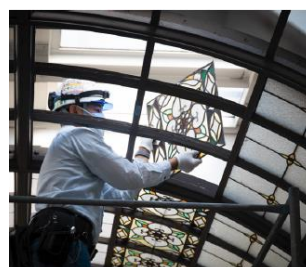


Official entrance

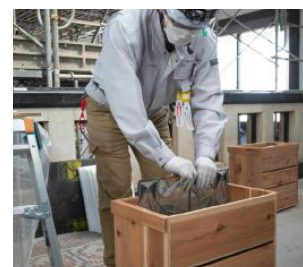
<Preservation work>



Exterior cladding: Tile



Stairwell: Stained glass



<Computer-generated image of the completed preservation and restoration>



South side exterior



Stairwell



South side official entrance

<Main design architect: Hoshino Architects>



Representative Director
Hiroaki Hoshino



Tokyo Midtown Hibiya

<Façade design reviewer: Hopkins Architects>



Principal Simon Fraser



Shin-Marunouchi



Tokyo Midtown Hibiya



Bracken House

3. Approx. 82,900 ft² (approx. 7,700 m²) of landscaping is planned. The project provides an environment enveloped in greenery, which is precious in central urban areas, mainly in the central garden for the exclusive use of residents

Comprising a grand undulation, the central garden for exclusive use of residents is a forest in the urban center, forming the heart of a planned approx. 82,900 ft² (approx. 7,700 m²) landscape with over 130 varieties of plants, including existing trees. Approx. 500 t of rainwater per year will be used to water the plants in an effort to maintain and preserve the environment.



Computer-generated image of the completed central garden



Computer-generated image of the completed central garden



Computer-generated image of the completed central garden

4. Japan's largest^{*2} condominium with all units ZEH Oriented. With effectively zero CO₂ emission electrical and gas services, it will contribute to a carbon-free society

Through this project, the Company will conduct various initiatives for realizing a carbon-free society.

• Plan to obtain ZEH Oriented Certification for all 1,002 units, the largest scale in Japan

- ✓ Insulation design with low-e double glazed windows and increased insulation thickness for the exterior walls, etc. and use of high efficiency equipment such as LEDs.

• Virtual-zero CO₂ emission services for both electricity and gas

- ✓ With regard to gas, the Company plans to introduce “carbon neutral city gas,” in a disaster-resilient, medium-pressure service from Tokyo Gas Co., Ltd. (Headquartered in Minato-ku, Tokyo) for common areas and individual residences.^{*3}
- ✓ For electricity, the Company plans to supply 100% virtual renewable energy electricity from afterFIT Co., Ltd. (Headquartered in Minato-ku, Tokyo) in common areas and from SB Power Corp. (Headquartered in Minato-ku, Tokyo) of the SoftBank Group in individual residences.^{*4}

• Energy generated through onsite generation and MEMS will enable further reduction in environmental load in common areas

- ✓ Energy will be generated through onsite generation from a large-scale fuel cell battery (250 kw) from Bloom Energy Japan, Limited. (Headquartered in Minato-ku, Tokyo), the first to be adopted for a condominium in Japan, and from a solar power generation system (200 kw).
- ✓ Air conditioning operation in common areas will be reduced using MEMS.

• Creation of systems to enable residents to enjoy continuously working to reduce energy usage and CO₂ emissions

- ✓ Promotion of electricity consumption reduction by visualizing consumption for each residential unit.
- ✓ After residents move in, the Company will hold regular events to promote environment activities and provide participants with special rewards.

• Plan to acquire ZEB-Ready certification even at the project sale salon

- ✓ The salon will use 100% virtual renewable energy, including the installation of a solar power generation system (10 kw). The project will make use of rainwater for watering plants and proactively use recycled materials.
- ✓ The project and the sales salon will make use of 100% virtual renewable energy during their construction. The Company will carry out initiatives to reduce CO₂ emissions not only after residents move in, but continuously from the time of construction and sales.

*2 According to Development Research Co., Ltd.

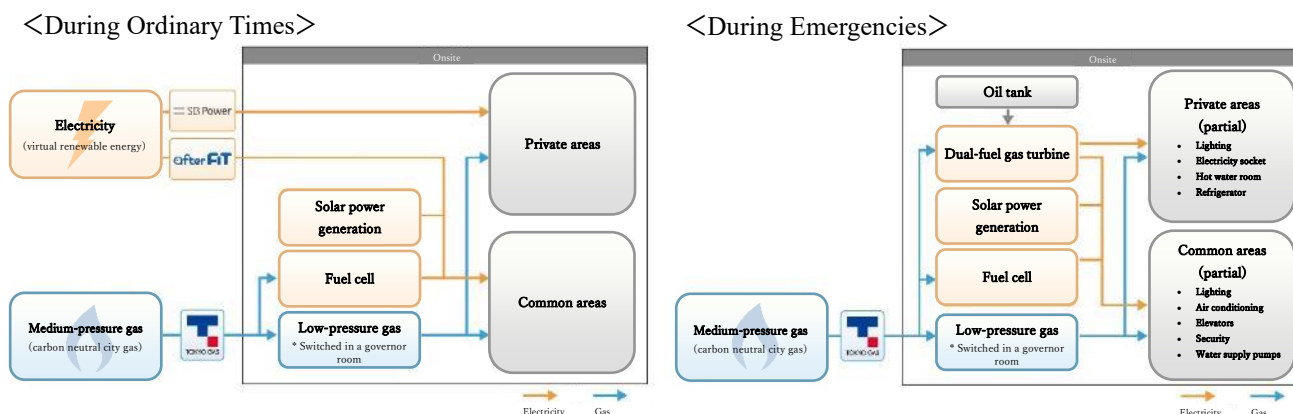
*3 The project will use LNG (CNL) that is considered to emit no CO₂ on a global level, even when combusted because greenhouse gases emitted in the process from exploration to combustion of natural gas are offset using CO₂ credits (carbon offset). The initial provision period is fixed.

*4 Supplied electricity with a combination of non-fossil fuel certificates designating renewable energy will virtually achieve 100% CO₂ emission-zero electricity supply. The initial provision period is fixed.

5. Onsite electricity generation from solar power and medium-pressure gas will be used in case of emergencies. The project will provide continuous, stable electric power to strengthen resilience functions

Electricity will be supplied during ordinary times from onsite generation by the abovementioned fuel cell battery (250 kW) and solar power generation system (200 kW).

In addition, a dual-fuel gas turbine generator (1,500 kVA) will be installed to enable continuous and stable electricity supply during emergencies based on a predetermined electricity supply volume for as long as gas supply and related facilities are maintained. The system will supply common areas (partial lighting, air conditioning, elevators, water supply and drainage facilities, and security functions, etc.) and all residential units (partial lighting, hot water, refrigeration, ICT service sockets, etc.). In addition, the condominium will provide a secure living environment, with emergency food and water supplies for all residents (for approx. three days).



6. The project proposes high-class living in keeping with the location, offering a range of various shared facilities and front-of-house services, such as concierges provided in partnership with the Imperial Hotel

To provide residents with a high standard of living, plans include provision of shared facilities and services suitable for the location, including a workspace, a gym, a golf lounge, a sauna and hot stone spa, a theater room, a music room, a café lounge, a bar, and a restaurant (store).

- ✓ Plans include provision of concierge services in partnership with the Imperial Hotel (Headquarters: Chiyoda City, Tokyo), which has a long tradition of hosting important global guests since 1890.
- ✓ Imperial Hotel bartenders will provide service at the onsite bar lounge.
- ✓ Valets, butlers, porters, door staff and various other high quality front-of-house services will be provided.
- ✓ The Company will provide infection prevention measures such as non-contact auto-locking doors and elevators, an IoT system to provide information on the reservation status and CO2 density of shared facilities, and appropriate ventilation and humidity adjustment.

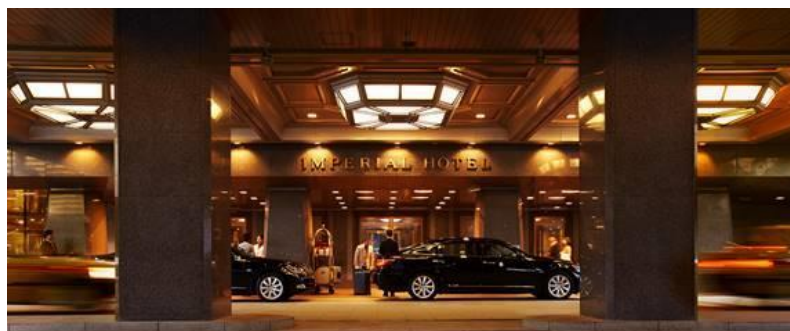


Image of the Imperial Hotel

The project will preserve valuable history and environment while introducing advanced technologies and services to provide high quality homes and living suited to the location. Further details will be provided around the time of the opening of the sales salon.

■ Overview of Mita Garden Hills

Location	102-1 Mita 1-chome, Minato-ku, Tokyo
Access	Five minutes on foot from Azabujuban Station on the Tokyo Metro Namboku Line and the Toei Oedo Line Ten minutes on foot from Shibakoen Station on the Toei Subway Mita Line
Zoning	Type two residential area and type one educational district
Structure/scale	Ferroconcrete construction, 2 floors below ground, 14 floors above ground, and other structures
Site area	271,751.82 ft ² (25,246.57 m ²)
Private floor areas	310–4,000 ft ² (29–370 m ²)
Total number of units	1,002 (with two additional areas for stores)
Opening date of the sales salon	Autumn 2022 (planned)
Completion date	March 2025 (planned)
Design/construction	TAISEI CORPORATION
Official URL	https://www.31sumai.com/mfr/X1712/ * To be opened at 15:00 on April 25 (Monday)

■ Project site map



■ 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/

■ Mitsui Fudosan Group’s contribution to SDGs

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/

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

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.

【Mitsubishi Estate Group’s Initiatives】

The Mitsubishi Estate Group has established the Mitsubishi Estate Group Sustainability Vision 2050, articulating the vision it aims to achieve by 2050. In order to realize this vision, the Group has established Mitsubishi Estate Group 2030 Goals for SDGs in its 2030 Long-Term Management Plan. They are positioned as milestones that define various themes and actions in working to achieve the 2050 vision.

Mitsubishi Estate Group is committed to providing even greater value to a wider range of stakeholders in the four key themes of Environment, Diversity & Inclusion, Innovation, and Resilience.

【Reference】

• Mitsubishi Estate Group’s sustainability website <https://www.mec.co.jp/j/sustainability/>

In March 2022, Mitsubishi Estate Group took steps towards realizing a decarbonized society by formulating new reduction targets for emissions of greenhouse gases such as CO₂ and making a 2050 net zero declaration aligned with the standards announced by the SBTi. The Mitsubishi Estate Group continues in its aim to realize a sustainable society through business activities as an advanced ESG company.

【Reference】

• “Formulation of New Reduction Targets for Emission of Greenhouse Gases Such as CO₂ for the Entire Group and 2050 Net Zero Declaration Aligned with the New Standards Set by SBTi”

https://www.mec.co.jp/j/news/archives/mec220309_netzero.pdf

■ About Mitsubishi Estate Residence’s “CO₂ Emission Reduction Strategy”

https://www.mec-r.com/news/2022/2022_0112_02.pdf

Mitsubishi Estate Residence aims to reduce CO₂ emissions by 50% from 2019 levels by 2030 to accelerate initiatives to realize a decarbonized society.

* The initiatives covered in this press release are contributing to five of the UN's SDGs.

Goal No. 6 Clean water and sanitation
Goal No. 7 Affordable and clean energy
Goal No. 9 Industry, innovation and infrastructure
Goal No. 11 Sustainable cities and communities
Goal No. 15 Life on land

