
Strive for longer large-scale repair work cycles to reduce burdens on residents
Industry's First*¹ 18-Year Warranty*² against Indoor Leaks from
Rooftops and Exterior Walls
Start Adoption of Highly Durable Component Materials in Newly
Built Condominiums
Reduce lifecycle CO₂ emissions at the operation stage by 38%*³ to contribute to a
decarbonized society

Tokyo, Japan, May 10, 2022 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, has recently started the adoption of highly durable component materials in newly built condominiums in the belief that cycles for large-scale repair work should be lengthened under the brand concept of “Life-styling x improving with age,” which means continuing to support customers’ diverse life stages and create homes and lifestyles that increase in value over time. Moreover, for the first time in the condominium industry*¹, the warranty on indoor water leakage from rooftops and exterior walls has been extended from the current 10 years to 18 years*², providing even further peace of mind to homes and lifestyles. Construction on the first property in this initiative, PARK HOMES Shiki Comfort Terrace, will start in March 2022, and Mitsui Fudosan Residential will add this to newly built condominiums going forward.

Mitsui Fudosan Residential has sold many condominiums in the past, but the passage of time has generated changes such as the current economic environment and the usage environment of condominiums, which has led to requirements in the maintenance and management following completion of construction to change in response to the times. The Company recently decided on the adoption of highly durable component materials, taking into account the track record of Residential Customer Service and the results of management of approx. 210,000 units obtained by Mitsui Fudosan Residential Service Co., Ltd. over many years in addition to a survey of residents from approx. 600 cases conducted in fiscal 2021*⁴. Using these durable materials is expected to reduce the number of large-scale repair works by lengthening the cycle between their occurrence, reducing the labor and burdens placed on condominium management associations and alleviating the burdens placed on residents during repairs (such as noise from erecting scaffolding and reduced exposure to sunlight due to protective nets). Moreover, by reducing lifecycle CO₂ emissions*³ by approx. 38% at the operational stage in such ways as reducing the use of vehicles in processing and transporting of waste materials, etc., it also fulfills a role of contributing to the realization of carbon neutrality.

Mitsui Fudosan Residential will continue delivering products and services that fulfill the needs of diversifying lifestyles and work toward helping to achieve a sustainable society and the SDGs under the housing business brand concept of “Life-styling x improving with age.”

Key Points of this Initiative

- 1. Adopted highly durable component materials in condominiums in the belief large-scale repair work cycles should be lengthened.**
Helps reduce labor and burden of condominium management associations.
- 2. Adopts the condominium industry's first*¹ 18-year warranty*² for indoor water leaks from rooftops and exterior walls in newly built properties.**
- 3. Lengthening the cycle of large-scale repair work reduces the volume of lifecycle CO₂ emissions at the operational stage by approx. 38%*³.**

*1 Mitsui Fudosan Residential research (Of the top 10 suppliers of new condominiums in the Tokyo metropolitan area for 2021)

*2 The warranty period for some water leaks based on the Residential Customer Service Warranty Regulations supplementary materials to real estate purchase contracts will be extended from the current 10 years to 18 years for properties that meet Mitsui Fudosan Residential-stipulated conditions, such as the use of highly durable materials, regular inspection by the management company, and appropriate repair and inspection by the management association.

*3 Mitsui Fudosan Residential research (Calculated from the operational stage (repair and renovations) based on Mitsui Fudosan Residential standard property specifications). The reduction effect is a comparison of only three materials in an extension of the large-scale repair work cycle.

*4 Online questionnaire and interviews on homes and lifestyles of residents in Mitsui Fudosan Residential properties.

1. Adopted highly durable component materials in condominiums in the belief large-scale repair work cycles should be lengthened.

Helps reduce labor and burden of condominium management associations.

Adopting highly durable materials will extend the cycle for large-scale repairs under the long-term repair plan to 18 years, longer than the 12-15 year cycle guideline recommendation from the Ministry of Land, Infrastructure, Transport and Tourism (MLIT)*⁵. Calculated this way, there will be two fewer instances of large-scale repair work over a 60-year period than would be needed under the MLIT guideline (calculated in comparison to a 12-year cycle). Furthermore, costs are forecast to be reduced by approx. 14% (based on calculations of standard Mitsui Fudosan Residential building specifications) and the burden on the condominium management association due to launching repairs committees or resolutions at general meetings is expected to be reduced.

*5 After the initial 18 years, the cycle of large-scale repair work is expected to be revised to 18 years under the conditions outlined below. However, this may differ depending on the warranty period for sub-contractors of large-scale repair work.

- The applicable condominium is located in the Tokyo metropolitan area.
- Certain construction conditions for large-scale repair work are satisfied.
- Accepting regular inspection by the management company, and appropriate repairs and inspections by the management association. Large-scale repair work cycles and timing of construction periods, etc. are subject to change based on resolutions by the management association.

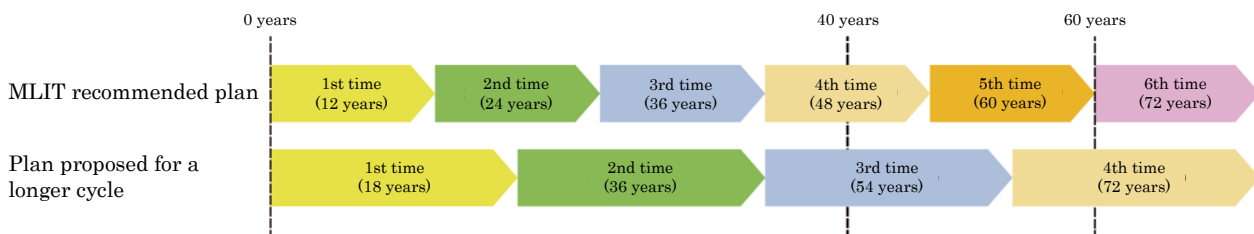


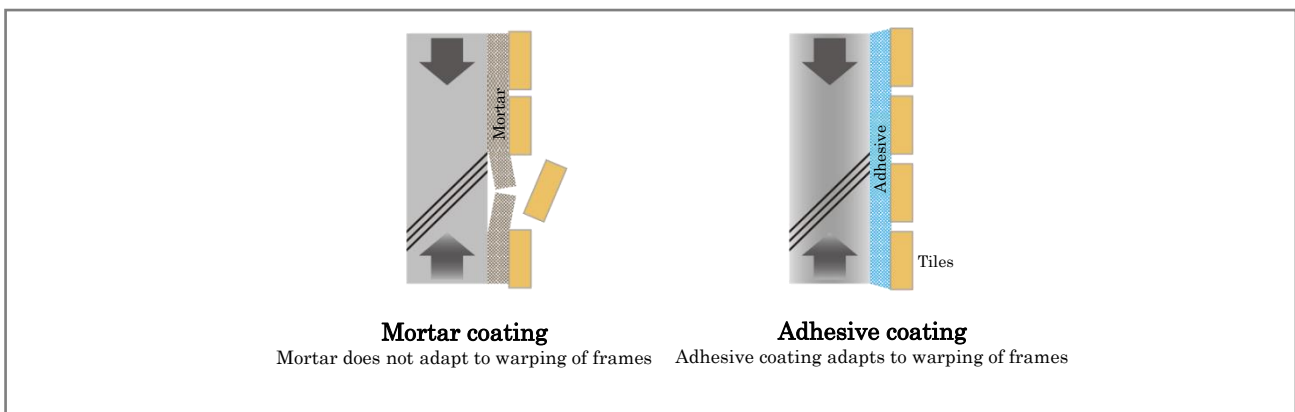
Image comparing the recommended MLIT cycle (if 12-year cycle) and the plan proposed for a longer cycle

■ Highly Durable Component Materials

When building condominiums, the three items below are adopted as a set to extend the life of the building as they are effective in suppressing deterioration of the building exterior.

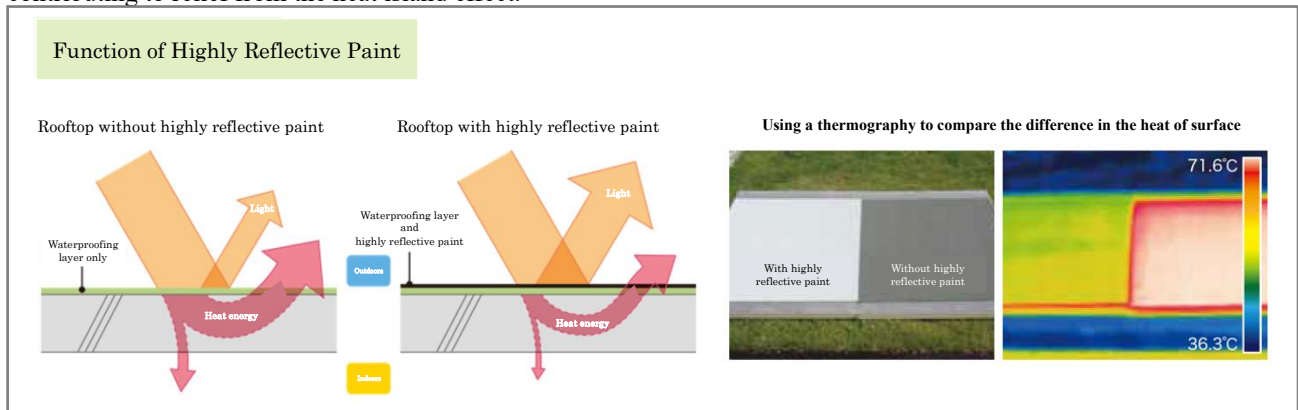
① Adoption of the organic adhesive tensioning method for exterior tiles

The organic adhesive tensioning method is adopted for exterior tiles. Using elastic (stretchable) adhesive on tiles for exterior walls reduces the stress generated on the adhesive surface, and is considered to be superior in preventing tiles from peeling and falling off compared to ultra-high-pressure water washing of concrete surfaces and mortar-applied methods.



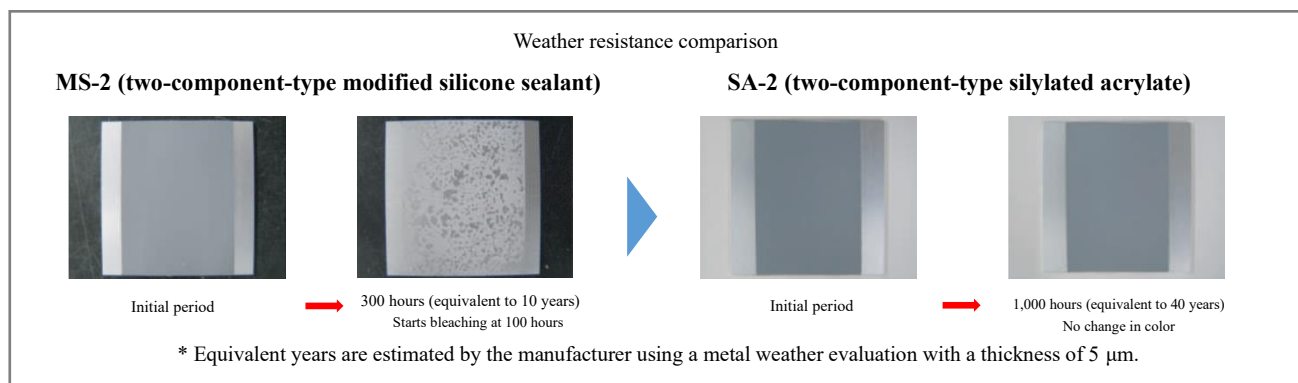
② Adoption of highly reflective paint for rooftop asphalt waterproofing

Highly reflective paint will be used to prevent thermal degradation by suppressing the storage of heat in the waterproof layer caused by sunlight, thereby contributing to improving the durability of rooftop asphalt waterproofing (manufacturer's estimated service life: approx. 23-25 years). Reflecting more sunlight also reduces the amount of heat energy converted, contributing to relief from the heat island effect.



③ Adoption of exterior wall sealing material with outstanding weather resistance and durability

Exterior wall sealing material with outstanding weather resistance and durability (SA-2) with a manufacturer's estimated service life of 20-25 years will be adopted.



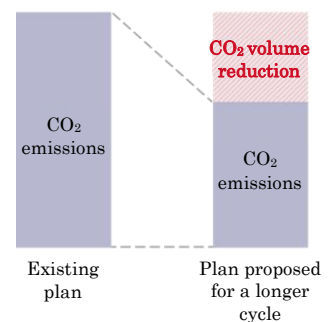
2. Adopts the condominium industry's first*¹ 18-year warranty*² for indoor water leaks from rooftops and exterior walls in newly built properties.

Mitsui Fudosan Residential's directly operated Residential Customer Center and Mitsui Fudosan Residential Service Co., Ltd., with a wealth of management experience in approx. 2,400 properties (approx. 210,000 units), will leverage their accumulated data and knowledge, and by using the aforementioned highly durable component materials, extend the guarantee against indoor water leakage from rooftops and external walls from its current 10 years to 18 years*².

3. Lengthening the cycle of large-scale repair work reduces the volume of lifecycle CO₂ emissions*⁶ at the operational stage by approx. 38%*³.

The reduction in the frequency of large-scale repair works will reduce the amount of waste materials for disposal and the number of vehicles used for transportation, etc., which is expected to result in a reduction of approx. 38% in CO₂ emissions*³ during the operation stage (the period from the completion of construction to the demolition of the building).

*⁶ Lifecycle CO₂ refers to CO₂ emitted for the period from new construction through to demolition of the building (including CO₂ emitted during materials manufacture).

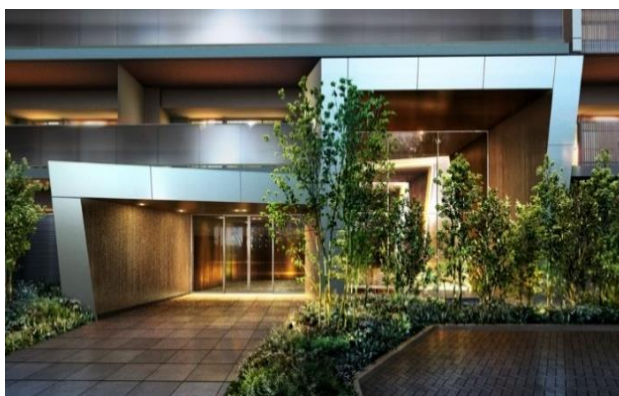


■ Introduction starting with PARK HOMES Shiki Comfort Terrace

PARK HOMES Shiki Comfort Terrace, located 7 minutes on foot from Shiki Station on the Tobu Tojo Line, is a large-scale condominium with 135 units in total. Exclusive areas have adopted wall doors and double outframes to enable a highly spacious layout with variability and effectiveness. Furthermore, with the initiative to lengthen the large-scale repair work introduced from this property onward, it will reduce burdens on residents and the management association in the aim of providing safer, more reassuring homes and lifestyles.



Computer-generated image of the completed



Computer-generated image of the completed



Computer-generated image of the completed

■ Overview of PARK HOMES Shiki Comfort Terrace

Address	1-2135-2 (and other lots) Tohoku, Niiza City, Saitama Prefecture
Access	7 minutes on foot from Shiki Station on the Tobu Tojo Line
Structure and scale	Reinforced concrete construction, 8 floors above ground
Number of units	135
Site area	52,213 ft ² (4,850.76 m ²)
Layout/exclusive floor area per unit	2LDK-4LDK 609.88 ft ² -895.99 ft ² (56.66 m ² - 83.24 m ²)
Construction completion/occupation date	Scheduled for completion in mid-October 2023 Scheduled for occupancy in early November 2023
Construction	Haseko Corporation
Management company	Mitsui Fudosan Residential Service Co., Ltd.
Start of sales	Scheduled for mid-July 2022
Property website	https://www.31sumai.com/mfr/X2009/

