

July 29, 2022

For immediate release

Mitsui Fudosan Residential Co., Ltd.

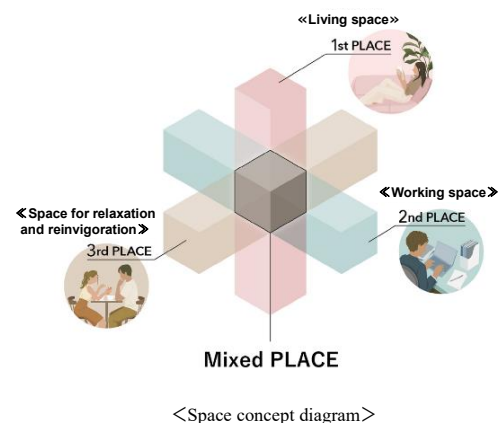
Enables ‘Living,’ ‘Working’ and “Relaxing” Large-Scale Rental Condominium Equipped with Approx. 2,150 ft² (Approx. 200 m²) of Common Areas Construction Completed on Park Axis Monzennakacho Terrace (189 units) and Park Axis Toyochō Residence (250 units)^{※1}

Tokyo, Japan, July 29, 2022 - Mitsui Fudosan Residential Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it had completed the construction of large-scale condominium Park Axis Monzennakacho Terrace on July 29, 2022. The condominium embodies the space concept of Mixed PLACE, which residents can use according to their lifestyle and purpose. Park Axis Toyochō Residence, which shares the same concept, will be completed on August 31, 2022.

In recent years, IT technology progress, digitalization, and COVID-19 have contributed to an increase in “indoor time,” leading to a rise in a working style not tied to one location and more diverse lifestyles. The sharp rise in working from home has blurred the boundary between private (home) and professional (workplace), bringing to the fore issues such as switching off from work and lack of exercise.

To resolve this issue, Mitsui Fudosan Residential has created these condominiums with the space concept of “Mixed PLACE” that combines the functions of “1st PLACE for living,” “2nd PLACE for working,” and “3rd PLACE for relaxing. The multi-use common areas of approx. 2,150 ft² (approx. 200 m²) supports a multitude of lifestyles. Some units of the exclusively-owned parts of the condominium contain space for a desk or have a fitted counter, etc., making exclusively-owned parts suitable for working from home.

Based on the brand concept for its overall residential business, “Life-styling x Improving with age,” Mitsui Fudosan Residential provides products and services that accommodate diversifying lifestyles and thereby contribute to SDGs and achieving a sustainable society.



Key Points of the Project

- Space concept “Mixed PLACE” that residents can use according to their lifestyle**
 Offers approx. 2,150 ft² (approx. 200 m²) of common areas that provide a “1st PLACE for living,” “2nd PLACE for working,” and “3rd PLACE for relaxing.”
- Construction completed on large-scale condominium that embodies the space concept “Mixed PLACE.”**
 - (i) Park Axis Monzennakacho Terrace
 Four zones of common areas offer an environment that can be used by feature or space depending on usage or mood.
 - (ii) Park Axis Toyochō Residence
 Chilled-out living and multi-work space offer a relaxing environment or a quiet environment where one can concentrate.

※1 Park Axis Monzennakacho Terrace: Completion July 29, 2022 Park Axis Toyochō Residence: Scheduled completion August 31, 2022

■ Construction completed on large-scale condominium that embodies the space concept “Mixed PLACE.”

(1) **[Park Axis Monzennakacho Terrace]**

Four zones of common areas offer an environment that can be used by feature or space depending on usage or mood.

•Relaxation Zone

Open space similar to a spacious café where one can sense the outside plants through large-opening windows.

•Concentration Zone

Space offering an environment for concentrating with 12 private booths (six with monitors)

•Active Zone

A space to reinvigorate yourself from lack of exercise or working from home. Offers free use of facilities such as exercise bikes and online fitness, etc.

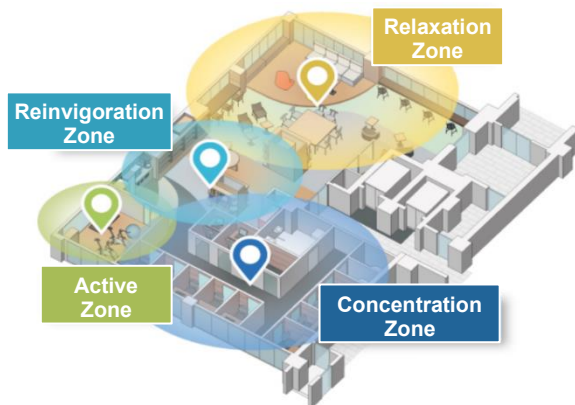
•Reinvigoration Zone

Space to use when you need reinvigorate. Offers sale of frozen bread (fee applicable) and other services for a break.

In addition to the four zones, an approx. 600 ft² (approx. 55 m²) roof terrace surrounded by shrubs offers a space for feeling the warmth of the sun or enjoying the breeze. Park Axis Monzennakacho Terrace offers residents fun-filled daily lives where they can find the lifestyle that suits them.



<CG image of the completed common areas>



<Conceptual image of the common areas>

(2) **[Park Axis Toyochō Residence Axis Toyochō Residence]**

Chilled-out living and multi-work space offers a relaxing environment or a quiet environment where one can concentrate.

•Chilled living

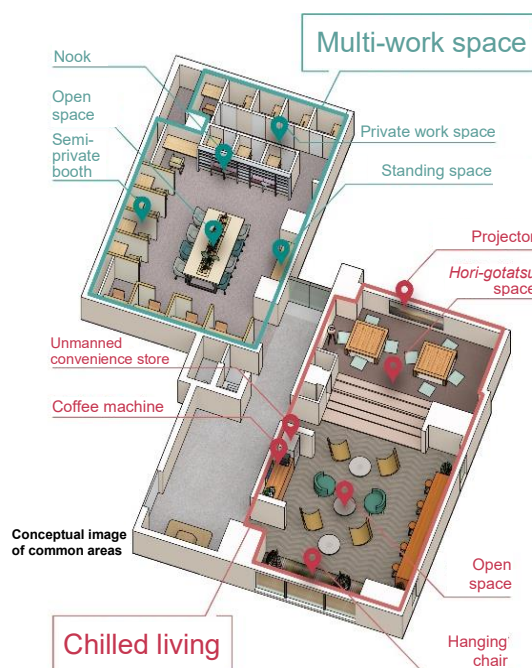
As well as being a second home space to relax in, it is also a suitable space for relaxation and when you want to spend time on your interests. The area can be divided into different spaces using wall doors, and projectors have been installed in the *hori-gotatsu* (Japanese traditional sunken heated table) area.

•Multi-work space

Offers a quiet environment where one can concentrate, that can be used for various purposes such as working from home. Offers five types of seating, private booths (reservation required), semi-private booths, open booths, nooks, and standing area, that can be used depending on purpose and mood.

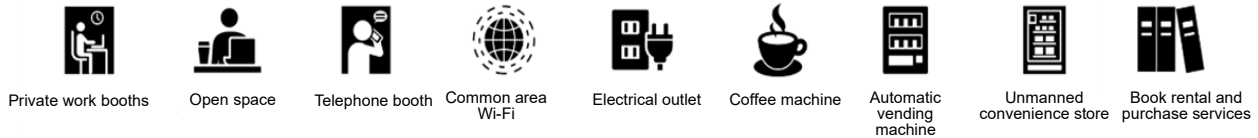


<CG image of the completed common areas>



<Conceptual image of common areas>

■ Common facility services



*Other: App-based easy common area reservation service, intercom using smartphone (for visitors and deliveries)

■ Overview of the Properties

【Park Axis Monzennakacho Terrace】

Location	2-16-4 Furuishiba, Koto-ku, Tokyo (listed address)
Access	A 10-minute walk from Monzennakacho Station on the Tokyo Metro Tozai Line An 11-minute walk from Kiba Station on the Tokyo Metro Tozai Line and 9-minute walk from Etchujima Station on the JR Keiyo Line
Structure/Size	Steel-reinforced concrete, 7 floors above ground
Units	189
Floor Plans/Area	1R-2DK (Approx. 270 ft ² – 440 ft ² (25.00m ² – 40.75m ²))
Car, bicycle and motorcycle parking lot	10/196/20
Architect and Builder	Kawaguchi Construction Co., Ltd.
Completion	July 29, 2022
Application start date	June 30, 2022
Tenancy commencement date	August 25, 2022 (scheduled)



<Property Location>



<CG image of completed exterior>

■The Mitsui Fudosan Group formulated the 9BOX Infection Control Measure Standards to be shared throughout the Group, having 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, and has rigorous COVID-19 infection control measures in place at each of its facilities. 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.



The Mitsui Fudosan Group will continue to work toward realizing a sustainable society through safe and secure neighborhood creation.

【 Reference 】

https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1001_01/

■Mitsui Fudosan Group’s contribution to SDGs

https://www.mitsuifudosan.co.jp/english/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.

* 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

