

September 15, 2022

For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Fudosan Completes Construction of Tokyo Midtown Yaesu Grand Opening on March 10, 2023

Preliminary Opening on September 17, 2022
BVLGARI HOTEL TOKYO Will Begin Operation in April 2023

Key Points of this Press Release

- **Construction completed on Tokyo Midtown Yaesu, the third Tokyo Midtown branded facility.
Grand opening scheduled for Friday, March 10, 2023, with a preliminary opening on Saturday, September 17, 2022.**
- **Bulgari Hotels, their first in Japan, scheduled to open in April, 2023. The mixed-use project will be comprised of a variety of elements, including offices, commercial facilities, a hotel, a bus terminal, an elementary school and others.**
- **In anticipation of the diversification of work styles in the post-COVID-19 era, this new office building brings together the latest type of work place, taking advantage of the value of real spaces in terms of both tangible and intangible aspects, along with robots and other cutting-edge technology.**
- **The facility will be one of the largest office buildings in Japan to obtain ZEB Ready certification, as well as introducing green energy, an Energy Center and other features designed to promote environmentally friendly neighborhood creation.**

Tokyo, Japan, September 15, 2022 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the grand opening of Tokyo Midtown Yaesu (location: Chuo-ku, Tokyo), where it has been advancing development as a member of the Yaesu 2-Chome North Zone Redevelopment Project Association, is scheduled for Friday, March 10, 2023. Construction on the facility was completed on Wednesday, August 31, 2022, in anticipation of a preliminary opening on Saturday, September 17, 2022.



Exterior view of the facility



Exterior view (lower section)

1. About Tokyo Midtown Yaesu

(1) Located at a gateway to Japan and the world

There are currently three urban redevelopment projects underway in the area around the Yaesu entrance to Tokyo Station. Tokyo Midtown Yaesu, located on the east side of Tokyo Station, an area that includes the increasingly vibrant Yaesu neighborhood, will offer direct underground access to JR Tokyo Station from its first basement floor.

The facility is conveniently located, with direct access to the Yaesu Route of the Metropolitan Expressway from the underground parking lot via the Yaesu Underground Shopping Area, and Haneda Airport is approximately 15 minutes away by car.

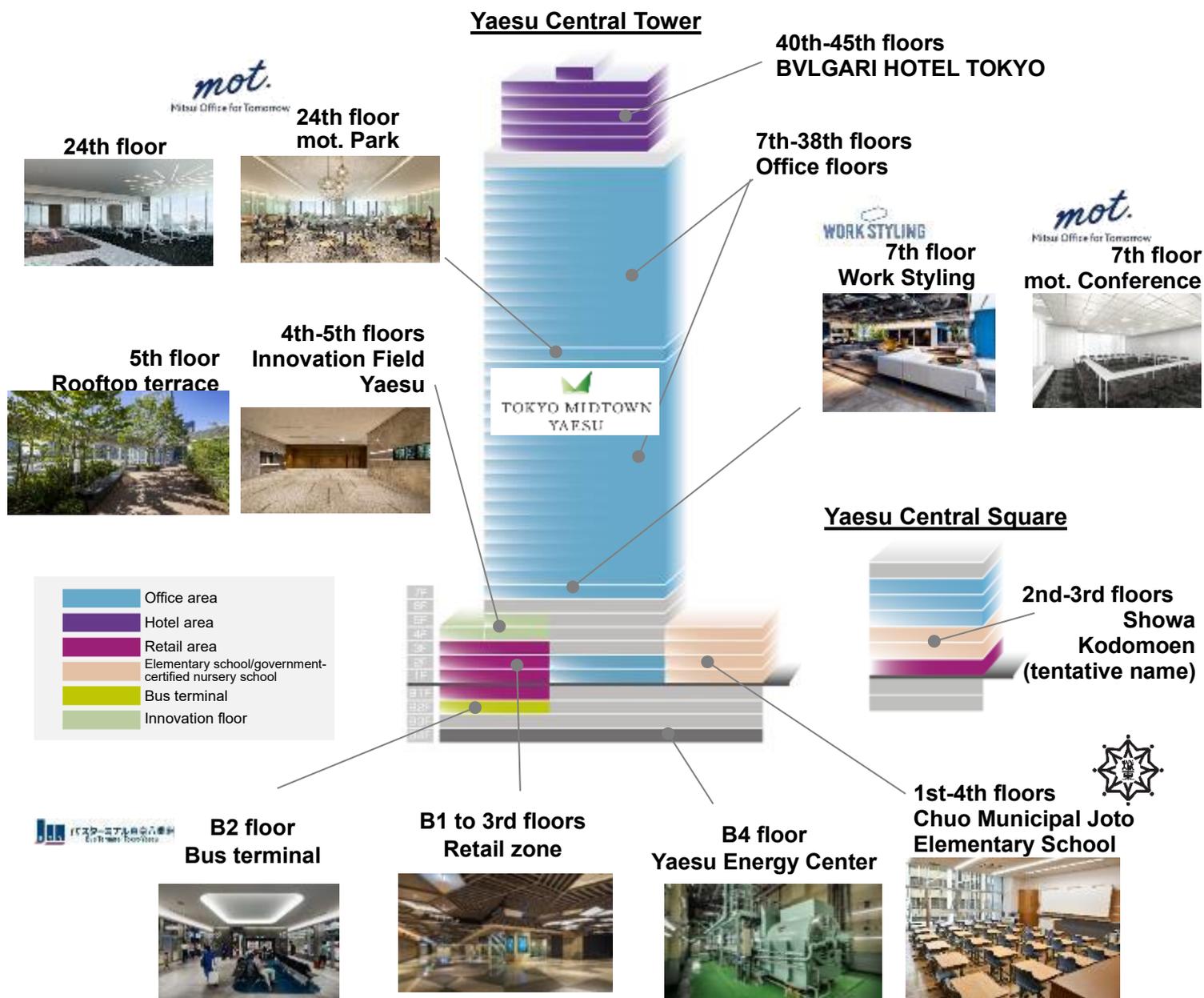
After completion of the adjacent Yaesu 2-Chome Center District Category-I Urban Redevelopment Project, direct access will be available as far as Kyobashi Station on the Tokyo Metro Ginza Line, which is expected to further enhance the area's pedestrian network.



(2) Key features of Tokyo Midtown Yaesu

- ① A large-scale mixed-use building with a total floor area of approximately (3,121,500 ft²) 290,000 m² (both buildings) and 45 floors above ground, connected directly to JR Tokyo Station.
- ② The third Midtown brand property, following Tokyo Midtown (Roppongi) (Location: Minato-ku, Tokyo) and Tokyo Midtown Hibiya (Location: Chiyoda-ku, Tokyo)
- ③ Facility concept is “JAPAN Presentation Field: Where Japan’s dreams come together and develop into the world’s dreams.”
The objective is to create a neighborhood where people, information, goods, and experiences gather from all over Japan and the world, interact and produce new value, which is communicated around the world
- ④ A mixed-use redevelopment project (see floor plan below) comprised of a variety of elements, including offices, commercial facilities, a hotel, a bus terminal, an elementary school, facilities for business interaction, an Energy Center, a nursery school and others

〈Floor Structure〉



2. Contributing to enhancing the value of the area through mixed-use neighborhood development

(1) BVLGARI HOTEL TOKYO, the brand's first in Japan: Scheduled to open in April, 2023

BVLGARI HOTEL TOKYO is scheduled to open in April, 2023 on the top 40th to 45th floors. The hotel will offer 98 guest rooms in a variety of configurations, mainly twin and double rooms as well as luxury suites and the extraordinary Bulgari Suite. Bulgari Hotels iconic features such as a bar, an Italian restaurant, a chocolate boutique, as well as an approximately 16,100 ft² (1,500 m²) spa equipped with a state-of-the-art fitness center and an 82-foot (25-meter) indoor pool, ensuring guests of a comfortable stay.

To date, Bulgari Hotels & Resorts has expanded to seven global cities, including Milan, London and Bali. BVLGARI HOTEL TOKYO will be its first in Japan.

(2) Bus Terminal Tokyo Yaesu: Phase 1 area to open September 17, 2022

The Phase 1 area of Bus Terminal Tokyo Yaesu will open on Saturday, September 17, 2022. The bus terminal is divided into three areas, from Phase 1 to Phase 3, with each phase to be developed by the Urban Renaissance Agency, after which integrated management is to be provided by Keio Dentetsu Bus. When the entire terminal opens in fiscal 2028 as planned, it will be one of Japan's largest highway bus terminals, with a total of 20 berths.

The Phase 1 area is located on the first and second basement floors of Tokyo Midtown Yaesu, and is equipped with a total of nine berths, including six berths for loading and unloading on the second basement floor and three berths for buses standing by. A ticket counter, toilets, nursing rooms and coin lockers will be installed in the terminal, along with a chiropractic salon and convenience store. Together with the retail facilities on the first basement floor, these well-developed features will allow people to use the bus terminal comfortably and safely.

(3) 57 stores brought together to embody the “JAPAN Presentation Field” concept

Among the array of 57 stores opening in the commercial facility on the B1 to 3rd floors and gaining attraction in Japan and overseas will be 6 stores making their debut in Japan, including HOSOO and TOKYO UNITE; 11 stores opening in Tokyo for the first time; 21 stores opening in a commercial facility for the first time; and 9 new types of business.

Note that of the 57 stores in the commercial facility, 13 stores on the first basement floor of Yaesu Central Tower will be part of the preliminary opening along with Bus Terminal Tokyo Yaesu on Saturday, September 17, 2022.

*Reference press releases: https://www.mitsuifudosan.co.jp/english/corporate/news/2022/0915_02/

(4) Chuo Municipal Joto Elementary School: Opening September 1, 2022



Chuo Municipal Joto Elementary School, previously located in the redevelopment district, has opened its new school on the first through fourth floors, and children have been cheerfully attending the new location since the start of the second semester.

Joto Elementary School is equipped with a gymnasium on the second floor, an indoor pool on the third floor, and an all-weather schoolyard on the roof, ensuring classes can be held regardless of the weather. In addition, biotopes, vegetable gardens and paddy fields are maintained on the roof and elsewhere, allowing students to interact with nature despite the school’s location in front of Tokyo Station.

(5) Showa Kodomoen (tentative name) Childcare Support Facility: Scheduled to open on April 1, 2023

Showa Kodomoen (tentative name), a childcare support facility, is scheduled to open on April 1, 2023, on the second and third floors of Yaesu Central Square. The nursery school will be operated by Tokyo Kodomo Kyokai, a social welfare corporation that operates 21 licensed nursery schools and certified childcare centers in Tokyo. Their mission is to create ideal childcare in keeping with the times through new initiatives, such as the establishment of a nursery school with floor projection mapping.

(6) Business Interaction Facility “Innovation Field Yaesu”

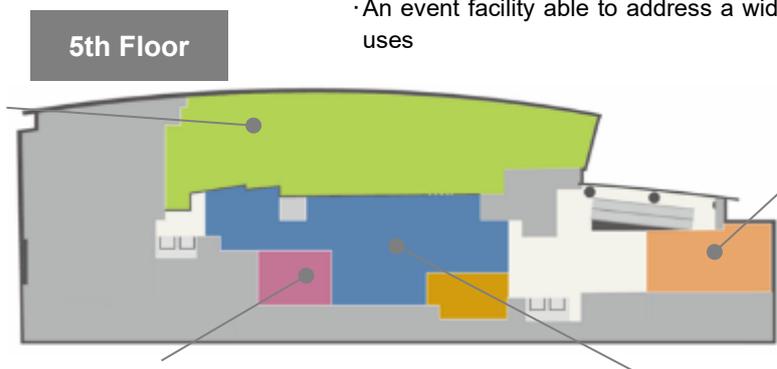
In March 2023, Innovation Field Yaesu will open on the fourth and fifth floors as a business interaction facility where business people from Japan and abroad can interact, learn and co-create to bring innovation to the city and region. Taking advantage of the expertise and networks Mitsui Fudosan has cultivated to date, the facility will provide opportunities for diverse collaborations across regions and fields of industry, and the physical venue and functions needed for innovation.

Rooftop Terrace



Tokyo Midtown Yaesu Conference (Event Space)

- An event facility able to address a wide range of uses



(Image)

Tokyo Midtown Yaesu Conference (Studio)



(Image)

- Facilities for broadcasting webinars and workshops

Business Interaction Lounge

- A hub for communicating information about key people and organizations throughout Japan and encouraging inter-regional exchange
- Supporting the creation of regionally base business innovation by offering a venue and opportunities to connect key people working to create new value in regions both in and outside Japan, as well those with interest in regional issues.



(Image)

University of Tokyo Yaesu Academic Commons



(Image)

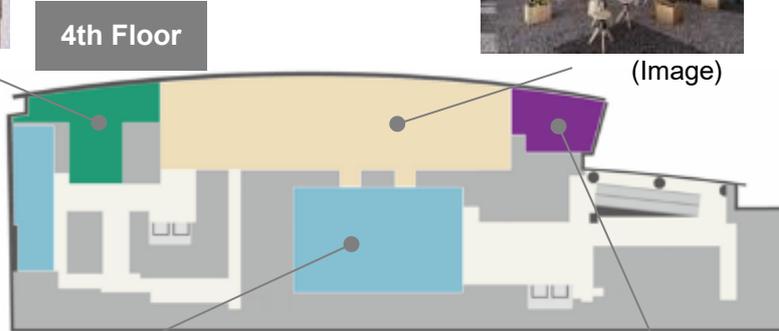
- An urban satellite of the University of Tokyo
- Scheduled to open in October, 2022

Temporary Offices



(Image)

- Offering highly convenient workplaces for users of the facility and others



Tokyo Midtown Yaesu Conference (Rental Conference Rooms)



(Image)

- Meeting rooms for rent near Tokyo Station

未来特区プロジェクト FUTURE SPECIAL ZONE PROJECT

- A hub for open innovation projects where startups, those in academia, creators and other diverse people can gather and interact to work with Mitsui Fudosan on innovation in neighborhood creation

3. An office building for the post-COVID-19 era implementing “Real estate as a service”

(1) Creating facilities to support companies aiming for a new era of work styles

- Support for flexible tenant company work styles
- Offers optimal work styles tailored to individual worker needs by equipping the space with business exchange facilities, shared offices and conference rooms

(2) An office that workers will be eager to go to and that generates quality communication in and outside the company

- Goal is to create new value through collaboration in and outside companies, leveraging the value of real-world spaces
- 24th floor Sky Lobby is equipped with a fitness center and lounge for the exclusive use of tenant companies
- Innovation Field Yaesu, the business exchange facility on the fourth and fifth floors, offers a venue and opportunities for creating innovation

mot. (Mitsui Office for Tomorrow), membership-based facilities and services for tenants



- Lounge (24th floor), conference room (7th floor) scheduled to open in February, 2023, with a fitness center (24th floor) to open in April, 2023.
- Positive Co., Ltd., which operates the Deportare Club, a members-only personal gym in Nishi Azabu, will be involved in managing the fitness facilities, and will plan studio programs, events and workshops



24th floor mot. Fitness
Fitness Center (image)



24th floor mot. Park
Lounge (image)



7th floor Conference
Conference Room (image)

Work Styling, the largest shared office for companies in the series



- Work Styling, Mitsui Fudosan's corporate shared office, to open in spring 2023 (7th floor)
- The Work Styling SHARE facility will feature the largest floor area out of the approximately 150 Work Styling locations



Work Styling SHARE (image)



Work Styling FLEX (image)

Other services for tenant workers

&well health management support service



- Offers programs through both online and real-life interaction that support workers' mental and physical health by addressing changes in health awareness with diversifying work styles and the COVID-19 pandemic

&Life-Biz, a membership-based portal site connecting workers



- Offers wide-ranging content (sports tournaments, business school seminars, etc.) designed to improve office life

Beacapp Here Pro, a tool for visualizing and analyzing in-office location information



- Displays in-office worker location in real time
- Supports realization of optimal work styles through analysis of facility usage and inter-organizational

(3) Leveraging state-of-the-art technology to support work styles

Mitsui Fudosan is working to support the creation of comfortable working environments, not only for infection control measures but to increase user convenience, actively utilizing cutting-edge technology including introduction of fully contact-free offices, robot food delivery service, 5G availability on all floors, and others.

1) The Tokyo metropolitan area's first large-scale, fully contact-free office

The route from entering the building through to the arrival at the tenant's office will be fully touchless. The office entry/exit security system will use facial recognition systems, and holograms and other non-contact technology will be deployed, while entrance to exclusive areas will be through automated doors. This means workers will be able to enter their offices without touching anything.



Facial recognition entry system
in office lobby



Automated office doors
also use facial recognition



Destination floor entered
via holographic button

2) First full-scale introduction of a variety of robots in an office building, also available to tenants

At Tokyo Midtown Yaesu, in addition to cleaning robots and carrying robots for labor-saving building maintenance, delivery robots will be deployed that will help improve usability for office workers. Specifically, in addition to use in conventional food delivery, robots will deliver to offices takeout foods from restaurants in the building.

Mitsui Fudosan will also accelerate both tangible and intangible efforts for a robot-friendly building, including a feature that allows self-moving robots to get in and out of elevators and in-building remote control systems, among others. This will mark the start of the first full-scale use of robots in a large-scale office building in Japan.

Robot video <https://dentsuprc.jp/3DfOpqW> (PASS : robot)

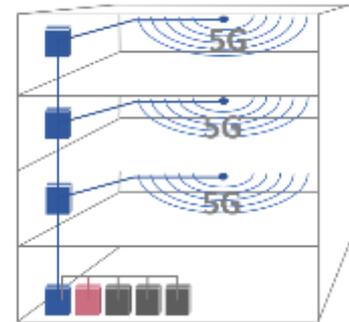


Robot station (2nd floor)

3) Support for 5G on all floors

This facility will support 5G on all floors through infrastructure sharing, in which indoor 5G facilities such as the antennas and wireless devices of multiple carriers are shared, in an effort to solve a variety of issues faced by office tenants, visitors and other users of the facility.

The use of 5G will also accelerate efforts to evaluate deployment of new technology, including remote control of robots and use of the metaverse.



Infrastructure sharing (image)

4) AI cameras detect irregular behavior and implement smart crime prevention

Some of the security camera systems in the facility will employ AI devices and systems developed by CREW SYSTEMS, INC. Specifically, by installing security cameras trained on an algorithm that detects irregular behavior in locations visited by the general public, including the office lobby and the area near Joto Elementary School, the Disaster Response Center will receive notification when unusual behavior is detected in an effort to prevent incidents before they occur.

The system can also detect instances of sudden illness, such as when someone suddenly falls over or otherwise feels unwell. These cutting-edge technologies offer safety and security to visitors to this large-scale mixed-use building.



Video of irregular behavior (image)

(4) A gathering of world-leading companies

World-leading companies that embody the facility concept of “JAPAN Presentation Field: Where Japan’s dreams come together and develop into the world’s dreams” will come together at Tokyo Midtown Yaesu. Specifically, users of these offices will include Daikin Industries, Ltd., M&A Capital Partners Co., Ltd., Sumitomo Life Insurance Company, Mitsui Chemicals, Inc., GLP Japan, Inc. and others. They will work to create new value by implementing and realizing a wide variety of work styles.

·Tokyo Midtown Yaesu tenant companies (partial list)

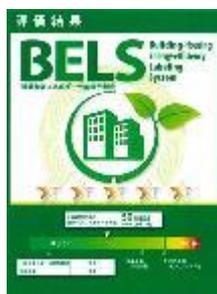


4. Promoting the creation of environmentally friendly neighborhoods to achieve a carbon-free society

(1) One of Japan’s largest ZEB Ready certified office buildings

The facility is one of the largest office buildings in Japan to obtain ZEB Ready* certification. Specifically, LED lighting and motion sensors have been installed in common areas; LED lighting, daylight sensors and high-efficiency outdoor air conditioning units were installed in private office areas; and lighting has been set to the appropriate intensity. These and other measures have reduced annual primary energy consumption by more than 50% compared to a standard building of the same level. In addition, solar panels will be installed on a portion of the planned site to generate energy needed within the building.

The building has also obtained CASBEE Smart Wellness Office Certification (S rank) and DBJ Green Building Plan Certification (5-star).



*ZEB Ready certification applies to the office-use portion of Yaesu Central Tower.

*About ZEB Ready: A zero energy building (ZEB) is a building that aims for net-zero energy consumption while providing a comfortable indoor environment. “ZEB Ready” means a building using advanced architectural designs that anticipate ZEB, with an exterior capable of high heat insulation and highly efficient, energy-saving equipment. It is defined as a building that reduces primary energy consumption by 50% or more from standard primary energy consumption (excluding renewable energy).

(2) Introducing green power

Tokyo Midtown Yaesu will deploy a Green Power Supply Service that offers greening of power used. Power used by companies using this service will be certified as electricity compliant with RE100, an international standard. In the first such case, power used in the facility will be added to the environmental value of the five nationwide solar power plants owned by Mitsui Fudosan.

·Green Power Supply Service image



Note: In response to the needs of tenant companies, Mitsui Fudosan adds the environmental value of the five solar power plants it owns and develops nationwide as non-fossil certificates with tracking, supplying them as green power.

(3) Procurement through sustainable finance

Mitsui Fudosan actively promotes sustainable finance using this high environmental performance project. In July 2022, it issued 80 billion yen in green bonds as part of funds invested in the project, and in August 2022, Mitsui Fudosan procured its first green loans, etc. totaling 30 billion yen.

*Reference press release https://www.mitsuifudosan.co.jp/english/corporate/news/2022/0708_01/

(4) Installation of electric vehicle (EV) chargers

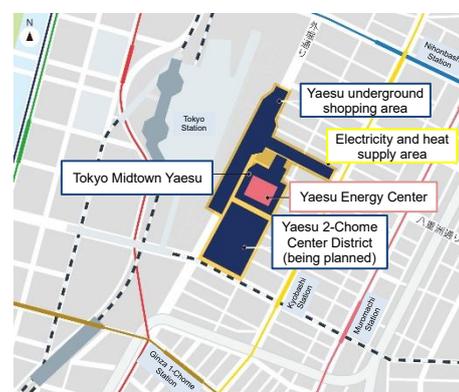
With the growing demand for electric vehicles (EVs), which can contribute to decarbonization, approximately 60 EV charging stations will be installed in the facility's parking lot.

(5) Yaesu Energy Center

In July, 2022, MitsuiFudosan TG Smart Energy Co., Ltd. completed construction of its third energy center, following facilities in Nihonbashi and Toyosu, and began the stable supply of electricity and heat to Tokyo Midtown Yaesu and the Yaesu underground shopping area in September.

By multiplexing power sources through a large CGS powered by highly earthquake-resistant medium-pressure gas, the facility will contribute to the business continuity of companies even during natural disasters and emergencies. By supplying power to buildings following completion of the Yaesu underground shopping area and the Yaesu 2-Chome Center District Category-I Urban Redevelopment Project, the facility will also contribute to improving disaster preparedness capabilities in the Yaesu area as a whole.

*Reference press release <https://www.mitsuifudosan.co.jp/english/corporate/news/2022/0801/>



Cogeneration system supply area

5. A variety of artworks embellish Tokyo Midtown Yaesu

Artworks have been installed on the exterior of the facility. These artworks are expected to become a new symbol of the Yaesu area. Mitsui Fudosan will create an Artscape oriented toward nature, the future and peace by creators active around the world who embody the “JAPAN Presentation Field” concept of the facility.



Title: *Star*
 Artist: Tokujiin Yoshioka
 Concept: A luminous sculpture of light to serve as a new symbol of Yaesu

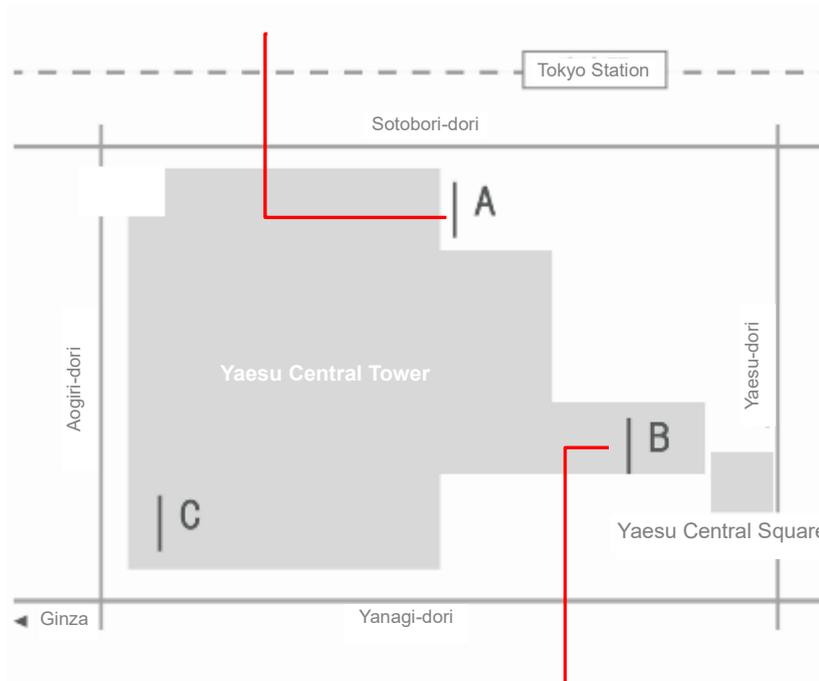


Photo © Tatsuya Noaki



Title: *Mountain Range*
 Artist: Takashi Kuribayashi
 Concept: The memory of the land is expressed as a mountain of geological layers. Yaesu soil mined by the artist at the construction site was used as part of the rammed earth structure.



Title: *Stripe drawing-Sunset reflection*
 Artist: Nobuhiro Nakanishi
 Concept: This work allows visitors to experience the changing light of the seasons and time, memories of the water's edge and the flow of time as it continues into the future.

■ 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	(Yaesu Central Tower) Offices, stores, hotel, elementary school, bus terminal, parking spaces, etc. (Yaesu Central Square) Offices, stores, childcare support facility, bicycle and car parking, residential housing, etc.
Zone area	Approx. 3.7 acres (approx. 1.5 ha)
Site area	(Yaesu Central Tower) Approx. 133,300 ft ² (12,390 m ²) (Yaesu Central Square) Approx. 11,200 ft ² (1,043 m ²) (Total) Approx. 144,500 ft ² (13,433 m ²)
Total floor area	(Yaesu Central Tower) Approx. 3,055,900 ft ² (283,900 m ²) (Yaesu Central Square) Approx. 62,900 ft ² (5,850 m ²) (Total) Approx. 3,118,900 ft ² (289,750 m ²)
Number of floors/ max height	(Yaesu Central Tower) 45 floors above ground, 4 floors below ground, 2 penthouse floors/approx. 787 ft (240 m) (Yaesu Central Square) 7 floors above ground, 2 floors below ground, 1 penthouse floor/approx. 134 ft (41 m)
Architect/Builder	Basic design/execution/management: NIHON SEKKEI, INC. Architect/Builder: Takenaka Corporation Master architect: Pickard Chilton
Access	Direct underground access to JR Tokyo Station via the Yaesu Underground Shopping Area Direct underground access to the Tokyo Metro Marunouchi Line Tokyo Station via the Yaesu Underground Shopping Area A 3-minute walk from Kyobashi Station on the Tokyo Metro Ginza Line A 6-minute walk from Nihombashi Station on the Tokyo Metro Tozai and Ginza lines and the Toei Asakusa Line
Schedule	Completed on August 31, 2022 Preliminary opening Saturday, September 17, 2022 (retail facilities (1st basement floor) and bus terminal) Grand opening Friday, March 10, 2023 (planned)
Website	https://www.yaesu.tokyo-midtown.com (Japanese)

■ 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

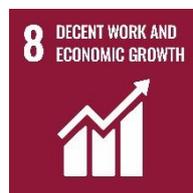
<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>

Diversity & Inclusion Promotion Declaration and Initiative Policy

https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/

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

Goal 4 Quality Education
Goal 7 Affordable and Clean Energy
Goal 8 Decent Work and Economic Growth
Goal 9 Industry, Innovation and Infrastructure
Goal 11 Sustainable Cities and Communities
Goal 17 Partnerships for the Goals



(Exteriorview of the facility)





<Attachment 1> 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 2> 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/

< Attachment 3 > About the COLORFUL WORK PROJECT

COLORFUL WORK PROJECT

<https://www.mitsuifudosan-office.jp/> (Japanese)

三井のオフィス

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.