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For immediate release

Mitsui Fudosan Residential Co., Ltd.

Mitsui Fudosan Residential Wellness Co., Ltd.

Sumitomo Mitsui Banking Corporation

 PARK WELLSTATE Senri-Chuo, the Largest Senior Residence in the Hokusetsu Region

Decided to Introduce a Banking Application for Medical Information and Cutting-Edge Health and Medical Data Management Services

Will Provide Attentive Services Matched to Each Individual Resident

Tokyo, Japan, September 26, 2022 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that in an aim to provide comfortable medical service and cutting-edge support to extend long lifespans at PARK WELLSTATE Senri-Chuo (“the property”), which will be the largest senior residence in the Hokusetsu region*¹, currently under construction in Toyonaka City, Osaka, it will introduce a banking application (under the supervision of Osaka University Hospital) for medical information operated by Sumitomo Mitsui Banking Corporation, and will provide a collaborative, new regional medical service*² which covers health and medical data management services as well as preventative medicine through to cutting-edge medical treatment, pharmaceuticals, and nursing care.

This service will be deployed to the clinic (managed by Healthcare Corporation Minaterasu) and pharmacy (Pharmedico Co. Ltd.) that will be opened within the property. Mitsui Fudosan Residential will also collaborate with partnering medical institutions JUNKOKAI Healthcare Corporation Kansai Medical Hospital and Kasugai Clinic, among others, and arrange a medical system that can be used with peace of mind ranging from daily health management to emergencies. The property will be managed by Mitsui Fudosan Residential Wellness Co., Ltd., and is scheduled to open in the spring of 2023.

Features of the Service

1. Provide health and medical data management services using Sumitomo Mitsui Banking Corporation’s medical information banking application, which is supervised by Osaka University Hospital

Utilizing health and medical data and aim to create a new model of collaborative regional medical treatment covering preventative medicine through to cutting-edge medical treatment, pharmaceuticals, and nursing care

2. Will carry out an initiative for senior health promotion as joint research with the Department of Metabolic Medicine at Osaka University Graduate School of Medicine and endowed chair in Lifestyle Medicine at Osaka University Graduate School of Medicine, Faculty of Medicine

Carrying out an initiative to extend long lifespans through daily life such as healthy meals from a medical perspective for research participants

2. Provision of programs concerning health promotion, function maintenance, and improvements led by a fitness concierge

Providing health programs catered to each individual based on health data stored in the medical information banking application

PARK WELLSTATE, which is provided by Mitsui Fudosan Residential, enables independent, healthy seniors to thrive and flourish in a new stage of their lives, in an age when more and more people are likely to live to 100 as a serviced senior residence*³. It promotes business through six properties, and this property marks the third one. Mitsui Fudosan Residential began accepting resident applications in November 2021, and received tremendous feedback, with more than roughly 2,800 inquiries and over 170 applications.

The Group will provide products and services that respond to customers' diverse lifestyles based on the brand concept "Life-styling x improving with age," as well as promote the creation of neighborhoods that are safe, secure, and comfortable to live in to contribute toward the creation of a sustainable society and attainment of SDGs.

Reference: Status of resident applications for Mitsui Fudosan Residential PARK WELLSTATE Senri-Chuo

The applicants reside in a wide area mainly in the Hokusetsu region, in places such as Osaka City and Hyogo Prefecture. In terms of ages, they were chosen from a wide range of people from their 60s to 90s, primarily those in their 70s, and approximately 35% plan to occupy the residence as a couple. The Company received feedback from applicants expressing their eagerness to move in, with statements like "Even if I end up needing care, I will be able to live comfortably to the very end with a hospitable care system," and "I will be able to live freely such as I have up until now," as well as "Because the residence is large, I will be able to make new friends, and because there are an abundance of activities, it seems like I will be able to achieve a life that would not be possible if I were living alone."

< Application status >

- Number of inquiries: approx. 2,800
- Number of applications received: approx. 170
- Residential area: Approx. 501.16 ft² to 849.81 ft² (46.56 m² to 78.95 m²)
- Cost: A single payment between ¥31,350,000 and ¥79,400,000 (in the case of a 78-year-old living alone)

< Applicant profiles >

- Location: Toyonaka City approx. 25%, Suita City approx. 15%, Osaka City approx. 15%, Hyogo Prefecture approx. 15%, Other 30%
- Age: 60s approx. 10%, 70s approx. 45%, 80s and above approx. 45%
- Number of people: Singles 65%, Couples 35%
- Ratio of men to women: Women 60%, Men 40%



< Conceptual image of completed entrance >



< Conceptual image of completed rooftop garden >

[Overview of PARK WELLSTATE Senri-Chuo]

Address	1-150-10/1-150-11 Kitamidorigaoka, Toyonaka, Osaka
Total site area	Approx. 192,774.31 ft ² (17,909.32 m ²)
Total floor area	Approx. 485,669.36 ft ² (45,120.16 m ²)
Structure/scale	Reinforced concrete structure, partial steel structure, 13 floors above ground
Category	Residential paid nursing home (planned)
Total number of residences	General living units (470) approx. 501.16 ft ² to 849.81 ft ² (46.56 m ² to 78.95 m ²), nursing care units (78) approx. 250.69 ft ² (23.29m ²)
Schedule	Completion: February 2023 (planned) Opening: March 2023 (planned)
Design/construction	Haseko Corporation
Exterior/interior design	UDS Ltd.
Medical care collaboration	JUNKOKAI Healthcare Corporation Kansai Medical Hospital, Kasugai Clinic, Omichikai Healthcare Corporation Imperial Hotel Clinic, Medical Corporation Shiromikai AMS New Otani Clinic, and the clinic located within the property (Management: Minaterasu)
Care and nursing partner	ACTIVELIFE, Ltd.

【Location and information center map】

