

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsubishi Estate Residence Co., Ltd.

**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**

**THE GATED HERITAGE
Mita Garden Hills**

**Advance information sessions (by reservation only) scheduled to start
October 14, 2022 (Friday)**

**Offering a protected lifestyle and homes exclusively for residents,
with the aim of creating residences that will be the pride of Japan**

Tokyo, Japan, October 13, 2022 - Mitsui Fudosan Residential Co., Ltd. and Mitsubishi Estate Residence Co., Ltd. announced today that the residential salon (model room) for the large-scale, 1,002 unit Mita Garden Hills project (the “Project”) will open on October 14, 2022 on the grounds of Tokyo Tower, with advance information sessions (by reservation only) also set to begin. Phase 1 sales are scheduled to start around February 2023.

Roughly a five-minute walk from Azabujuban Station on the Toei Oedo Line and the Tokyo Metro Namboku Line, the Project is built on the former site of the Ministry of Communications Postal Life Insurance Building, which at approximately 269,100 ft² (approx. 25,000 m²) is the largest site by area*¹ for a built-for-sale condominium in Minato-ku. It is the first Garden Hills property to be jointly developed by the Mitsui Fudosan Group and the Mitsubishi Estate Group in the central Tokyo area since the Hiroo Garden Hills Project 38 years ago. The Project has received an enormous response since the opening of the official website in April of this year.

Now, with the opening of the sales salon, the companies announce the Project’s products and services, which are based on “THE GATED HERITAGE” development concept, “OLD CRAFT & NEW TECH” spatial design, and “SUSTAINABLE LIFE” solutions tailored to individual lifestyles.

Features of homes and lifestyles at Mita Garden Hills

[THE GATED HERITAGE]

- An iconic project by the Mitsui Group and Mitsubishi Estate Groups, comprising **1,002 units built on the site of the former Ministry of Communications, the largest site of its kind in Minato-ku.**
- **Offering protected homes and lifestyles exclusively for residents,** with the aim of creating residences that will be the pride of Japan.

[OLD CRAFT & NEW TECH]

- A stylish façade design suited to the location **preserves and restores part of the old Ministry of Communications building.**
- **Spatial design preserving traditional craft combined with advanced materials and technologies** to create an environment that embraces diverse lifestyles.

[SUSTAINABLE LIFE]

- Offering solutions that meet changing lifestyles **with the goal of maintaining safety, security, and comfort.**
- In addition to sustainability, including carbon neutrality, resilient design, preservation, restoration and recycling, plans include **approx. 32,291 ft² (approx. 3,000 m²) in facility spaces.**
- Offerings will **include concierge services in partnership with the Imperial Hotel, Tsukushi-kai preschool classes and educational services run by LOCON, and a curated restaurant featuring a rotating menu of limited-time offerings from famous restaurants.**



Image of the completed project seen from the Tsunamachi Mitsui Club (Main building: left center)



Image of the model room (PARK MANSION building)

Development Concept

THE GATED HERITAGE

The overall concept of THE GATED HERITAGE expresses a desire to create residences that will be the pride of Japan, by maintaining the unique, valuable environment of this site as a symbol of the Mita, Minato-ku area and providing a protected lifestyle and homes exclusively for its residents.

This development concept is also expressed in planning of the site and building placement. On the site, the largest in Minato-ku at approximately 269,100 ft² (approx. 25,000 m²), parking is entirely underground, with buildings limited to a maximum of 14 above-ground floors (including the PARK MANSION, NORTH HILL, WEST HILL, EAST HILL, SOUTH HILL and VILLA buildings). The buildings and their residents are loosely connected through a central garden—an urban forest to be used exclusively by residents—and the integrated placement of the CENTER HILL building which can be glimpsed from within the garden, creating low-rise residences that are also give consideration to the surrounding environment. Comprising a grand undulation, the central garden for exclusive use by residents is a forest in the urban center, forming the heart of an approximately 82,882 ft² (7,700 m²) landscape with over 130 varieties of plants, including existing trees.



Image of the completed central garden



Image of the overall building placement



Image of the completed lounge garden

Based on this overall development concept, the Company will propose spatial design under OLD CRAFT & NEW TECH and SUSTAINABLE LIFE lifestyle-oriented solutions.

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

[OLD CRAFT & NEW TECH] Spatial design preserving traditional craft combined with advanced materials

A stylish design has been created, suited to the location and preserving and restoring part of the former Ministry of Communications building. From the façade design, aligned to the south overlooking the Tsunamachi Mitsui Club—the reception hall of the Mitsui Group—to the interiors, the Project is preserving and restoring approximately 90 stained glass panels, primarily in the entrance hall of the PARK MANSION building, as well as stone and woodwork, while also adopting cutting-edge materials and facilities. Featured art includes work by Tokujin Yoshioka—a first for a condominium in Japan—as well as pieces by many other well-known artists. OLD CRAFT & NEW TECH, spatial design preserving traditional craft combined with advanced materials and technologies, will create an environment that embraces diverse lifestyles.

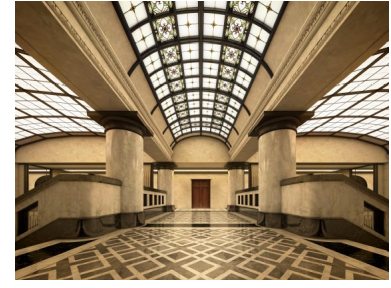
<Images of exterior and common areas>



Façade (South side entrance)



Covered driveway



Lobby (Center: preserved and restored stained glass)



North entrance



North entrance hall



Arcade gallery



Hall



South entrance hall

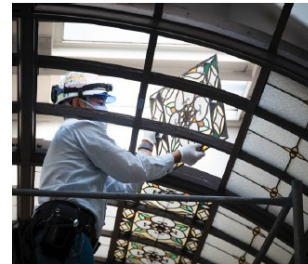


Center Garden
(Left: Artwork by Tokujin Yoshioka)

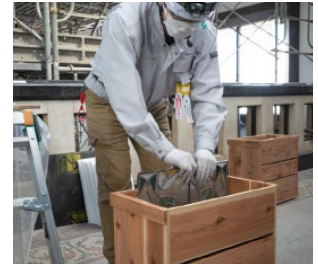
<Preservation work>



Exterior tile cleaning and washing



Stained glass removal and packing for storage



[SUSTAINABLE LIFE] Offering solutions that meet changing lifestyles with the goal of maintaining safety, security, and comfort.

In addition to sustainability in the form of carbon neutrality, resilient design, preservation, restoration and recycling, the Project also considers SUSTAINABLE LIFE to include maintaining comfort amid changing lifestyles. A total of approx. 32,291 ft² (approx. 3,000 m²)*² of facility space is planned, including a workspace, gym, pool, golf range, sauna and hot stone spa, theater, music room, café & lounge area, children's play area and study room for teenagers, guest house with BBQ area, convenience store, bar and restaurant (tenant space), and a preschool (tenant space). Solutions designed to meet changing lifestyles will be offered, including concierge services in partnership with the Imperial Hotel, Tsukushi-kai preschool classes and educational services run by LOCON, and a curated restaurant featuring a rotating menu of limited-time offerings from famous restaurants, all proposing a safe, secure, comfortable SUSTAINABLE LIFE.



Image of the Imperial Hotel

Image of the preschool class and service

Image of the restaurant

✓ **Carbon Neutrality x Resilience**

One of the largest*³ condominiums in Japan with all units ZEH-Oriented. On-site electricity generation will use solar power generation and fuel cells for normal operations, while deployment of an energy platform*⁴ targeting virtually zero CO₂ emissions from both electricity and gas will contribute to a decarbonized society. Reduction of electricity consumption will be encouraged by visualizing consumption in each residential unit, and after residents move in, the Company will hold regular events to promote environmental activities and provide participants with special rewards. On-site power generation will also be utilized during emergencies. Introduction of medium-pressure gas, combined with a dual-fuel gas turbine generator, will ensure a continuous, stable supply of electric power and will strengthen resilience functions. During emergencies, continuous, stable electricity will be supplied based on a predetermined electricity supply volume as long as gas supply and related facilities are maintained, supplying power to common areas (partial lighting, air conditioning, elevators, water supply and drainage facilities, 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).

✓ **Preservation and Restoration**

A stylish façade design suited to the location preserves and restores part of the old Ministry of Communications building, a historic structure completed in 1929, with consideration given to both historical tradition and scenic views.

✓ **Recycling**

Approximately 500 tons of rainwater will be used annually to cultivate plants. Efforts will also be made toward environmental maintenance and preservation, including the preservation of some existing trees and the reuse of existing trees from the site as timber, and the use of timber Mitsui Fudosan-owned forests both for furniture, etc.

✓ **Hospitality**

Plans include partnering with the Imperial Hotel, which has a long tradition of hosting important guests from around the world since 1890, to provide concierge services. There will be a bar service provided by Imperial Hotel bartenders, in addition to valets, butlers, porters, door staff, and a variety of other front-of-house services; gardening will be provided by the same gardeners who service the Tsunamachi Mitsui Club. In addition to offering a full range of everyday services, the Company will support a variety of environmental preservation activities, including donating supplies for disaster preparation and clothing, a purchasing service for unwanted items, gardening tours and others.

✓ **Wellness**

To maintain and promote well-being as the basis of daily life, the condominium will offer a fitness center, pool, golf range, sauna and hot rock spa, oxygen capsule room, as well as walks in the central garden and spaces available for yoga and stretching. Infection prevention measures will include non-contact, auto-locking doors and elevators, automated doors to trash areas, a system to provide information on reservation availability and CO₂ density of shared facilities, and appropriate adjustment of ventilation and humidity.

✓ **Education**

Mitsui Fudosan Residential plans to partner with Life Education Company LOCON Corporation to bring in its Tsukushi-kai preschool (tenant space), which has a track record of more than 30 years, and to operate educational services. In the fitness center and other facilities, individual and group lessons by dedicated trainers and instructors

are planned, tailored to individual needs, and a variety of seminars, including environmental classes for kids, are also scheduled to be held*5.

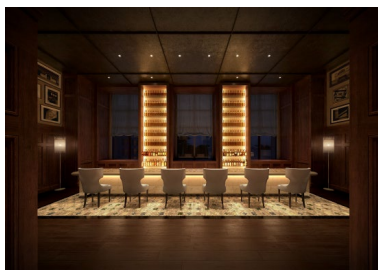
✓ **Food Curation**

Through a partnership with a members-only restaurant included in this plan, a curated restaurant (tenant space) is planned which will offer a rotating menu of limited-time offerings featuring meals from a variety of world-renowned restaurants and popular regional establishments. Mitsui Fudosan Residential also plans to offer on-site chef services in the home or in the dining bar, as well as cooking seminars on topics such as food loss. that both parents and their children can join

<Images of the common areas>



Guest house (BBQ space)



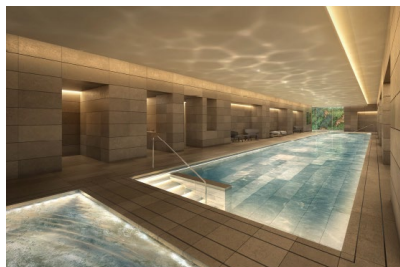
Bar lounge



Curated restaurant (tenant space)



Fitness center (membership-based)



Pool (membership-based)



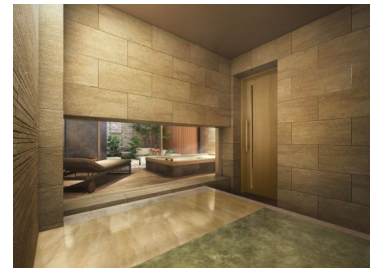
Garden fitness



Family lounge



Sauna spa



Hot rock spa



Study room for teenagers



Music room



Golf range

*2 Includes exterior and tenant space floor area

*3 According to Development Research Co., Ltd.

*4 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 natural gas exploration to combustion are offset using CO₂ credits (carbon offsets). Supplied electricity combined with non-fossil fuel certificates designated renewable energy will achieve a virtually 100% renewable energy, CO₂ emission-zero electricity supply.

Initial provision period for both gas and electricity is fixed.

*5 Separate applications and fees required for lessons and seminars. Initial period for outsourcing operations to LOCON Co., Ltd. is fixed.

The Company aims to create residences that are the pride of Japan, offering a protected lifestyle and homes exclusively for residents by preserving a valuable history and environment and introducing advanced technologies and services. Floor plans are available to meet diverse lifestyles, with units ranging from approximately 312 ft² (29 m²) studios to approximately 4,047 ft² (376 m²) penthouses. Phase I sales scheduled to start for units of approx. 861 ft² (80 m²) or more.

■ Overview of Mita Garden Hills

Location	102-1 Mita 1-chome, Minato-ku, Tokyo
Access	A five- to seven-minute walk from Azabujuban Station on the Tokyo Metro Namboku Line and the Toei Oedo Line A 10- to 12-minute walk 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	Approx. 271,752 ft ² (25,246.57 m ²)
Private floor areas	Approx. 315.81 ft ² -405.61ft ² (29.34 m ² – 376.50 m ²)
Floor plans	1R - 4LDK
Total number of units	1,002 (with two additional areas for stores)
Opening date of residential sales salon	October 14, 2022 (by reservation only)
Start of Phase 1 sales	February 2023 (planned)
Completion date	March 2025 (planned)
Architect/Builder	TAISEI CORPORATION
Official website	https://www.31sumai.com/mfr/X1712/ (Japanese)

■ 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

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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/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

