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For immediate release

Mitsui Fudosan Residential Co., Ltd.

Realizing further energy-saving by incorporating one of the Tokyo metropolitan area's largest-scale*¹ Next-Generation ZEH+ standard specifications*²
FINE COURT Shinyurigaoka Grand Legacy
Model home grand opening from Saturday, November 19, 2022

Mitsui Fudosan Residential Co., Ltd. (“Mitsui Fudosan Residential”) announced today that it will conduct the grand opening*³ of model homes for the FINE COURT Shinyurigaoka Grand Legacy detached housing (the “Property”), currently under construction in Asao Ward, Kanagawa Prefecture, on Saturday, November 19, 2022.

The Company has formulated the “Carbon Neutral Design Promotion Plan” for realizing carbon neutrality in both homes and living, and is accelerating initiatives in all of its businesses. Within the net zero energy house (ZEH) standard for reducing net energy usage to effectively zero with highly insulated, energy saving, and solar power generation systems*⁴, the Project will introduce the even higher-performance Next-Generation ZEH+ standard specification residential functions for all units.

The introduction of Next-Generation ZEH+ standard specifications will enable the primary energy consumption in each residence to be reduced by at least 100%. Furthermore, it is also expected to provide financial benefits to customers in the form of preferential treatment*⁵ on upper limits for mortgage deductions and interest rates, issuance of subsidies for “Children’s Future Residence Support Projects*⁶” and so forth.

Looking ahead, under the Company will provide products and services that respond to customers’ diverse lifestyles based on the brand concept for all of its residential projects, “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.

Key points of the Project

- 1. One of the Tokyo metropolitan area’s largest-scale Next-Generation ZEH+ standard specifications for energy-saving and comfort. Contribution to realizing a decarbonized society.**
In addition to environmental consideration, customers will also be able to receive various benefits financially and in terms of disaster countermeasures.
- 2. A large-scale project of 29 lots set in Shin-yuri Yamate district, surrounded by beautiful scenery. *⁷**
4LDK plans offering the appeal of a high comfort level in addition to zero-energy performance.



[Computer rendering of the completed Lot No. 16 of the Project]

1. One of the Tokyo metropolitan area's largest-scale Next-Generation ZEH+ standard specifications for energy-saving and comfort. Contribution to realizing a decarbonized society.

■ About Next-Generation ZEH+ standard specification

ZEH is designed to reduce primary energy consumption by 20% or more compared to ordinary residences through the introduction of high-performance insulation and energy-saving equipment, and to bring energy usage to zero or lower by installing solar power generation systems, etc.

Next-Generation ZEH+ offers even higher performance than ZEH, reducing primary energy consumption by at least 25% and expanding residents' consumption of renewable energy through electricity generation facilities, etc.

The Project has not only acquired a ZEH evaluation based on BELS (Building-Housing Energy-Efficiency Labelling System), but it also meets Next-Generation ZEH+ standard specification.



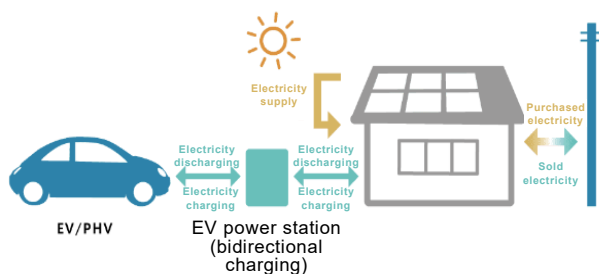
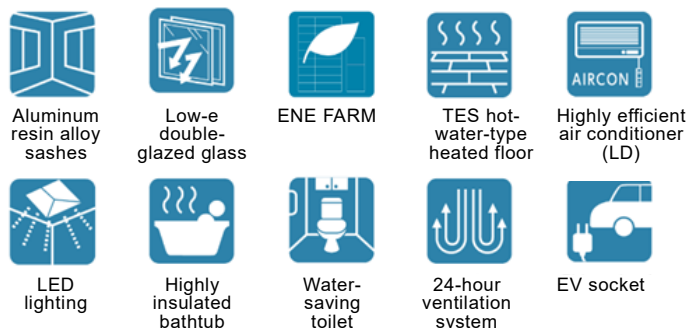
[Example of specifications and equipment related to ZEH]

■ Features of Next-Generation ZEH+ standard specification

Equipment used for reducing the consumption of primary energy includes solar power generation systems, advanced Home Energy Management Systems (HEMS), and ENE FARM systems. The Project also offers a smartphone remote operation function for home electronics using HEMS.

Furthermore, the Project is planned for the anticipated spread of electric vehicles (EVs) in the future. Every residence is equipped with an EV charging station and some have Vehicle to Home (V2H) bidirectional chargers that enable electricity stored in an EV to be used to power the home.

The Company will provide high-performance residences equipped with these facilities and contribute to the realization of a decarbonized society.



[Energy-saving and energy production equipment used in the Project]

[V2H conceptual diagram]

■ Benefits of introducing Next-Generation ZEH+ standard specification

● Economy

- Reduction in monthly utility charges through use of high-performance insulation and highly efficient equipment.
- Preferential treatment on mortgage loan deductions and interest*5 as well as eligibility for “Children’s Future Residence Support Project*6” subsidies.

● Comfort

- High-performance insulation makes it easy to maintain a pleasant temperature for comfortable living all year round.
- Highly insulated homes reduce the risk of heat shock caused by rapid temperature changes.

● Peace of mind during disasters

- When a power cut occurs, the solar power generation system can supply electricity, while ENE FARM’s reservoir tank can be used as a source of hot water (or water) for household use if water supplies are cut.

2. A large-scale project of 29 lots set in Shin-yuri Yamate district, surrounded by beautiful scenery.
4LDK*9 plans offering the appeal of a high comfort level in addition to zero-energy performance.

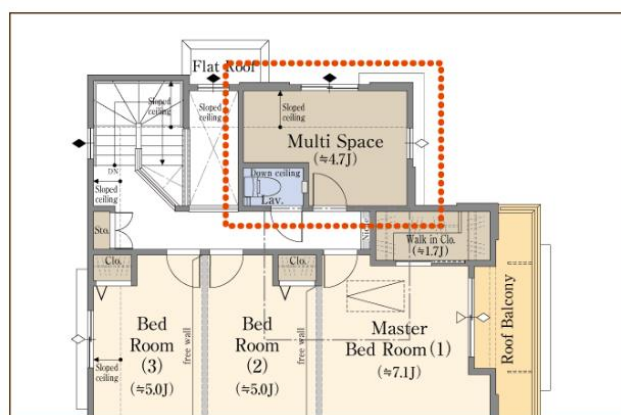
The Project is a large-scale project of 29 lots that harmonizes with the scenery of the Shin-yuri Yamate district, aiming to continue the tradition of a beautiful townscape. The Project utilizes the economy of scale to create a townscape that includes spacious internal roads and a pocket park that provides a restful space, as well as diverse kinds of trees planted to harmonize with the surrounding scenery. In addition, the distinctive residence plans make use of site areas exceeding 125 m² to realize expansive spaces, including living-dining-kitchen areas of approximately 29-35 m² and living-dining areas with a ceiling height of approximately 2.7 m*10. Furthermore, the plans also include features such as dens to use as spaces for working at home, as well as island kitchens and multi-spaces in an effort to create individually unique plans for residences.



[Computer rendering of completed townscape]



[Lot No. 1 of the Project: Partial layout of first floor]

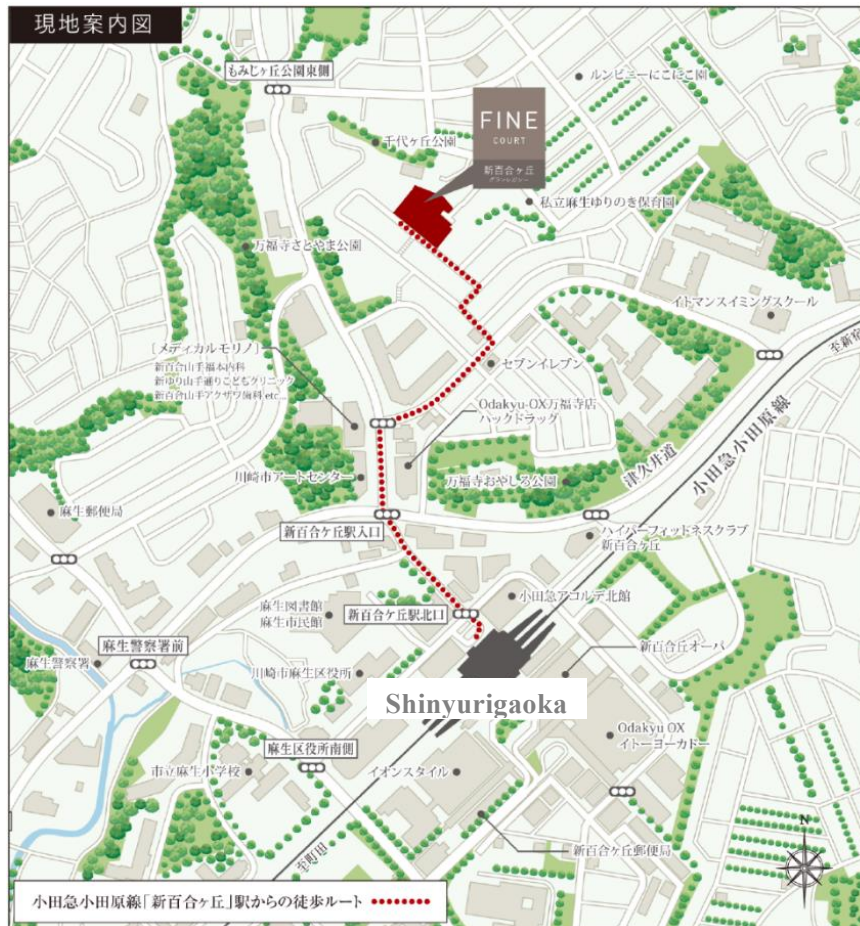


[Lot No. 1 of the Project: Partial layout of second floor]

■ Overview of the Project

Location:	4-15-21 (Lot No. 1) and others (lots) Mampuku-ji, Asao Ward, Kawasaki City, Kanagawa Prefecture
Access:	9-10 minutes' walk from Shinyurigaoka Station on the Odakyu Railways Odawara Line
Zoning:	Class 1 low-rise residential zone
Structure and scale:	Wooden frame, two stories
Layout	4LDK (with den)
Total number of units:	29 homes (Including 11 lots for which construction confirmation is not yet obtained)
Start of construction:	October 25, 2022 (Phase 1, Home Nos. 1-18 only)
Move-in period:	Scheduled for early April 2023
Design/construction:	Mitsubishi Estate Home Co., Ltd., ST Home K.K.

■ Map



■ **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 No. 7 Affordable and clean energy
Goal No. 11 Sustainable cities and communities

