

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsui Home Co., Ltd.

**Chosen for Program to Promote the Development of Outstanding Wooden Buildings
sponsored by the Ministry of Land, Infrastructure, Transport and Tourism
Mitsui Fudosan Residential and Mitsui Home Begin Construction on All-Wood,
Carbon-Zero Condominium, Park Axis Kitasenzoku MOCXION**

Tokyo, Japan, November 21, 2022 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Mitsui Home Co., Ltd. announced today that on November 18, 2022, they have begun construction on Park Axis Kitasenzoku MOCXION (hereafter, “the property”), an all-wood, carbon-free rental condominium aimed at realizing a decarbonized society, a first for the Mitsui Fudosan Group

The Mitsui Fudosan Group created the Group Action Plan to Realize a Decarbonized Society in November 2021. This new condominium property reduces carbon dioxide emissions from construction by around 50% by using people- and environment-friendly wood for its structural material. It will also provide residences in harmony with the environment; it will be an all-wood carbon-zero rental condominium that reduces CO₂ emissions from occupancy to effectively zero. It is being developed through the partnership of Mitsui Residential and Mitsui Home, which offers the MOCXION brand of wooden condominiums.

Furthermore, the property aims to provide comfortable living for residents by applying unique MOCXION technologies for high durability and insulation, energy savings, and soundproofing performance. For its use of wood construction technologies at the popularization stage, the property has been chosen for the fiscal 2022 Program to Promote the Development of Outstanding Wooden Buildings sponsored by the Ministry of Land, Infrastructure, Transport and Tourism.

The property plans to acquire not only ZEH-M Ready certification assessed by BELS but also LEED certification, an international environmental certification program, and it will be the first rental condominium from Mitsui Fudosan Residential to do so. It is seeking to be a project that is supported not only by residents but by investors as well.

Going forward, under the brand concept of Mitsui Fudosan Residential that is used for all of its housing businesses, “Life-styling x Improving with age,” the Company will provide products and services to accommodate diversifying lifestyles, promote community development for safe, secure and comfortable living, and contribute to the SDGs and the realization of a sustainable society.

Property Features

1. Rental condominium with all wood construction and considerations for the living environment

- (1) Maximum utilization of people- and global environment-friendly wood in the structural materials on all floors by drawing on the technologies of Mitsui Home’s MOCXION brand.
- (2) Utilizing trees owned by the Mitsui Fudosan Group for self-sufficient supply of construction materials and creation of positive, sustainable cycles for forest resources and local economies.



[Computer rendering of Park Axis Kitasenzoku MOCXION at completion]

2. Achieving net-zero CO₂ emissions during occupancy through a collective renewable energy service, all electric appliances, and solar power

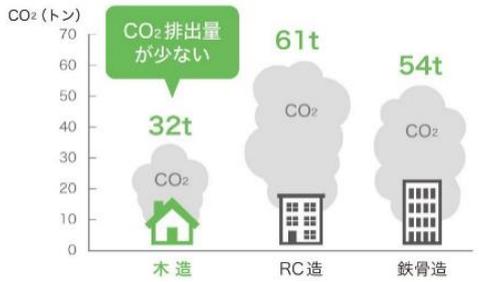
- (1) Net-zero CO₂ emissions during occupancy achieved through a collective renewable energy service and all electric appliances.
- (2) Onsite power generation devised through rooftop solar panels and organic thin-film solar cells on the exterior walls.

3. Acquisition of environmental certifications, starting with LEED certification, an international environmental certification that will be a first for a rental condominium from Mitsui Fudosan Residential

- (1) The property plans to acquire LEED certification, an international environmental certification, which will be a first for a rental condominium from Mitsui Fudosan Residential.
- (2) The property also plans to acquire ZEH-M Ready certification, an assessment based on BELS.

1. Rental condominium with all wood construction and considerations for the living environment

(1) Maximum utilization of people- and global environment-friendly wood in the structural materials on all floors by drawing on the technologies of Mitsui Home’s MOCXION brand.



1) Wood construction reduces CO2 emissions at construction by around 50%

The property is an all-wood condominium that uses wood for the structural materials of all floors, first through fourth. The wood structure requires less energy than concrete structures at the manufacturing, processing and building stages, so it will make possible major reductions to CO₂ emissions.

【家を建てる時のCO₂排出量比較イメージ】

2) Top-rank durability, insulation, energy-saving performance

The property will have high durability and energy-saving performance and plans to acquire the top rank in the category of measures to prevent deterioration in the Housing Performance Indication System and ZEH-M Ready certification in the BELS assessment.

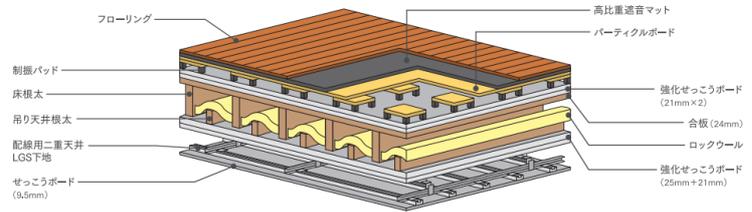


3) Mitsui Home’s MOCXION technology supports wood structures for medium-rise buildings

Using wood to build medium-rise buildings in Japan had faced the issues of needing thick structural walls on the lower levels to meet regulatory structural strength and fireproofing standards, as well as ensuring sound insulation. The property uses high strength, high durability walls newly developed by MOCXION to achieve thinner load-bearing walls while maintaining earthquake resistance, which increases design flexibility and the building’s usable floor area. In addition, the Mute system for floor soundproofing is utilized to reduce transmission of impact noise and provide soundproofing performance equivalent to reinforced concrete buildings.



[High strength, high durability walls]



[Mute: A high-performance sound-insulating floor system]

(2) Utilizing trees owned by the Mitsui Fudosan Group for self-sufficient supply of construction materials and creation of positive, sustainable cycles for forest resources and local economies.

The Mitsui Fudosan Group owns and manages approximately 5,000 hectares of forestland primarily in northern Hokkaido and makes active use of it for the main materials in rental wooden buildings and houses as well as for the finishing materials in other facilities. Through such forest preservation activities and utilization of wood materials, the Group will create a self-sufficient supply of building materials and positive, sustainable cycles for forest resources and local communities.

The property will use this wood in the interior of the entrance lounge to give this common area the calm, soothing atmosphere unique to wood.



[Area of forestland owned by the Mitsui Fudosan Group]

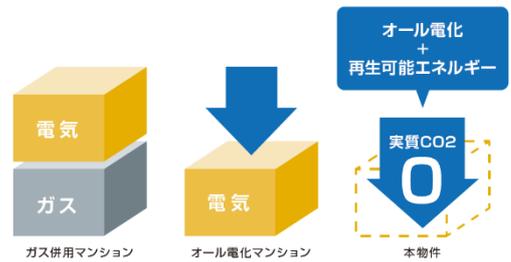


[Forest in Biei, Hokkaido]

2. Achieving net-zero CO₂ emissions during occupancy through a collective renewable energy service, all electric appliances, and solar power

(1) Net-zero CO₂ emissions during occupancy achieved through a collective renewable energy service and all electric appliances

By utilizing a collective sustainable energy service, all the electricity used in the building will be renewable energy on a net basis. In addition, the property will use EcoCute for its hot water supply equipment and be all electric, which will mean net-zero CO₂ emissions from the building during occupancy.



CO₂ Emissions

(2) Onsite power generation devised through rooftop solar panels and organic thin-film solar cells on the exterior walls.

In order generate electricity onsite, the rooftop will be equipped with 54 solar panels that will generate around 29,566 kWh of electricity per year, which exceeds the amount estimated to be needed by the building's common areas.

In addition, for its exterior walls, the property plans to use Heliastol® organic thin-film solar cells made by Heliastek, which have low environmental impact, are lightweight, and can be installed in flexible configurations. The property will be the first condominium in Japan to use the product. Organic thin-film solar cells are expected in the future to be installed on the lower portion of balcony handrails and elsewhere to provide solar power generation at condominiums and other buildings with limited rooftop space.



Illustration of organic thin-film solar cells (Provided by Heliastek)

3. Acquisition of environmental certifications, starting with LEED certification, an international environmental certification that will be a first for a rental condominium from Mitsui Fudosan Residential

(1) The property plans to acquire LEED certification, an international environmental certification, which will be a first for a rental condominium from Mitsui Fudosan Residential.



The property is taking various initiatives in consideration of the environment, including use of low environmental impact wood as a structural material, collective receiving of sustainable energy, and effective use of onsite solar power, so it plans to acquire LEED-BD+C certification in the residential category, an international environmental certification.

(2) The property also plans to acquire ZEH-M Ready certification, an assessment based on BELS



The property uses wood with high insulation performance as a structural material and plans to acquire ZEH-M Ready certification based on an assessment by the Building-Housing Energy-efficiency Labeling System (BELS) through its increased energy-saving performance from low-e double glazing, LED lights and other features as well as utilization of onsite solar power.

*See here for information on Mitsui Fudosan’s forest conservation activities.

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

*See here for information on Mitsui Home’s MOCXION brand.

<https://www.mitsuihome.co.jp/property/mocxion/>

■ Park Axis Kitasenzoku MOCXION Project Overview

Location	495-3, 2-chome, Kitasenzoku, Ota-ku, Tokyo
Access	4-minute walk from Kitasenzoku Station on the Tokyu Oimachi Line 7-minute walk from Nagahara Station on the Tokyu Ikegami Line 10-minute walk from Senzoku Station on the Tokyu Meguro Line
Zoning	Category 1 medium-to-high-rise exclusive residential district
Structure, size	Wood (timber-frame construction), four aboveground floors
Site Area	7873.54 ft2 (approx.731.47 m ²)
Floor plans	1DK~2LDK
Occupied area	302.68 ft2 - 591.48 ft2 (approx.28.12 m ² -54.95 m ²)
Units	33 units
Completion	Scheduled for late August 2023
Owner	Mitsui Fudosan Residential Co., Ltd.
Architect/builder	Mitsui Home Co., Ltd.

Park Axis Kitasenzoku MOCXION Area 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 five of the UN's SDGs.

Goal No. 7 Affordable and clean energy
Goal No. 11 Sustainable cities and communities
Goal No. 12 Responsible Production and Consumption
Goal No. 13 Climate Action
Goal No. 15 Life on land

SUSTAINABLE
DEVELOPMENT
GOALS

