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**Realizing the Creation of a Neighborhood Where Approximately 12,000 People Live in 5,632 Units in 24 Buildings (\*1) Right in the Middle of Tokyo**

**HARUMI FLAG** ←  
**SKY DUO**

**Mitsui Fudosan Unveils the HARUMI FLAG SKY DUO 50-floor High-rise Twin Towers Serving as Neighborhood Landmarks in the Tokyo Front Row, Equipped with Seismic Isolation Technology**

**Details released via the official website on Tuesday, January 10, 2023  
 Model rooms to open in early April 2023**

Tokyo, Japan, January 10, 2023 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the ten sellers of residential properties in the HARUMI FLAG residential housing district have released an overview of the new HARUMI FLAG SKY DUO (\*2) dual 50-story high-rise towers with a total of 1,455 units via the official website. Model rooms will be open to the public in early April 2023 and phase 1 of sales is to commence in late June 2023.

The HARUMI FLAG SKY DUO buildings are located in the outskirts of Tokyo’s bay-side area, which is undergoing development. The dual high-rise towers are situated in an exceptional site directly facing the Rainbow Bridge crossing a section of Tokyo Bay and offer extraordinary panoramic views overlooking the city center. Given HARUMI FLAG’s central neighborhood location, the site combines the characteristics of serving as a symbolic landmark while also offering the convenience of enabling seamless access to neighborhood amenities.

Moreover, the towers are equipped with distinctive features that include a seismic isolation system that affords unit residents peace of mind and they are the first in Japan to offer both storage batteries and ENE-FARM systems in all residential units (\*3). HARUMI FLAG SKY DUO offers a state-of-the-art residential design featuring an environmentally-friendly design, having acquired both long-life quality housing and low carbon building certifications.

HARUMI FLAG was well received by many customers subsequent to commencement of sales in July 2019 up until the second stage of phase two of SUN VILLAGE and the second stage of phase two of PARK VILLAGE in late October 2022. With the cumulative number of supplied units has thus far having exceeded 2,450 units out of 2,690 units (\*4), we are currently providing information about phase 3 of SEA VILLAGE and phase 3 of PARK VILLAGE. The HARUMI FLAG Pavilion is currently holding showings for customers as of February 2023, but is slated for closure.



CG image of completed exterior



CG image of completed exterior

\*1: Combined total of residential buildings and retail facilities

\*2: HARUMI FLAG SKY DUO collectively refers to the two buildings, the HARUMI FLAG SUN VILLAGE T building and the HARUMI FLAG PARK VILLAGE T building in the sales activities involving these two buildings.

\*3: The housing district encompassing the HARUMI FLAG plate-type buildings is the first in Japan where both storage batteries and ENE-FARM systems have been installed in all residential units.

\*4: Since July 2019, there have been 2,488 units supplied (cumulative total).

## ■ Naming and appeal

# HARUMI FLAG SKY DUO

ここから見える東京より、  
美しい場所があるだろうか。

カーテンを開けると、視界いっぱいに海がひろがる。  
レインボーブリッジの凜としたシルエット。  
刻一刻と移ろう空の色彩。  
夕暮れ時、あざやかに浮かび上がる都市のスカイライン。  
スパンコールを散りばめたかのような夜景に、思わず息を呑む。  
この場所でしか味わうことのできない「約束された眺め」。  
東京のダイナミズムを最前列で体感する毎日が、あなたを待ち受けます。  
タワーでありながら、緑に包まれるのびのびと過ごす。  
この街ならではの先進技術や、多彩な共用施設を生かしてアクティブに暮らす。  
人、眺望、自然、快適、安心。  
すべての価値が融合することで生まれる、新次元のタワーライフ。  
HARUMI FLAG SKY DUO  
都市に暮らすことの意味を、もう一度アップデートします。

## ■ Profile of special features: HARUMI FLAG SKY DUO

### 1. Situated in a highly sought-after Tokyo front row location

#### TOKYO FRONT ROW

HARUMI FLAG SKY DUO is situated in the outermost point of the Tokyo Bay area, a location truly offering "front row seats" to Tokyo.

HARUMI FLAG SKY DUO has emerged as a leader among numerous high-rise condominiums.

The location of the buildings offers daily panoramic views overlooking the city center in the front row of Tokyo facing the Rainbow Bridge.



Aerial photo



CG image of completed exterior

### 2. Panoramic views overlooking the city center

#### Panoramic vista from the front row of Tokyo

HARUMI FLAG SKY DUO offers the allure of panoramic views given its prime Tokyo front row location.

Surrounded by various scenic assets such as Rainbow Bridge, Tokyo Tower, and Mount Fuji, HARUMI FLAG SKY DUO enables residents to enjoy panoramic views of Tokyo every day.



CG image of completed exterior

### 3. Designed to serve as a neighborhood landmark



CG image of completed exterior

#### Designed to serve as a landmark worthy of its Tokyo front row location

The two towers have been designed and conceptualized with careful consideration placed on the site's view of the city center at the opposite side of the bay given its unobstructed urban front-row location. The two buildings feature unified, simple, and robust designs that leverage the site-specific attributes of the location of prominence from a distance. They incorporate distinctive Japanese elements emphasizing meticulous attention to detail and intricate design, and they furthermore epitomize Japan's aesthetic sensibilities in that the upper floors of the buildings are designed to exhibit varying appearances during both daytime and nighttime hours.

HARUMI FLAG SKY DUO has emerged as a new landmark situated at the forefront of the waterfront area where many high-rise condominiums are located.

#### Serving as the gateway to the heart of the city

Given that the two tower buildings are situated at the center of the neighborhood, they have been designed enlisting a coordinated approach taking into account the central axis that runs between the SUN VILLAGE and PARK VILLAGE sites. The design lends a dynamic appearance to the lower floors of the tower buildings, thereby enabling them to serve as a landmark of the neighborhood that is welcoming to visitors.



CG image of completed exterior

### 4. Entryway that exudes a sense of prestige

#### Spacious entryway hall and interior corridors convey elegance

The HARUMI FLAG SKY DUO buildings face a central plaza created through public-private partnership.

The two tower buildings, which are representative of the neighborhood center and entrance, feature spacious two-story high entryways.

The entryway halls provide a roomy ambiance with ceilings of approximately eight meters high, and offer a refined atmosphere imbued with distinctive themes. Moreover, the interior corridors of the buildings provide for a sense of lifestyle elegance.



CG image of completed entryway hall (SUN VILLAGE)



CG image of completed entryway hall (PARK VILLAGE)

### External view of entryways and vehicle arrival zones

The first floors of each tower building feature vehicle arrival zones for more convenient resident accessibility.



CG image of completed entryway exterior (PARK VILLAGE)



CG image of completed vehicle arrival zone (SUN VILLAGE)

## 5. Impressive 48th floor lounges

**The 48th floor lounges provide space for enjoying panoramic views of central Tokyo and relaxation**

The 48th floor lounges (\*5) of both towers serve as observation decks that provide breathtaking views distinctive to the Tokyo front row location.

The SUN VILLAGE Sky Lounge overlooking central Tokyo has been designed enlisting a “city view” concept in providing a setting that embraces the vibrancy and diversity of the urban landscape. Meanwhile, the SUN VILLAGE Sky Lounge overlooking Tokyo Bay has been designed enlisting an “ocean view” concept in providing a setting that embraces a liberating resort-style ambiance.



CG image of completed Sky Lounge (SUN VILLAGE)



CG image of completed Sunny Lounge (PARK VILLAGE) (\*6)

## 6. Innovative residences

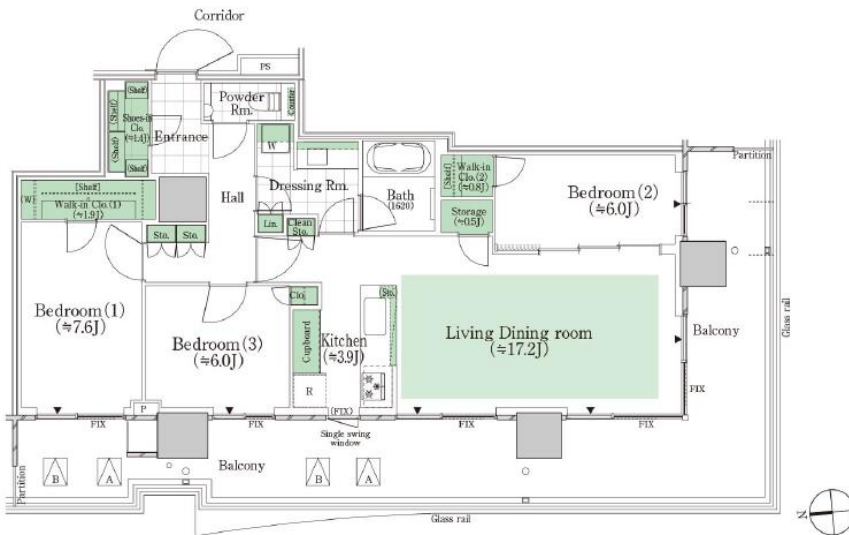
**Seismic isolation structure and long-life quality housing certification afford residents peace of mind**

The HARUMI FLAG SKY DUO building structures have been designed taking into consideration seismic isolation building design methods, and have accordingly been certified by the Minister of Land, Infrastructure, Transport and Tourism upon having undergone performance evaluation for high-rise buildings. Moreover, the buildings have acquired long-life quality housing certification after satisfying several measures, including deterioration countermeasures,

### Featuring ample living space and state-of-the-art facilities

The residential units incorporate innovations that provide for a sense of spaciousness, For instance, the exclusive-use area of the units features ample living space consisting of average floor area of approximately 74㎡ and 2,600 mm high living and dining room ceilings. Meanwhile, the spacious layout has enabled thoughtful design elements that include corridors with an effective width of approximately 1,000 mm, window sash height of approximately 2,100 mm, and fully flat design.

Moreover, all residential units (\*3) are equipped with both storage batteries and ENE-FARM systems as a distinctive feature, which is a first in Japan, and the premium residences on the 49th and 50th floors are equipped with central air conditioning systems to ensure comfortable indoor temperatures.



#### ■6TM95 Type (19th – 47th floors)

Layout: 3LDK+2WIC+SIC+S

Floor space: 1028.60 ft<sup>2</sup> (approx. 95.56 m<sup>2</sup>)

Balcony area:

44.54 m<sup>2</sup> (19th – 35th floors)

44.61 m<sup>2</sup> (36th – 47th floors)

This exemplifies a residential unit where all rooms face the balcony for natural lighting. This residential unit provides ample living space with corridor featuring an effective width of approximately 1,000 mm in addition to a living and dining room ceiling height of approximately 2,600 mm.

\*5: These lounges are exclusively available to the residents of the residential housing district excluding PORT VILLAGE and retail facilities, i.e. the residents of SEA VILLAGE・SUN VILLAGE・PARK VILLAGE.

\*6: The Sunny Lounge is exclusively available to PARK VILLAGE residents.

## HARUMI FLAG SKY DUO property information, etc.

### ■ Overview of SUN VILLAGE Zone 2 and PARK VILLAGE Zone 2

Location	SUN VILLAGE Zone 2 : 503 (Lot number) Harumi 5-chome Chuo-ku, Tokyo PARK VILLAGE Zone 2 : 504 (Lot number) Harumi 5-chome Chuo-ku, Tokyo
Access	18 minutes' walk from A3a exit, Kachidoki Station, Toei Oedo Line
Zoning	Commercial zone
Structure/scale	Reinforced concrete structure, 50 floors above ground, 1 floor below ground
Site area	SUN VILLAGE: 37,441.27 m <sup>2</sup> PARK VILLAGE: 35,175.79 m <sup>2</sup>
Residence unit area	SUN VILLAGE Zone 2: 49.38 m <sup>2</sup> – 145.54 m <sup>2</sup> PARK VILLAGE Zone 2: 47.74 m <sup>2</sup> – 161.12 m <sup>2</sup>
Layout	1LDK—3LDK
Total units	SUN VILLAGE Zone 2: 733 units PARK VILLAGE Zone 2: 722 units
Start of tours at HARUMI FLAG PAVILION	Early April 2023 (scheduled)
Start of phase 1 sales	Late June 2023 (scheduled)
Timing of completion	Autumn 2025 (scheduled)
Design/construction	SUN VILLAGE Zone 2 Design / Mitsubishi Jisho Design Inc., Maeda Corporation Builder: Maeda Corporation  PARK VILLAGE Zone 2 Design / Nikken Housing System Ltd., Sumitomo Mitsui Construction Co., Ltd. Builder: Sumitomo Mitsui Construction Co., Ltd.
Official website	<a href="https://www.31sumai.com/mfr/X1604/#!(Japanese%20only)">https://www.31sumai.com/mfr/X1604/#!(Japanese only)</a>

### ■ Product portfolio

Units	1LDK	2LDK	3LDK
SUN VILLAGE Zone 2	45	202	486
PARK VILLAGE Zone 2	16	150	556

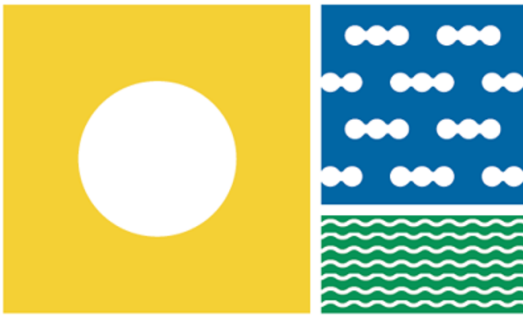
### ■ Map



< Reference >

■ HARUMI FLAG's Neighborhood Creation

< About HARUMI FLAG >



# HARUMI FLAG

## Tokyo is reborn from within

Looking from the sky, the new neighborhood appears like a large flag right in the middle of Tokyo; it has limitless potential as a new flagship model for urban lifestyles.

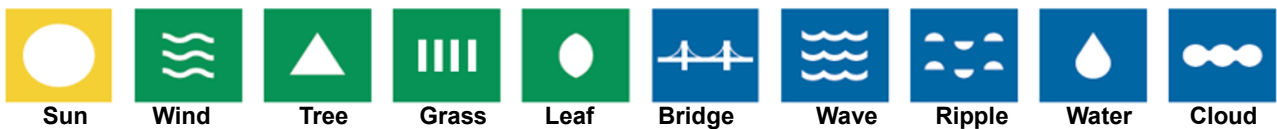
Under this flag signaling the future of Tokyo, HARUMI FLAG aims to be a neighborhood constantly brimming with the expectation of fun--a place where people, goods and activities are gathered.

VISUAL FORMAT

Sun, Sea, Forest, Wind, and Clouds.

The icon incorporates the rich nature surrounding HARUMI FLAG and vividly captures the sense of anticipation that people feel about living in this neighborhood.

It produces an open and positive worldview that gets people excited when they see it.



<Using state-of-the-art AEMS and hydrogen energy to realize a smart city>

HARUMI FLAG is a large-scale urban development. It has 23 residential buildings with 5,632 units and retail property, and is expected to have substantial energy demand. Although it is mainly a residential development, AEMS is being used because of HARUMI FLAG's complex energy management requirements due to the use of multiple infrastructures and alternative energy such as hydrogen and solar power. Being a large-scale project whose buildings were developed concurrently made it possible to adopt HARUMI AI-AEMS, which we hope will help HARUMI FLAG smart city serve as a flagship of future urban planning.

(Reference release: "Using state-of-the-art AEMS<sup>\*1</sup> and hydrogen energy to power a smart city; AI-AEMS to be installed in HARUMI FLAG; Effective energy use made possible with AI-based electricity demand forecasting" released on October 10, 2019 <https://www.mitsui-fudosan.co.jp/english/corporate/news/2019/1010/> )

<Aiming to be one of the world's most environmentally advanced cities>

This project has received both Plan certification in the Neighborhood Development category of LEED, a system for environmental certification in global neighborhood creation, and preliminary Gold certification by SITES, which primarily evaluates the sustainability of landscapes. It was also certified as the first property in ABINC ADVANCE, a new certification system for initiatives toward the preservation of biodiversity, and received an S rank for district certification by CASBEE, which comprehensively evaluates initiatives for neighborhood creation, making it the first project centered on condominium development to receive each certification in Japan. HARUMI FLAG, which has obtained four types of environmental certification and has been recognized for having one of the world's highest levels of environmental consideration, is being developed with the aim of becoming a neighborhood that will serve a flagship for these types of lifestyle infrastructure in anticipation of a neighborhood opening. This neighborhood opening will begin with the occupation of the residential housing district (plate-type buildings) set to begin in March 2024.

(Reference release: "~Type-1 Urban Redevelopment Project in the West Harumi 5-Chome District~; HARUMI FLAG becomes first project in world to receive simultaneous gold certification for LEED-ND Plan Certification and SITES preliminary certification; certified as first property by ABINC ADVANCE; highest CASBEE rank of S achieved in district category" released on November 29, 2018 [https://www.mfr.co.jp/company/news/2018/1129\\_01/](https://www.mfr.co.jp/company/news/2018/1129_01/) ) (Japanese version only)

<Contribution to the SDGs by HARUMI FLAG>

The initiatives toward neighborhood creation at HARUMI FLAG contribute to eight targets among the SDGs.



## ■ HARUMI FLAG Development Overview

<b>Total development area</b>	1,441,355 ft <sup>2</sup> (approx. 133,906.26 m <sup>2</sup> )
<b>Total planned units</b>	5,632 residential units (4,145 units in built-for-sale districts, 1,487 units in rental housing districts (including senior housing and shared housing); also, stores, nursing homes, a daycare center (block numbers TBD), and retail properties

## ■ Development Overview of Each HARUMI FLAG District

	PORT VILLAGE	SEA VILLAGE	SUN VILLAGE	PARK VILLAGE	Retail property
<b>Main uses</b>	Rental housing (including senior housing and share houses), nursing homes, and daycare facilities	Residential housing	Residential housing, retail stores	Residential housing, retail stores	Retail property
<b>Location</b>	501 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	502 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	503 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	504 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	505 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo
<b>Site area</b>	283,092 ft <sup>2</sup> (approx. 26,300.14 m <sup>2</sup> )	254,386 ft <sup>2</sup> (approx. 23,633.20 m <sup>2</sup> )	403,014 ft <sup>2</sup> (approx. 37,441.27 m <sup>2</sup> )	378,629 ft <sup>2</sup> (approx. 35,175.79 m <sup>2</sup> )	122,233 ft <sup>2</sup> (approx. 11,355.86 m <sup>2</sup> )
<b>Number of buildings</b>	4	5	7	7	1
<b>Number of residential units</b>	1,487	686	1,822	1,637	—
<b>Number of floors</b>	15-17 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building) 50 floors above ground, 1 floor below ground (tower building)	14-18 floors above ground, 1 floor below ground (plate-type building) 50 floors above ground, 1 floor below ground (tower building)	3 floors above ground, 1 floor below ground
<b>Number of parking spaces</b>	312	313	831	758	104