

Mitsui Fudosan Residential Co., Ltd.
TOKYU LAND CORPORATION
Tokyo Tatemono Co., Ltd.
Nomura Real Estate Development Co., Ltd.
Mitsubishi Estate Residence Co., Ltd.
SHIMIZU CORPORATION

Construction Begins on Toyomi District Type 1 Urban Redevelopment Project

A large-scale, mixed-use urban redevelopment project scheduled for completion in 2027

Tokyo, Japan, February 27, 2023 – Mitsui Fudosan Residential Co., Ltd., along with TOKYU LAND CORPORATION, Tokyo Tatemono Co., Ltd. Nomura Real Estate Development Co., Ltd., Mitsubishi Estate Residence Co., Ltd., and SHIMIZU CORPORATION, have announced that on January 4, construction started on Toyomi District Type 1 Urban Redevelopment Project (project manager: Toyomi District Urban Redevelopment Association), a project which is being advanced together with rights holders in the Toyomi district of Chuo City, Tokyo. This project is scheduled for completion in 2027.

Going forward, we will work with rights holders under the Kachidoki/Toyomi District Urban Development Guidelines to realize a Kachidoki and Toyomi area that nurtures future-oriented new urban lifestyles through appealing urban development that provides comfortable lifestyles for and exchange between diverse people and that contributes to the SDGs and the realization of a sustainable society.



A computer-generated image of the completed development

Project Characteristics

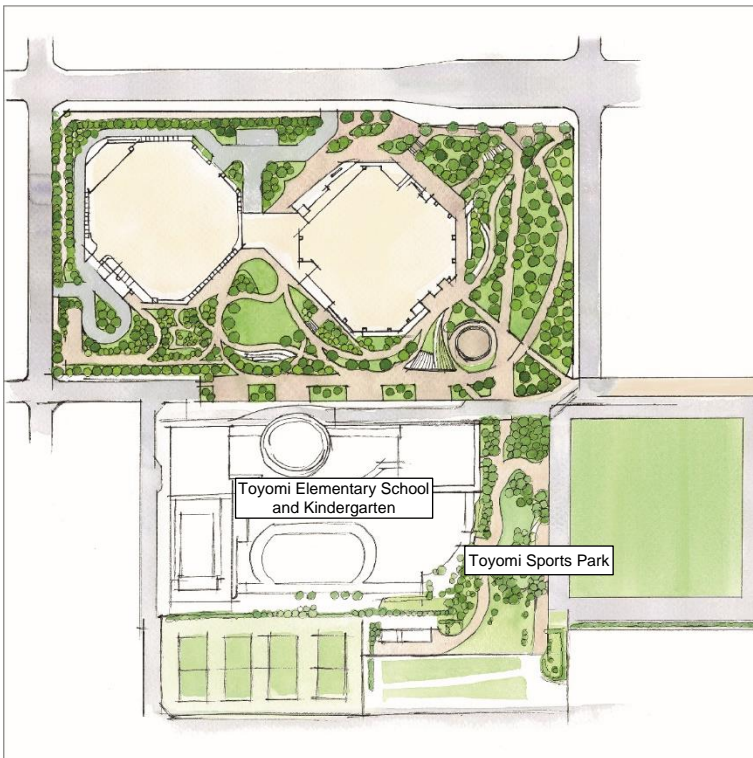
- **A large-scale, commercial and residential mixed-use redevelopment project of approximately 2.0 hectares, located 10 minutes' walk from Kachidoki Station on the Toei Subway Oedo Line subway line. It will introduce a variety of functions for realizing new urban lifestyles.**
 - 54 above-ground and one below-ground floors (spread foundation, vibration control structure), with a total of 2,077 residential units (planned).
 - Facilities that make everyday life convenient, including stores, a community center, a clinic, and a childcare center.
- **Disaster preparation functions will be enhanced through the provision of seawalls.**
- **Facility plan aims to encourage exchange between many people, including people living in the surrounding area.**
 - Part of the building comprises communal facilities open to the community, including meeting spaces and a kids' room.
 - Project site will include approximately 4,200m² of open space filled with greenery which can also be used for local events.

■ Plan Overview

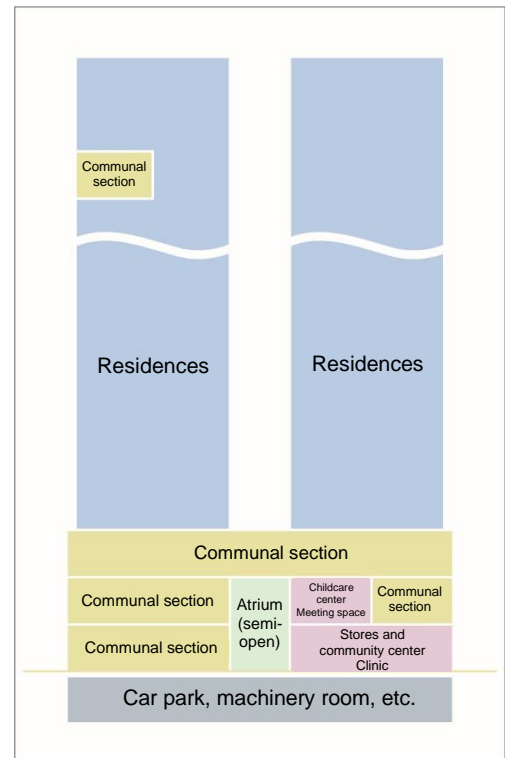
1. A large-scale, commercial and residential mixed-use redevelopment project complete with a variety of functions.

This project is a large-scale urban redevelopment project located 10 minutes' walk from Kachidoki Station on the Toei Subway Oedo Line subway line. It will aim to create a highly convenient living environment where users can feel at ease through the introduction of a variety of functions for realizing new urban lifestyles.

- In addition to 2,077 residential units (planned), the building will also contain facilities that make everyday life convenient, including stores, a community center, a clinic, and a childcare center.
- Communal facilities will be concentrated on the second, third, 51st, and 52nd floors. They will include individual work booths for remote working, which has become common following the COVID-19 pandemic, as well as meeting spaces, a multi-function lounge with terrace space, a fitness center overlooking Hama-rikyu Gardens, and a viewing lounge within a two-story open atrium space.



Site Layout



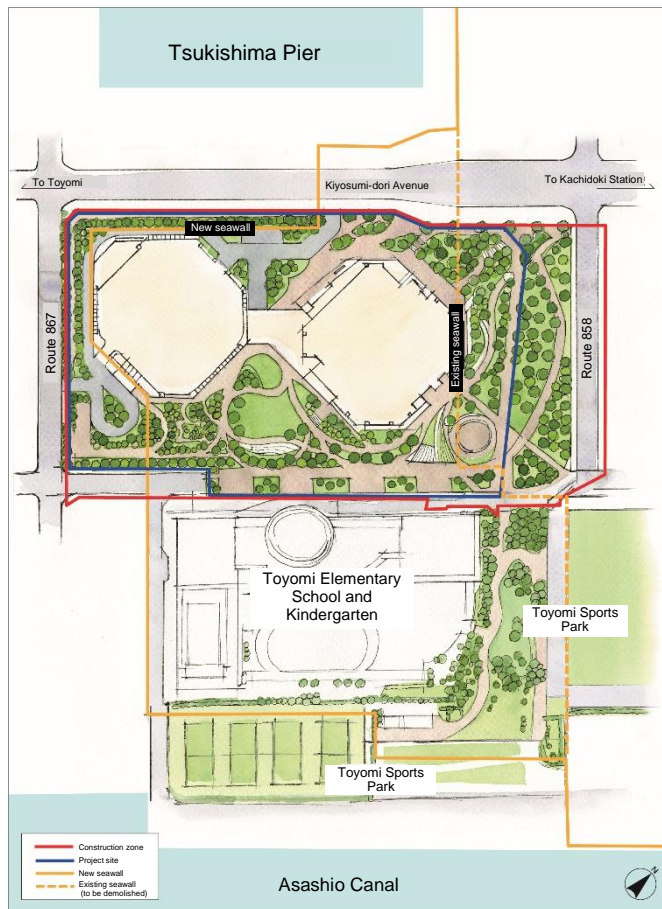
Building Cross-Section



Projection of the view from the 51st floor viewing lounge

2. Enhancing disaster preparation functions through the provision of a seawall

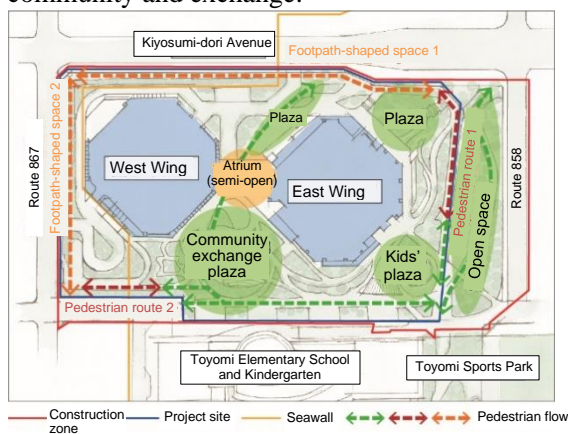
In order to make sure areas not currently behind a seawall will be protected by a seawall, we are cooperating with Chuo City to build a seawall to the southwest of Toyomi Elementary and Nursery School and with Tokyo Metropolitan Government to build a seawall and add a slope to Kiyosumi-dori Avenue. Ensuring the project site is protected by seawalls will contribute to raising the region’s ability to cope with disasters.



Seawall Construction Drawing

3. Creating a hub for community and exchange

In response to the shrinking of the functions provided by Toyomi Sports Park (Ikoi Plaza, Kids Corner, etc.) accompanying the renovation of Toyomi Elementary and Nursery School, and population growth in the Kachidoki/Toyomi area, this project will include a two-story communal space, including a meeting space and kids’ room, that will be open to the local community. The exterior structure will contain a community exchange plaza (approx. 3,100 m²), a kids’ plaza (approx. 1,100 m²) which will be integrated into Toyomi Sports Park, and an open space (approx. 2,180 m²) connected to the park. The project will provide a variety of spaces open to the community that can be used for a wide range of local activities (*bon odori* dancing, etc.) with the aim of creating a hub for community and exchange.



Exterior Structure Drawing



Toyomi Bon Dance Festival

*Content featured in this section may change in the future in accordance with consultations with relevant organizations.

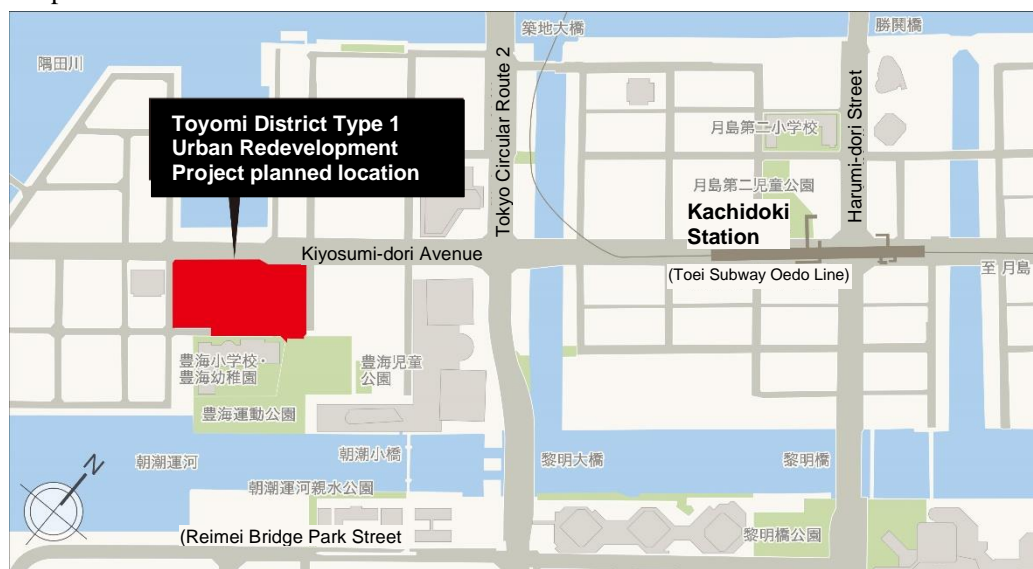
■ Background and Future Schedule

- Jul. 2013: Toyomi District Urban Redevelopment Preparation Association established
- Aug. 2017: Finalized development plan announced
- Jun. 2020: Approval to establish a redevelopment association gained
- May 2021: Rights exchange plan approved
- Sep. 2021: Demolition work started
- Jan. 2023: New construction started
- 2027: Completion of construction (planned)

■ Project Overview

Project name	Toyomi District Type 1 Urban Redevelopment Project
Project manager	Toyomi District Urban Redevelopment Association
Location	Toyomi 41, Chuo-ku, Tokyo
Access	10 minutes' walk from Kachidoki Station on the Toei Subway Oedo Line subway line
District area	Approx. 2.0ha
Building site area	Approx. 15,901m ²
Total building floor area	Approx. 226,121m ²
Main uses of the buildings	Residences, stores, community center, clinic, childcare center
Structure/scale	Ferrocement construction, 54 floors above ground, one below ground
Residence unit format	1LDK-4LDK
Residence unit area	Approx. 30m ² -150m ²
Number of units	2,077 (planned)
Project consultant	Toshi Puro Keikaku Jimusho Co., Ltd.
Association members	Mitsui Fudosan Residential Co., Ltd., TOKYU LAND CORPORATION, Tokyo Tatemono Co., Ltd. Nomura Real Estate Development Co., Ltd., Mitsubishi Estate Residence Co., Ltd., SHIMIZU CORPORATION
Specified project agent (design/construction)	SHIMIZU CORPORATION
Construction supervisor	Yasui Architects & Engineers, Inc. and SHIMIZU CORPORATION joint supervision venture
Official property website	https://www.31sumai.com/mfr/X1919/ (only in Japanese)

■ Location map



* The initiatives covered in this press release are contributing to two of the UN's SDGs

Goal 8 Decent Work and Economic Growth
Goal 11 Sustainable Cities and Communities

