

March 23, 2023

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsui Fudosan Residential Wellness Co., Ltd.**Osaka Prefecture's Largest Serviced Senior Residence Phase 3
PARK WELLSTATE Senri-Chuo with a Total of 548 Units Opening
on March 27****-Providing attentive services matched to each individual resident, diverse communal facilities
and full range of activity plans-**

Tokyo, Japan, March 23, 2023 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that PARK WELLSTATE Senri-Chuo (“the property”), which will be the largest senior residence in Osaka Prefecture, will open in Toyonaka City, Osaka Prefecture, on March 27. The property will be managed by Mitsui Fudosan Residential Wellness Co., Ltd., which will provide residents with hospitality services such as life support services.

PARK WELLSTATE enables independent, healthy seniors to thrive and flourish in a new stage of their lives, in an age when more and more people are likely to live to 100 as a serviced senior residence. The property is the third in the PARK WELLSTATE series to open after PARK WELLSTATE Hamadayama, which opened in June 2019 and has 70 units, and PARK WELLSTATE Kamogawa, which opened in November 2021 and has 473 units, and is the first in the series in the Kansai area.

Based on the Mitsui Fudosan Residential brand concept for its entire housing business of “Life-styling x improving with age,” the PARK WELLSTATE series delivers products and services that fulfill the needs of diversifying lifestyles. It is also part of the Mitsui Fudosan Group’s efforts to build a sustainable society and contribute significantly toward achieving SDGs by promoting the creation of safe, secure, and pleasant neighborhoods.



Exterior photo

< Features of the property >

1. The largest senior residence in Osaka Prefecture, where residents can enjoy optimal living environments and convenience in a new stage of life
2. A refined, elegant residence that provides residents with an enriched lifestyle
3. Extensive range of communal facilities and events that foster the community of residents
4. Providing high quality medical and nursing care services using cutting-edge health and medical data management services

1. The largest senior residence in Osaka Prefecture, where residents can enjoy optimal living environments and convenience in a new stage of life

The property is in a highly convenient location, approx. 10 minutes from Senri-Chuo Station on the Kita-Osaka Kyuko Line by shuttle bus exclusively for residents, and from Senri-Chuo Station, it is a 19-minute ride to Umeda Station in the heart of Osaka.

Moreover, the property also offers a highly hospitable concierge service to respond to the needs of residents for everything from problems to various types of concerns. Furthermore, various type of life-support services are also provided to make life comfortable for residents such as the front desk offering different types of agency or referral services and a shuttle bus for the exclusive use of residents traveling at least once hourly to Senri-Chuo Station on the Kita-Osaka Kyuko Line.

The property is the largest senior residence in Osaka Prefecture with a total of 548 units, providing 7 types of general living unit (470 units) ranging from 1LDK of approx. 500 ft² (46.69 m²) to 2LDK of approx. 850 ft² (78.95 m²) and a dedicated nursing care floor with nursing care units (78 units).



Main entrance



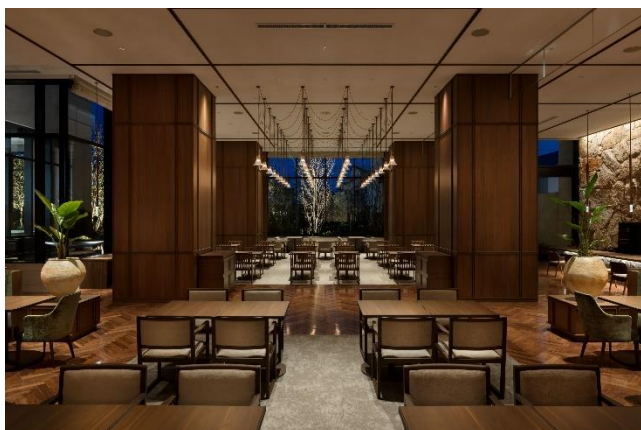
Lounge

2. A refined, elegant residence that provides residents with an enriched lifestyle

Then, utilizing the scale of the property with 548 units in total, the entrance and other areas of the building serving as its window to the world have been luxuriously designed to enhance the broad expanse and high ceilings.

Dining and bar counters operated by Green House Co., Ltd. aim to be spaces that strengthen bonds among residents and their families around the dining table, that foster luxurious moments and that can be places to enjoy dining freely without the need to make reservations.

Residents are also provided with an enriched lifestyle with the establishment of rest spaces, such as a separate cottage with a water view and plants including pine trees conveying an air of elegance, while space has been set aside to create a rooftop garden with views of the mountains of Minoh that change with the seasons.



Dining hall



Salon



Separate cottage



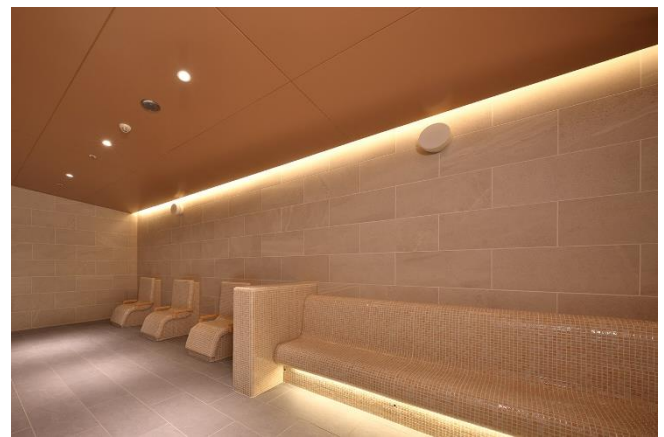
Rooftop garden

3. Extensive range of communal facilities and events that foster the community of residents

In addition to the large bath, open-air bath and jacuzzi, the property is also equipped with a low-temperature sauna, which places little burden on the body, and experience showers with aromas that provide various types of shower depending on the time. In addition, there is also a full range of communal facilities such as a library with approx. 1,500 books, a multipurpose hall, fitness room, billiards room, mahjong room, karaoke room, theater room and performance room and other rooms, enabling people to lead luxurious everyday lives. These communal facilities are utilized to provide events such as seasonal baths or children’s cafeterias that foster a community spirit among residents, as well as with people living in the community, creating club activities and other active events.



Large bath



Comfort room (low-temperature sauna)



Library



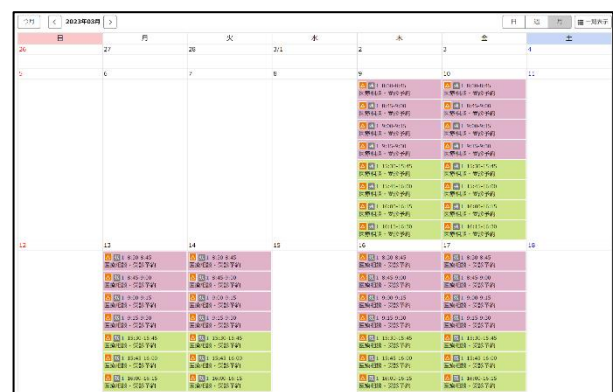
Fitness room

4. Providing high quality medical and nursing care services using cutting-edge health and medical data management services

(1) Medical care collaboration

In addition to medical care collaboration with JUNKOKAI Healthcare Corporation Kansai Medical Hospital, Healthcare Corporation Minaterasu will open the Kasugai Clinic Toyonaka Midorigaoka Terrace and Pharmedico Co. Ltd. will open the HAZAMA Pharmacy Park Midorigaoka store within the property, establishing a safe medical care system that can respond to day-to-day health management through to emergencies.

Furthermore, an environment will be created to enable a series of medical treatment services to be provided smoothly within the property. Residents can use tablet devices installed in units exclusively for their use to make reservations for certain times, which shortens waiting times and enables smooth check-ups, medication guidance and receipt of prescriptions through electronic prescriptions issued in collaboration with the clinic and drugstore in the property, enhancing convenience for residents.



Screenshot of a checkup reservation made by a tablet device exclusively for the use of residents

(2) Nursing care services

In the event nursing care needs arise in the future, residents may relocate to a nursing care unit on a dedicated nursing care floor and live securely. Care staff from ACTIVE LIFE, Ltd. will be on hand 24 hours a day to provide monitoring and lifestyle support services, and in combination with outside home care services, residents will be provided with nursing care services for their individual condition.

In the property's wellness living area, residents in general living units with concerns about everyday living can also receive assistance in regard to dining and other parts of their day-to-day lives, enabling them to live there with peace of mind.



Nursing care floor living room



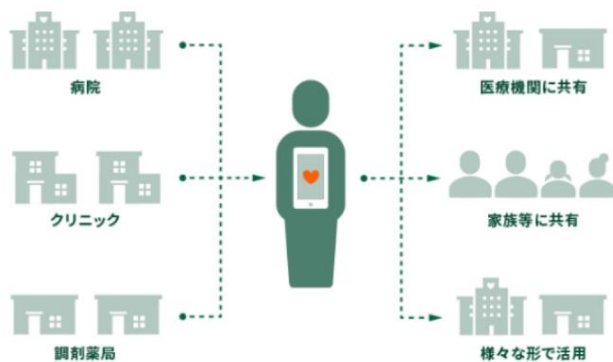
Wellness living area

(3) Health support

COSPA Wellness CO., LTD. will use the property’s fitness room and carry out the aging care support program it has cultivated through its business over 40 years, as well as the i-tore program for training cognitive functions that it developed jointly with the Graduate School of Medicine, Faculty of Medicine, Osaka University, and provide health support services ranging from improving health to functional maintenance and improvement programs as support services to prolong healthy lifespans from a physical aspect.

(4) Introducing cutting-edge health and medical data management services

The property will introduce a banking application (under the supervision of Osaka University Hospital) for medical information operated by Sumitomo Mitsui Banking Corporation, and will provide a collaborative, new regional medical service which covers health and medical data management services as well as preventative medicine through to cutting-edge medical treatment, pharmaceuticals, and nursing care.



Conceptual image of data management, sharing and use in the medical information banking application



Conceptual image of a smartphone screenshot of the medical information banking application

■ Overview of PARK WELLSTATE Senri-Chuo

Address	1-7-5 Kitamidorigaoka, Toyonaka, Osaka (listed address)
Total site area	Approx. 192,774.31 ft ² (17,909.32 m ²)
Total floor area	Approx. 485,669.36 ft ² (45,120.16 m ²)
Structure/scale	Reinforced concrete structure, partial steel structure, 13 floors above ground
Category	Residential paid nursing home
Total number of residences	548 units (General living units (470), nursing care units (78))
Residential area	Approx. 500.00 ft ² to 849.81 ft ² (46.56 m ² to 78.95 m ²)
Schedule	Construction: December 2020 Completion: February 2023 Opening: March 2023
Design/construction	Haseko Corporation
Exterior/interior design	UDS Ltd.
Care and nursing partner	ACTIVELIFE, Ltd. (Wholly owned by Osaka Gas Co., Ltd.)
Medical care collaboration	JUNKOKAI Healthcare Corporation Kansai Medical Hospital Medical Corporation Minaterasu Kasugai Clinic Omichikai Healthcare Corporation Imperial Hotel Clinic Medical Corporation Shiromikai AMS New Otani Clinic Pharmedico Co. Ltd.
Dining operations	Green House Co., Ltd.

■位置図



■ About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group’s serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness, which provides lifelong, family-like care to customers, PARK WELLSTATE provides a broad range of services and support. Property features include elegant buildings that offer a life full of quality and comfort, varied and nutritious daily meals, a full home attendant service, and lifelong security in the form of long-term care and healthcare support.

In addition to PARK WELLSTATE Hamadayama, Mitsui Fudosan is developing three properties in the PARK WELLSTATE lineup. Going forward, Mitsui Fudosan will actively develop serviced senior residences under the PARK WELLSTATE brand, centering on major urban areas, starting in the three major metropolitan areas.

*Learn more here:

<https://www.mfrw.co.jp/parkwellstate/>

	Property name	Address	Planned opening
①	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	Opened June 2019
②	PARK WELLSTATE Kamogawa	Kamogawa, Chiba Prefecture	November 2021
③	PARK WELLSTATE Senri-Chuo	Toyonaka, Osaka Prefecture	Spring 2023
④	PARK WELLSTATE Nishiazabu	Minato-ku, Tokyo	Fall 2024
⑤	PARK WELLSTATE Makuhari Bay Park	Chiba City, Chiba Prefecture	Fall 2024
⑥	PARK WELLSTATE Shonan Fujisawa SST	Fujisawa City, Kanagawa Prefecture	Fall 2024

■ Mitsui Fudosan Group’s Initiatives for SDGs

https://www.mitsufudosan.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/

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

■ **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.

Goal 3 Good Health and Well-Being Goal 11 Sustainable Cities and Communities

