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For immediate release

Mitsui Fudosan Co., Ltd.
Mitsui Fudosan Hotel Management Co., Ltd.

The First Mitsui Garden Hotel in Kanagawa Prefecture, an Urban Resort Floating in the Sky Above Minatomirai
Mitsui Garden Hotel Yokohama Minatomirai PREMIER Opens May 16, 2023
-Experience a Luxurious Stay in Hotel with Diverse Facilities such as Sky Pool-

Tokyo, Japan, April 26, 2023 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Mitsui Fudosan Hotel Management Co., Ltd. announced that they will open Mitsui Garden Hotel Yokohama Minatomirai PREMIER (Location: 3-3-3 Minatomirai, Nishi-ku, Yokohama, Kanagawa Prefecture; Number of rooms: 364) on Tuesday, May 16, 2023.

The hotel will open on the top floors (20F–27F) of Yokohama Connect Square*¹, a large, mixed-use facility in the Minatomirai district of Yokohama, a center for business, academic research, tourism, and entertainment.

This hotel is the first in the Mitsui Garden Hotels rebranding series announced in November 2022 under the concept of “Stay in the Garden.” In a location boasting wide-open views 20 floors above ground and stunning nighttime scenery, it offers a diverse range of facilities such as a sky pool, restaurant and bar, terrace, and a fitness center so that guests can enjoy their stay in the hotel as they wish. Guest rooms are spacious, with an average floor area of 30m², fulfilling the diverse needs of guests such as business, tourism, and long-term stays with some rooms equipped with microwaves and washing machines and some with permanent triple beds. The hotel is adorned with greenery throughout, from the entrance to the lobby lounge and pool area, including the giant bird of paradise (*strelitzia nicolai*), which is the hotel symbol, helping to create a garden-like ambience.

This is the ninth hotel in the Mitsui Fudosan Group’s hotel brand Mitsui Garden Hotels PREMIER class and the first to open in Kanagawa Prefecture.

Key Points of this Release

- The lobby floor, located on 20F, offers various facilities like the sky pool, where guests can enjoy the open outdoor space, restaurant and bar, and fitness center to enjoy a diverse hotel experience
- All guest rooms are on 21F or higher. There are many room types, such as those equipped with microwaves and washing machines for longer stays, and triple rooms for groups such as women enjoying a vacation together, etc., to fulfill a broad range of guest accommodation needs
- Conveniently located close to Minatomirai Station, tourist attractions, and major mixed-use facilities
- Rooms with an average floor area of 30m² well-equipped with latest ReFa hair dryer and SONY glass sound speakers deliver guest experience that expresses the new, post-rebranding concept



■ Features of Mitsui Garden Hotel Yokohama Minatomirai PREMIER

1. Location

Minatomirai, where many large facilities have been built in recent years, is located midway between Yokohama and Kannai areas. The hotel is conveniently located for public transport, approximately a 5-minute walk from Minatomirai Station on the Minatomirai Line and a 10-minute walk from Sakuragicho Station on the JR Negishi Line. It can be used as a base for a broad range of activities from business and leisure travel and weekends away, because the hotel is in an area full of business, academic research, tourism, and entertainment facilities.

2. Design Concept “Yokohama Sky Cruising”

The design concept is a hotel moored in the sky of Minatomirai, incorporating the curved form and impression of materials of a cruise ship. The 1F entrance of the hotel has a deep-sea theme, while the lobby on 20F accessed by shuttle elevator has been made to resemble the deck and the guest rooms have been made to resemble the cabins of a cruise ship. The public area on 20F offers diverse facilities including the sky pool and restaurant/salon area.

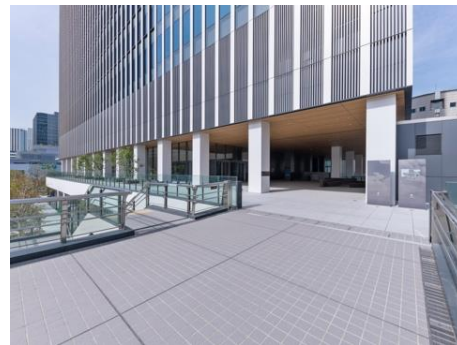
3. Overview of Facilities

(1) Entrance (1F and 2F)

The 1F entrance on the Yokohama Museum of Art side of the building captures the silent world of the ocean depths with black as the base color. The 2F entrance can be accessed directly from the pedestrian deck that connects to Sakuragicho Station on the JR Negishi Line.



1F entrance



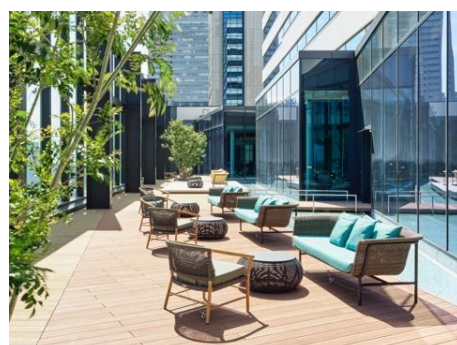
2F entrance

(2) Lobby, lounge, salon, terrace area (20F)

Taking the shuttle elevator to 20F, visitors will see a spacious lobby like the deck of a ship floating in the sky. Incorporating the curved forms of boats to resemble the deck of a cruise ship, the lobby has floor-to-ceiling windows that offer panoramic views of Minatomirai. The salon area welcomes guests with the music of a self-playing grand piano from morning to evening and mobile art installations that create an impression of a fluttering breeze and gently rolling waves. The adjacent terrace is filled with light during the day and has illuminated water features and plants at night, creating a space to enjoy water, sky, greenery, and the feel of the wind. Original background music based on the theme of harmony between city and nature is played in the lobby.



Lobby



Terrace

(3) Sky pool LA MAGNOLIA, hot tubs, fitness center

Mitsui Garden Hotel Yokohama Minatomirai PREMIER is the first in the Mitsui Garden Hotels series with pools. Pools have been installed in two locations, indoors (8.6m long and 1.2m deep) and outdoors (9m long and 0.5m deep). Outdoors, there are also hot tubs. Named after the magnolia, a flower known for its sophisticated color and fragrance, the spatial design of the pool area features ceramic wall art with a sea spray motif and a fresh style in perfect harmony with the stone-like texture of the floor and walls, sky, and water. Guests can relax and enjoy a poolside drink from the bar. Classes such as yoga and wedding events using the pool area are also planned.

Leading European gym equipment manufacturer Technogym's equipment has been installed at the fitness center. Guests can work out while enjoying panoramic views of Minatomirai.

□ Opening hours of sky pool and hot tub

Weekdays	15:00-21:00
Weekends and public holidays	9:00-22:00

※ For hotel guests only

※ 1 Guests under the age of 16 must be accompanied by an adult and can only use the facilities until 18:00

※ The use of equipment such as inflatable pool floats is prohibited

※ In the interests of safety, guests using the facilities must be at least 140cm tall



Sky pool LA MAGNOLIA (indoor and outdoor areas)



Hot tub



Fitness center

(4) Restaurant RISTORANTE E'VOLTA-Unico Polo-

BAR BELLO GATTI

The concept of modern Italian restaurant RISTORANTE E'VOLTA-Unico Polo- is a “*ristorante* that travels the world.” It serves a one-of-a-kind (*unico*) encounter with food and delivers an elegant time (*volta*) like Italian adventurer Marco Polo, who explored the world making new discoveries. Based on a principle of local production and consumption in Kanagawa Prefecture, the restaurant offers a menu that magically blends tasty seasonal produce with seasonings from around the world, spices, technique, and wit. In addition to a breakfast buffet whose centerpiece is “the ultimate premium French toast,” the restaurant serves course lunches, an afternoon tea set with optional wine service, and a dinner menu including a five continents-themed amuse-bouche.



Restaurant

☐ Restaurant opening hours

BREAKFAST	7:00-10:30
LUNCH	12:00-15:00
CAFÉ	14:00-16:30
DINNER	17:30-22:00



Breakfast

The name Bar Bello Gatti means smart and stylish cats. True to its name, it is a meeting place for sophisticated adults. The bar offers splendid nighttime views of Minatomirai from behind the arched design window feature based on the parapet of Ponte di Rialto, an iconic bridge in Venice, Italy.

☐ Bar opening hours

Weekdays	17:00-23:00
Weekends and public holidays	12:00-23:00



BAR

(5) Guest rooms

All 364 guest rooms are on 21F or higher, with harbor views of the port of Yokohama to the northeast or mountain views to the southwest, with occasional sightings of Mount Fuji depending on the weather and season.

Rooms are tastefully appointed with interior colors of beige and white. Other design features reflect the harbor city of Yokohama, such as room signs with a lighthouse motif and night lamps that resemble ship lanterns.

The varied guest rooms are spacious and well-equipped, with an average floor area of 30m² to ensure a pleasant stay. All rooms are equipped with the latest ReFa hair dryers, while all 28 corner rooms also have ReFa shower heads. Two ReFa rooms offer ReFa irons, hairbrushes, and other items.

Televisions in all rooms have Chromecasting and mirroring functions so that guests can watch online content on a big screen. In addition, all rooms except those with projectors are equipped with Sony glass sound speakers for those who wish to enjoy nighttime views while playing their favorite music.



(1) Executive corner king/twin
【floor area: 46.1m²; seven rooms each】

The spacious executive corner king/twin room. The beds are positioned for the best seamless views of Yokohama's oceanfront, city, and sky from the windows.



(2) Deluxe queen (with projector)【30.0m²; 14 rooms】

Equipped with an 80-inch screen and projector, guests can enjoy content of their choice while relaxing in bed or on the sofa. Two BOSE speakers embedded in the ceiling provide realistic audio effects.



(3) Superior queen
(With microwave and washing machine)
【26.4m²; 20 rooms】

Guests staying for longer periods will appreciate the convenience of microwaves and washing machines in the rooms, just like being at home. Closets are large enough to store several days' worth of clothes, making it perfect for business travel.



(4) Deluxe triple【32.6m²; 30 rooms】

The hotel has 30 permanent triple rooms, which have the capacity for families and guests traveling in a group. The powder room area, toilet, and bathroom are separate to make it easy for all occupants to get ready in the morning.



< Room type > Check-in: 15:00; check-out: 11:00

Room name	Floor area (m ²)	Number of guest rooms	Maximum number of occupants	Bed size (mm)
Executive corner king	46.1 m ²	7	2	1,820×2,060
Executive corner twin	46.1 m ²	7	2	1,230×2,060
Deluxe corner king	36.6 m ²	7	2	1,820×2,060
Deluxe corner twin	36.6 m ²	7	2	1,230×2,060
Deluxe king	32.6 m ²	48	2	1,820×2,060
Deluxe twin	32.6 m ²	56	2	1,230×2,060
Deluxe twin (with sofa bed)	32.6 m ²	20	2-3	1,230×2,060
Deluxe triple	32.6 m ²	30	3	1,230×2,060
Deluxe queen (with projector)	30.0 m ²	14	2	1,640×2,060
Superior queen (with microwave and washing machine)	26.4 m ²	20	2	1,640×2,060
Superior queen (with chairs)	26.4 m ²	128	2	1,640×2,060
Superior queen (with sofa)	25.4 m ²	14	2	1,640×2,060
Accessible double	26.4 m ²	6	2	1,400×2,060

(6) DX initiatives

Following the examples of Mitsui Garden Hotel Kashiwa-no-ha Park Side (opened in 2022) and Tokyo Midtown Yaesu (opened in 2023), Mitsui Garden Hotel Yokohama Minatomirai PREMIER uses the RICE autonomous delivery robot for the delivery of supplies. RICE robots work in conjunction with elevators in the building and can make deliveries from the 20F lobby to all 364 guest rooms on floors 21F to 27F.

In addition, the hotel is aiming for an operational structure whereby AI is used to reduce the hours spent on routine office work by hotel employees. This will reduce their workload so that they can prioritize guest services.



■ Outline of Mitsui Garden Hotel Yokohama Minatomirai PREMIER

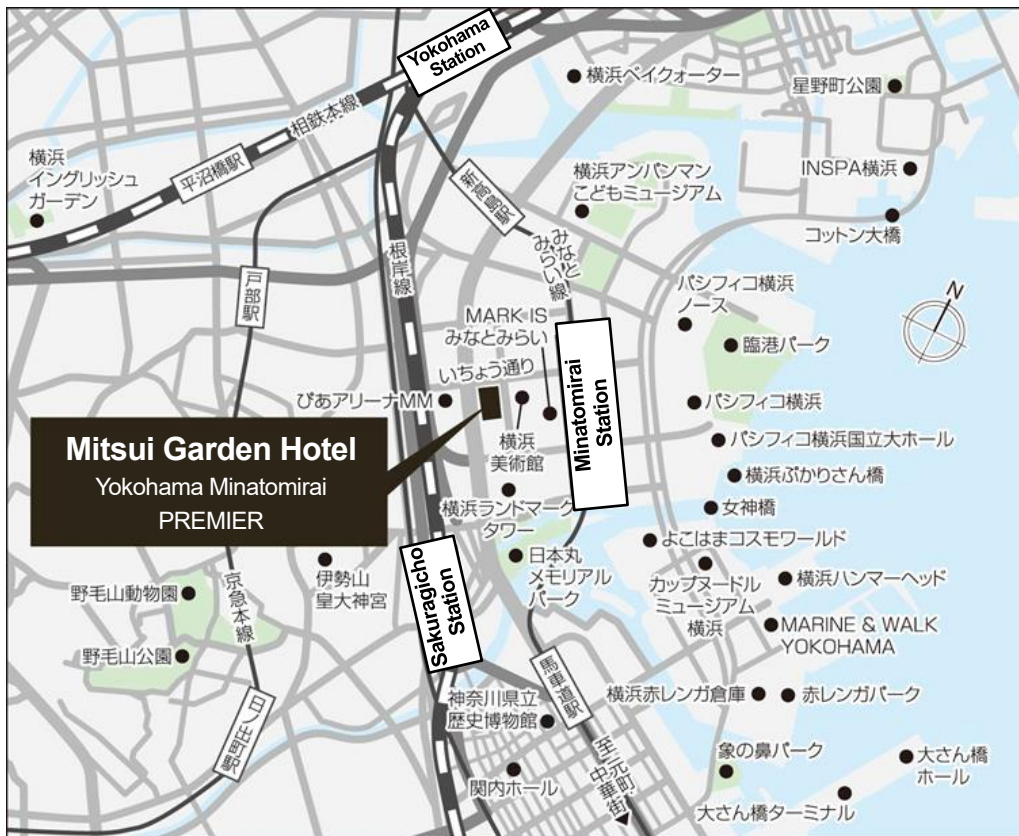
Location	3-3-3 Minatomirai (Minatomirai Block 37), Nishi-ku, Yokohama, Kanagawa Prefecture (within Yokohama Connect Square)
Site area	Approx. 108,523.89ft ² (10,028.20m ²)
Total floor area	Approx. 1,310,256.90 ft ² (121,726.85 m ²) * Hotel portion: approx. 190,521 ft ² (17,700 m ²)
Structure and scale	Steel-reinforced concrete, 27 floors above ground and 1 below * Hotel portion: 1F-2F (partial), 20F-27F
Number of rooms	364 rooms
Architect	Kajima Corporation
Builders	Joint venture between Kajima Corporation, Fujita Corporation, Mabuchi Construction Co., Ltd., and Taiyo Construction Co., Ltd.
Opening	Tuesday, May 16, 2023
Ancillary facilities	Sky pool, restaurant and bar, fitness center, multi-purpose room, etc.
Tel.	045-227-1311
Official website	https://www.gardenhotels.co.jp/yokohama-minatomirai-premier/eng/

(*1) Yokohama Connect Square

Yokohama Connect Square is a large-scale project that has been developed based on a collaborative agreement between three companies, Panasonic Homes Co., Ltd., Kajima Corporation, and Kenedix, Inc.



MAP



Brand Tagline “Stay in the Garden,”

Like a well-tended garden flowing with moisture, we strive to create a hotel filled with refined excitement and relaxation where guests can spend an ideal time.

We have attuned our ears to the sensibility of the region, and arranged a richly unique hotel with different atmospheres so that guests can experience the richness and luxury in a heartfelt manner. That is the type of garden stay that we at Mitsui Garden Hotels aim to achieve.

“Just as the name Mitsui Garden Hotels implies, we strive to provide luxurious and calm accommodations that allow guests to look inward and turn their attention to time spent with people they cherish while experiencing the unique features of the region and nature amid a protected space where they can relax as if they were in a garden, and established the above brand statement based on these thoughts. The brand tagline “Stay in the Garden” was formulated based on this statement as keywords to embody future Mitsui Garden Hotels.

Reference release: https://www.mitsuifudosan.co.jp/corporate/news/2022/1121_01/

Hotels developed by Mitsui Fudosan Hotel Management



Mitsui Garden Hotels established “Stay in the Garden” as its brand tagline based on a wish to provide rich and luxurious lodging experiences similar to staying in a garden, and offers 34 facilities and approximately 10,000 rooms both in Japan and overseas. While valuing the characteristics of each region across the country, it has arranged a richly unique design and “a breakfast guests can look forward to” that can be enjoyed by guests in various situations not limited to business use but also leisure trips, retreats, refreshment, and long-term accommodation, etc.

Mitsui Fudosan Hotel Management has also developed three facilities as THE CELESTINE HOTELS which are promoted as destination-type hotels where accommodation is the goal, and three facilities as “sequence,” next-generation lifestyle hotels where guests can enjoy “free time and ways to spend it” according to their own style. Based on the philosophy and concept of “a hotel that remains in memory” and “a hotel that satisfies the five senses of sensitive guests,” Mitsui Fudosan Hotel Management develops its brand which addresses diverse needs.

■ 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/

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

Goal 11 Sustainable Cities and Communities
Goal 17 Partnerships for the Goals

