

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Kintetsu Real Estate Co., Ltd.
JR West Real Estate & Development Company
Sohgoh Real Estate Co., Ltd.

Condominium with 571 total units on a site over 172,200 ft² (16,000 m²) with an array of shared facilities where sustainability can be experienced

PARK HOMES Itami Inano Garden Square Park Front

Model room advance information sessions starting Saturday, April 29, 2023

Tokyo, Japan, April 27, 2023 –Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, Kintetsu Real Estate Co., Ltd., JR West Real Estate & Development Company, and Sohgoh Real Estate Co., Ltd. announced today that model room advance information sessions will begin on Saturday, April 29, 2023 for PARK HOMES Itami Inano Garden Square Park Front (“the property”), a large-scale condominium under construction in Inano Town, Itami City, Hyogo Prefecture.

The property is a large-scale condominium with a total of 751 units on a site surpassing 172,200 ft² (16,000 m²). It offers the convenience of being a two-minute walk from Inano Station on the Hankyu Railway Itami Line, a six-minute walk from Inadera Station on the JR Takarazuka Line, and a two-minute walk from GUNZE Town Center TSUKASHIN, a large shopping center with about 160 stores. In addition to a garden zone on the premises with green space surpassing 26,900 ft² (2,500 m²), the property’s diverse community spaces include WONDERFUL VILLA, an independent shared block that brings together unique facilities for common use. These community spaces deploy sustainable initiatives with harmony and coexistence with diverse values and the global environment in mind.

Going forward, Mitsui Fudosan Residential will continue to provide environments for more diverse lifestyles and promote the creation of communities where people can live safely and securely for the long term, thereby helping build a more sustainable society and achieve the UN’s Sustainable Development Goals.



Exterior view (conceptual drawing)

Property features

1. It is a large-scale condominium with a total of 571 units on a site exceeding 172,200 ft² (16,000 m²), and offers the convenience of being a two-minute walk from Inano Station on the Hankyu Railway Itami Line, a six-minute walk from Inadera Station on the JR Takarazuka Line, and a two-minute walk from the large shopping center GUNZE Town Center TSUKASHIN.
2. It has unique shared facilities for realizing diverse ways of living.
It takes steps to make sustainability a part of everyday life, with childcare services, a circular library, “para art” exhibitions, and more.
3. At the Residential Salon (sales center), a clothing support project (collection service) is being implemented, which is a first for the PARK HOMES series in the Kansai area.
4. Model rooms feature interior coordination proposals utilizing pre-owned furniture through a collaboration with the Mash Group.

1. It is a large-scale condominium with a total of 571 units on a site exceeding 172,200 ft² (16,000 m²), and offers the convenience of being a two-minute walk from Inano Station on the Hankyu Railway Itami Line, a six-minute walk from Inadera Station on the JR Takarazuka Line, and a two-minute walk from the large shopping center GUNZE Town Center TSUKASHIN.

The property is a two-minute walk from Inano Station on the Hankyu Railway Itami Line and a six-minute walk from Inadera Station on the JR Takarazuka Line. It is a condominium of magnificent scale comprising a total of five blocks and 571 units on a site exceeding 172,200 ft² (16,000 m²) that is adjacent to Inano Park, a local oasis, and close to GUNZE Town Center TSUKASHIN, a large shopping center.

Based on the project concept "DISCOVER WONDER CITY," the property is designed to be a space overflowing with wonderful things and experiences that thrill and excite. It offers six garden and eight common spaces to support the diverse lifestyles of 571 households. They include Minna no Hiroba, which has a water fountain and is a place where families can relax; Rooftop Garden Wonderful, which is a space for enjoying outdoor leisure like glamping and barbecues; and Party Salon Wonder, which is a venue for enjoying parties with friends.



Property's visual concept



Minna no Hiroba (conceptual rendering)



Rooftop Garden Wonderful (conceptual rendering)



Party Salon Wonder (conceptual rendering)



Coach Entrance (conceptual rendering)

2. It has unique shared facilities for realizing diverse ways of living. It takes steps to make sustainability a part of everyday life, with childcare services, a circular library, "para art" exhibitions, and more.

(1) (Childcare service provided by specialist staff

The shared facility Kids Square Discover offers temporary short-term childcare service provided by specialist staff from Kipot Co., Ltd. Parents can feel at ease using the service when they need to go out for personal or work reasons. By encouraging diverse work styles and backing the activities of dual-income households, the service will contribute to realizing a sustainable society and economy.



Kids Square Discover (conceptual rendering)



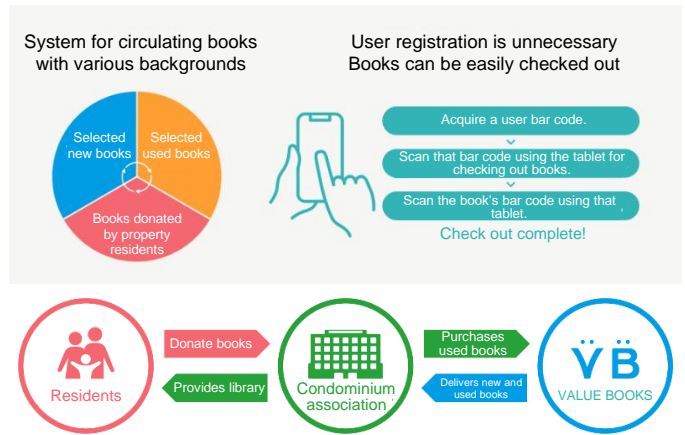
Photo illustrating childcare atmosphere (courtesy of Kipot Co., Ltd.)

(2) Circular library contributing to the circulation of resources through books

Mitsui Fudosan Residential teamed up with VALUE BOOKS Co., Ltd., which aims to enrich people’s lives and make society better through books, to introduce new books, used books, and a service for collecting and circulating books donated by residents of the property. Plans are for Work & Study Lab to have a collection of about 1,000 books and Kids Square Discover of about 500 books, which will serve as a library exclusively for residents of the property. Residents can view and borrow materials from these collections, as well as donate books they no longer need.



Work & Study Lab (conceptual rendering)



Conceptual diagram of circular library

(3) Displaying “para art” at shared facilities

With the cooperation of Able Art Company, Kids Square Discover displays the works of para artists (artists with disabilities) created from unfettered ideas, which cannot be viewed anywhere else. Making art accessible in this way broadens an array of possibilities for children.



Kids Square Discover (conceptual rendering)



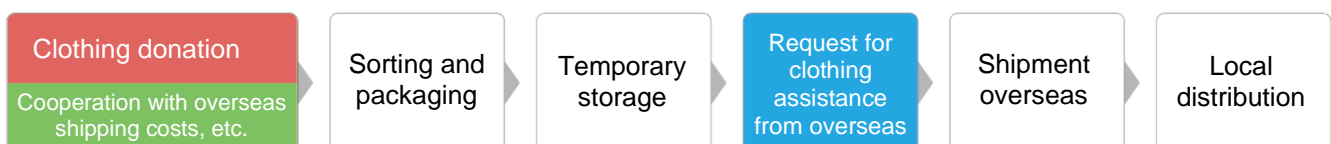
Photo illustrating “para art”

3. At the Residential Salon (sales center), a clothing support project (collection service) is being implemented, which is a first for the PARK HOMES series in the Kansai area.

At the property’s Residential Salon (sales center), a project is being implemented to collect clothing that is no longer needed to donate to people in South America, Asia, Africa and elsewhere around the world through the specified non-profit organization Japan Relief Clothing Center. By providing clothing that is needed not for the sake of fashion but to protect lives, the project aims to help end poverty, which is one of the SDGs.

Further, reusing unwanted clothing is also likely to reduce environmental impact.

Donation flow chart



Process from collecting clothing through providing support (based on the Japan Relief Clothing Center website)

4. Model rooms feature interior coordination proposals utilizing pre-owned furniture through a collaboration with the Mash Group.

Model rooms use interior coordination proposals from the Mash Group, which operates the ladies fashion brand SNIDEL, loungewear brand gelato pique, and so forth. Pre-owned items are used for some of the furniture based on the proposals of the Mash Group, which is actively working on the SDGs in the fashion industry. Furniture purchased in the reuse market is renovated by changing parts, reupholstering, and so on. The furniture with newly added value is then used in model rooms. This contributes to the effective use of resources.



Living and dining room (1)



Balcony



Living and dining room (2)



Bedroom

■ Overview of PARK HOMES Itami Inano Garden Square Park Front

Location	2-2-2 Inano-cho, Itami City, Hyogo Prefecture
Access	Two-minute walk from Inano Station on the Hankyu Railway Itami Line, six-minute walk from Inadera Station on the JR Takarazuka Line, 17-minute walk from Tsukaguchi Station on the Hankyu Railway Kobe Line
Zoning	Type one residential area
Structure and scale	Ferroconcrete construction, 15 floors above ground
Site area	Approx. 179,832.76 ft ² (16,707.01 m ²)
Total number of units	571 (A Block: 138, B Block: 147, C Block: 164, D Block: 78, E Block: 44)
Floor plans	2LDK~4LDK
Private floor areas	A and B blocks: Approx. 634.10 ft ² -1,078.76 ft ² (58.91 m ² -100.22 m ²) (including storage room area of Approx. 3.55 ft ² -4.31 ft ² (0.33 m ² -0.40 m ²)) C, D, and E blocks: Approx. 625.17 ft ² -1,165.95 ft ² (58.08 m ² -108.32 m ²) (including storage room area of Approx 3.55 ft ² -4.31 ft ² (0.33 m ² -0.40 m ²))
Start of sales	A and B blocks: Scheduled for late June 2023; C, D, and E blocks: To be determined
Completion date	A and B blocks: Scheduled for early February 2025; C, D, and E blocks: Scheduled for late December 2025
Occupancy date	A and B blocks: Scheduled for late April 2025; C, D, and E blocks: Scheduled for late January 2026
Architect and builder	HASEKO Corporation
Property website	https://www.31sumai.com/mfr/K1804/ (Japanese language only)

■ Property map



■ Conceptual drawing of the area



■ 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/>

- Formulated Diversity and Inclusion Promotion Declaration and Initiatives Policy

https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/

- About Mitsui Fudosan Residential's Carbon Neutral Design Promotion Plan (only in Japanese)

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 Kintetsu Group's (Kintetsu Real Estate Co., Ltd.) sustainability policy

<https://www.kintetsu-re.co.jp/company/sustainability/> (Japanese language only)

- JR West Real Estate & Development Company's environmental initiatives

<https://www.jrwd.co.jp/business/environment.html> (Japanese language only)

- The Haseko Group's (Sohgoh Real Estate Co., Ltd.) sustainability

<https://www.haseko.co.jp/hc/english/csr/>

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

Goal 1 No Poverty
Goal 4 Quality Education
Goal 10 Reduced Inequalities
Goal 11 Sustainable Cities and Communities
Goal 12 Responsible Consumption and Production

SUSTAINABLE DEVELOPMENT GOALS

