

Launch of Integrated Temple and Condominium Development Project
**Advance Information Sessions to Begin on May 27, 2023 for PARK
HOMES Shijo-Kawaramachi**

New Model Case Regenerating a Temple to Carry on the Historical Place of
Worship for Future Generations

Tokyo, Japan, May 26, 2023 - Mitsui Fudosan Residential Co., Ltd. announced today that it will start holding advance information sessions for PARK HOMES Shijo-Kawaramachi (hereinafter, “the Property”), a condominium for sale that is currently under construction in Shimogyo-ku, Kyoto, Kyoto Prefecture, from Saturday, May 27, 2023. In addition, it will open a permanent information desk in Nihombashi, Tokyo.

The Property will be an integrated temple and condominium development project involving Togenji Temple, which has a history extending over approx. 400 years. Recently, factors such as the aging of temple buildings, lack of a successor and decreases in the number of financial supporters are among the issues confronting temples, and this project aims to become a new model case that will regenerate a temple and carry on one of Kyoto’s historical places of worship for future generations. The Mitsui Fudosan Group moved ahead on an integrated hotel and temple development with the Mitsui Garden Hotel Kyoto Kawaramachi Jokyoji, which opened in 2020.

The property will also introduce initiatives to contribute to the realization of carbon neutrality, such as the bulk adoption of renewable energies and installation of rooftop solar panels, as well as plans to obtain ZAH-M Oriented status under BELS certification.

Looking ahead, the Company will provide products and services that respond to customers’ diverse lifestyles based on the brand concept “Life-styling x improving with age,” as well as promote the creation of neighborhoods that are safe, secure, and comfortable to live in to contribute toward the creation of a sustainable society and attainment of SDGs.



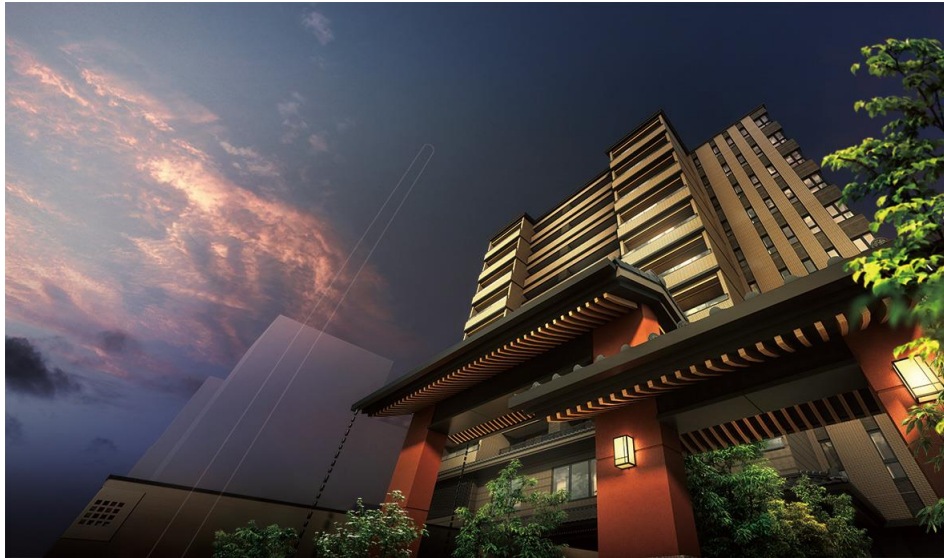
Rendering of the completed exterior

Features of the Property

- 1. An integrated temple and condominium development project.**
- 2. A location combining convenience, tradition and culture, with Shijo-Kawaramachi, Pontocho and Gion within walking distance and Kyoto-kawaramachi Station on the Hankyu Railway Kyoto Line 3 minutes by foot.**
- 3. The exterior and common area design reflects the vestiges of the traditions of Kyoto and the temple, carrying on the memory of Togenji Temple, which has a history of approx. 400 years.**

1. An integrated temple and condominium development project.

Kyoto, which has shared history with temples since the Heian period (794-1192), is dotted with many historic temples that attract lots of visitors from Japan and abroad, including temples that have been recognized as World Heritage sites. People living in Kyoto regard the temples as spiritual centers, and at the same time, they have played a role in fostering and disseminating traditional culture. Meanwhile, many temples are worried about the future due to factors such as degradation of buildings, lack of successors and dwindling number of financial supporters. As one solution to such challenges, the Property and Togenji Temple are moving ahead together as an integrated condominium for sale and temple development, which has the advantage of facilitating building maintenance and management plans over many years. Mitsui Fudosan Residential has concluded a 70-year, fixed term leasehold agreement with Togenji Temple, carrying on the land and the history that resides with the land, and aiming to become a model case of temple regeneration for the coming age.



Rendering of the completed exterior

2. A location combining convenience, tradition and culture, with Shijo-Kawaramachi, Pontocho and Gion within walking distance and Kyoto-kawaramachi Station on the Hankyu Railway Kyoto Line 3 minutes by foot.

The Property is located with outstanding access to transportation, being 3 minutes by foot from Kyoto-kawaramachi Station on the Hankyu Railway Keihan Line and 9 minutes' walk from Gion-shijo on the Keihan Railway Keihan Main Line, and is in an area with a high concentration of retail facilities but also on Teramachi-dori avenue, where many temples and historic sites are located. It is also a location to places that provide a feel for the traditional culture and natural surroundings of the ancient capital, such as Pontocho, Gion and Kamogawa.



Location Map

3. The exterior and common area design reflects the vestiges of the traditions of Kyoto and the temple, carrying on the memory of Togenji Temple, which has a history of approx. 400 years.

The Property is designed to reflect the original setting of Togenji Temple to carry on the history and memories of Togenji Temple, which has existed for approx. 400 years, and maintain the traditions of Kyoto. The approach that will be the entrance from the front road has a stately gate reminiscent of ancient times, and the pillars have adopted a scarlet color called *bengara*, a feature of Togenji Temple, which was renowned for being “Togenji Temple of the Red Walls.” And the rooftop tiles will be re-fired and inscribed with the same “To” insignia that has been used until now.

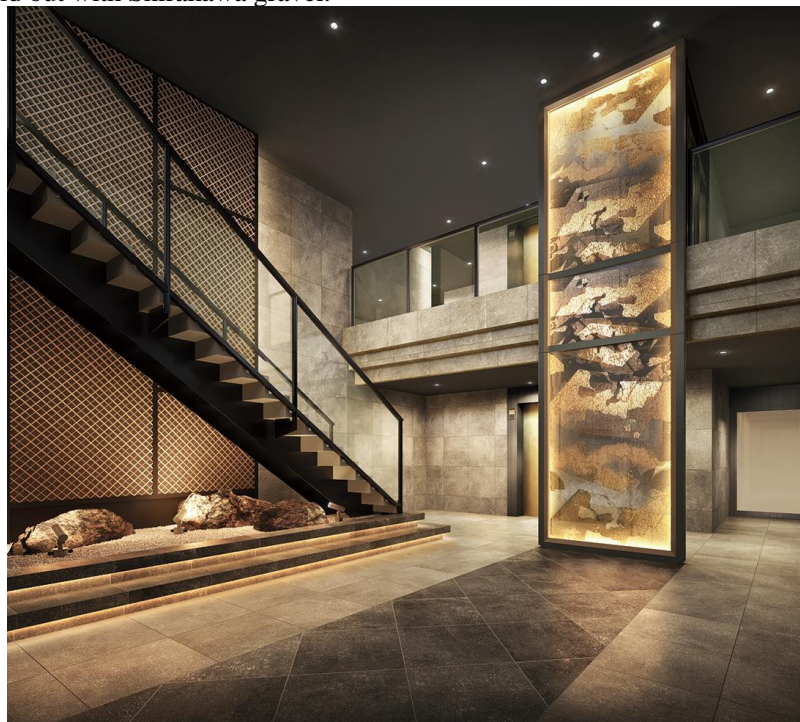


Togenji Temple before reconstruction



Inscribed rooftop tiles on Togenji Temple before reconstruction

In the common areas, the two-story vaulted entrance hall of approx. 16 ft (approx. 5 m) will feature a dynamic work of art from HOSOO Co., Ltd.*1 that reaches to the ceiling, and a design wall with rhombic latticework inspired by Nishijin brocade. A corridor decorated with traditional crafts such as flower vases and partitions with triple rhombic latticework will be installed on the second floor above the stairs. The Owner's Lounge provides a space to enjoy and relax the five senses in such ways as breathing in aromas inspired by images of Kyoto, relaxing background music and artistic flowers replaced seasonally. The rooftop terrace is a place with spaces to relax, set up with tasteful plants such as weeping cherry trees and a rock garden laid out with Shirakawa gravel.



Rendering of the completed entrance hall



Rendering of the completed Owner's Lounge



Rendering of the completed corridor



Rendering of the completed air terrace

*1: HOSOO upholds the traditional technique of Nishijin brocade while also pursuing new beauty. HOSOO Co., Ltd. was founded 1688, the first year of the Genroku era (1688-1704), and is a venerable purveyor of the Nishijin brocade that is proudly part of Japanese traditional crafts, yet also takes on the challenge of new expressions of beauty in the textile and fashion fields. HOSOO has opened showrooms in Kyoto and Tokyo Midtown Yaesu and has introduced to the world the advanced techniques and craftsmanship of Nishijin brocade for which Japan can be so proud in such ways as by presenting products to various high brand boutiques and prestigious hotels.



Art pieces adopted for the Property



HOSOO TOKYO (Tokyo Midtown Yaesu)



HOSOO MILAN (Milan, Italy)

Reference

Mitsui Fudosan Residential started the sequential roll out of the Land Memories Project in March 2023, which is an initiative to create new added-value for homes using the three methods of form unchanged and retained, connecting history and culture and new value through re-creation.

Using the two methods of form unchanged and retained and connecting history and culture, the Property will carry on the memories of the land and aims to create new added-value.

https://www.mfr.co.jp/company/news/2023/0329_01/

■ Property Overview

Location	(Lot numbers) 585-1, 574-4 Nakanochō, Ayanokoji-sagaru, Teramachi-dori, Shimogyō-ku, Kyoto, Kyoto Prefecture
Access	3 minutes' walk from Kyoto-kawaramachi Station on the Hankyu Railway Kyoto Line 9 minutes' walk from Gion-shijo Station on the Keihan Railway Kyoto Line 9 minutes' walk from Shijo Station on the Kyoto Municipal Subway Karasuma Line
Units	81 units
Site area	15,867.51 ft ² (1,474.14 m ²)
Total floor area	88,028.23 ft ² (8,178.09 m ²)
Structure/Number of floors	Reinforced concrete construction, 10 floors above-ground
Land rights and leasehold type	Fixed-term surface leasehold period: Until February 9, 2096 Land rent: Includes management fees
Seller	Mitsui Fudosan Residential Co., Ltd.
Construction	Kumagai Gumi Co., Ltd.
Sales schedule	Early July 2023 (scheduled)
Timing of building completion	Late February 2025 (scheduled)
Timing of tenant occupancy commencement	Late March 2025 (scheduled)
Property website (only in Japanese)	https://www.31sumai.com/mfr/K2001/

■ Map



■ 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

- Formulation of Group Action Plan to Realize a Decarbonized Society
<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>
- Formulation of Diversity & Inclusion Promotion Declaration and Initiative 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 initiatives covered in this press release are contributing to one of the UN’s SDGs.

Goal 11	Sustainable Cities and Communities
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