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For immediate release

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MITSUBISHI JISHO RESIDENCE CO., LTD.

**A multi-generational rental housing complex where people can live diverse lifestyles  
We aim to create a welcoming city by fostering community interaction and providing  
abundant housing and services**

# **HARUMI FLAG New PORT VILLAGE rental housing complex**

**Official Website Launched on August 29, 2023 (Tuesday)  
Tenant Applications to Open in Late September 2023 and Occupancy to Begin in  
Late January 2024**

Tokyo, Japan, August 29—Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that 10 project owners of the rental housing complex in HARUMI FLAG have launched the official website of the PORT VILLAGE rental housing complex on Tuesday, August 29, 2023. General rental housing is scheduled to begin accepting tenant applications in late September 2023 and start occupancy in late January 2024.

HARUMI FLAG aims to create a diverse, multi-generational neighborhood that is sustainable, recycling-oriented, and always bustling with activity and interaction. The rental housing complex PORT VILLAGE consists of four buildings with a total of 1,258 (\*1) general rental housing units. There are also senior housing units, which provide reliable 24-hour support and monitoring facilities installed throughout to ensure long-term peace of mind for seniors that live independently, as well as assisted living units that provide extensive daily nursing care services, shared housing units that are equipped with lounges, kitchens, and other common areas to build community, and childcare facilities to meet the needs of the approximately 12,000 new residents in the entire neighborhood. In addition to a wide variety of plans and styles of housing and services, the complex is also equipped with places for people from other city blocks and the community to visit. This creates a vibrant atmosphere and allows people to change their housing type as their life stages and lifestyles change.



CG illustration of completed exterior



HARU HARUMI FLAG overall map and site layout

\*1: The number of general rental housing units does not include shared housing, senior housing, or assisted living units.

## ■ Features of the PORT VILLAGE rental housing complex

### 1. Wide array of floor plans

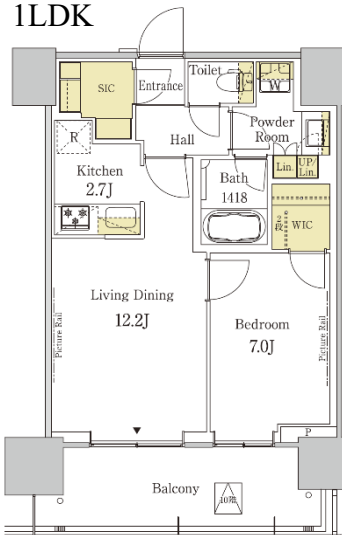
This large-scale rental property with a total of 1,258 general rental housing units and a floor area of approximately 58,800 m<sup>2</sup> offers a wide range of plan variations from 1R to 3LDK and multi-floor units for rich lifestyles suitable for single people, DINKs, families with children, and seniors.



CG illustration of completed multi-floor unit (Building B)

\*2: Furniture, appliances, and other furnishings not included

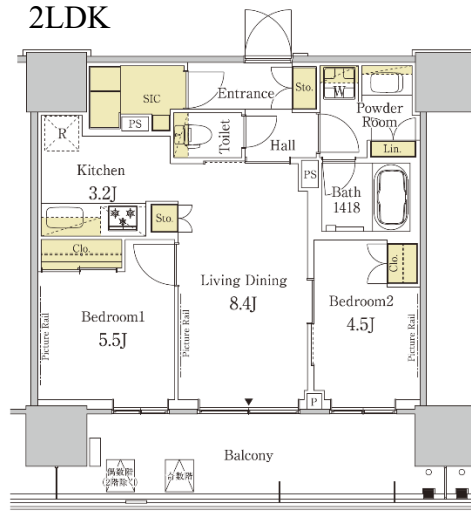
#### 1LDK



Building D type f  
Residence unit area: 50.73 m<sup>2</sup>  
Balcony area: Approx. 12 m<sup>2</sup>

The pillars on the balcony side are placed outside to create a streamlined living room. The kitchen and bathroom are compact but easy to use, and the balcony is approximately 2 m in depth, lending a sense of spaciousness to all room types.

#### 2LDK



Building B type g  
Residence unit area: 56.48 m<sup>2</sup>  
Balcony area: Approx. 15 m<sup>2</sup>

All living rooms are located on the balcony side, providing excellent natural lighting. The living room is in the middle of the unit, and the hallway is shortened to increase living space and provide maximum comfort.

### 2. Fully equipped common spaces including a public bath and workspace

The common areas include a public bath of approximately 350 m<sup>2</sup>, one of the largest in the rental housing market, as well as a multipurpose event space, a party room with a kitchen, a fitness room, and a theater room. In addition, workspaces and meeting rooms are available to support residents' remote work and business activities. The multipurpose event space will also serve as a place for interaction and community building for people from other city blocks and the wider community.



CG illustration of completed public bath (Building A)



CG illustration of completed workspace (Building C)

### 3. Abundant nature everywhere

In the center of PORT VILLAGE, a spacious courtyard of approximately 7,000 m<sup>2</sup> will be created with an abundant planting scheme of approximately 700 trees of 62 species, including cherry and Japanese zelkova. Open green areas facing the waterfront will be created, including the MINAMO GARDEN with water features and a fountain and the KODOMO PLAZA with play equipment for children, to create a town where people can feel close to water and greenery.



CG illustration of completed courtyard



PORT VILLAGE map and site layout

### 4. Creating a neighborhood where everyone can live their best life

PORT VILLAGE is a neighborhood that symbolizes the diversity of HARUMI FLAG, where people of various generations, lifestyles, and values live. The rental housing complex consists of general rental housing with a wide range of floor plans to accommodate everyone from single people to DINKS, families with children, and seniors, as well as providing senior housing, assisted living, shared housing, and childcare facilities (\*3). The general rental housing units are spacious enough to accommodate people who work from home, and furnished rental housing units for medium-term stays are also provided. The diverse population living here will be able to change their housing type as their life stages and lifestyles change, creating a sustainable and vibrant neighborhood.



CG illustration of completed childcare facilities (Building B)



CG illustration of completed shared housing common space (Building)

\*3: Maximum capacity of approx. 200 children. In addition to PORT VILLAGE, another new childcare facility will be opened in the Mitsui Shopping Park LaLa Terrace HARUMI FLAG retail property.

### 5. Beautiful and unique design incorporating traditional Japanese architectural techniques

We incorporated “dynamic symmetry,” a technique that accentuates the building’s silhouette with elongation and movement, to design a beautiful skyline that evokes the traditions of refined Japanese architecture. Furthermore, the three-layer composition and vertical division of the building create a feeling of lightness and reduce the heavy, constricted atmosphere often associated with architectural designs. We have incorporated exterior elements such as “pleats,” which give a sense of movement and depth through layering, “gatherings,” in which heterogeneous elements come together to create order, and “shining/swelling,” which creates the beautiful supple curves, and by “linkage” of these elements, we have created an architecture and landscape that is unique yet



Facade design incorporating traditional Japanese architectural techniques

## ■ PORT VILLAGE Property Overview

Location	501 (lot number), Harumi 5-chome, Chuo-ku, Tokyo
Access	14 to 16-minute walk from A3a exit, Kachidoki Station, Toei Oedo Line
Zoning	Commercial zone
Structure/scale	Reinforced concrete structure, flat roof, 15-17 floors above ground, 1 floor below ground
Site area	283,092.35 ft <sup>2</sup> (26,300.14 m <sup>2</sup> )
Number of buildings	4
Units	1,487 units (communal housing units: including senior housing and shared housing) <Breakdown> General rental housing: 1,258 units, Senior housing: 158 units, Shared housing: (71 units / 114 rooms) Separate assisted living: 50 rooms
Unit area	General rental housing: 28.71 m <sup>2</sup> – 103.03 m <sup>2</sup> , 159.20 m <sup>2</sup> / 171.66 m <sup>2</sup> Senior housing: 36.68 m <sup>2</sup> – 66.31 m <sup>2</sup> Assisted living: 18.17 m <sup>2</sup> – 20.57 m <sup>2</sup> Shared housing: 25.01 m <sup>2</sup> – 92.09 m <sup>2</sup>
Floor plan	1R – 3LDK
Timing of completion	January 15, 2024 (planned)
Timing of tenant occupancy commencement	Late January 2024 (scheduled)
Design/construction	Design: Nikken Housing System Ltd., TOKYU CONSTRUCTION CO., LTD. Construction: TOKYU CONSTRUCTION CO., LTD.
Official website	<a href="https://www.mitsui-chintai.co.jp/resident/original/harumi_flag_portvillage/">https://www.mitsui-chintai.co.jp/resident/original/harumi_flag_portvillage/</a> (Japanese version only)

## ■ Future Schedule

- August 29, 2023: Property overview available on the official website  
[https://www.mitsui-chintai.co.jp/resident/original/harumi\\_flag\\_portvillage/](https://www.mitsui-chintai.co.jp/resident/original/harumi_flag_portvillage/)  
(Japanese version only)
- Late September 2023: Tenant applications open
- Late January 2024: Tenant occupancy begins

## ■ HARUMI FLAG Map



## ■Operating company (senior housing, assisted living, shared housing, childcare facilities)

### <Senior housing/Assisted living> Operating company: Tokyu E-Life Design Inc.



Tokyu E-Life Design Inc., which operates 21 residential properties with 1,932 rooms in Tokyo and Kanagawa Prefecture, will open the “GRAN CREER” series of housing for seniors. The senior housing for active seniors offers a full range of common facilities, such as restaurants and a public bath. In the event that nursing care is needed in the future, residents can move to assisted living units in the same building and receive daily nursing care services, so they can live with peace of mind without having to make major changes to their environment.

In addition, a culture school called “HOME CREER” will be opened inside the residence for the participation of those living in and around the condominium complexes. Through a variety of programs, we will create a bustling center of interaction that connects the lives of seniors and other residents.

### <Shared housing> Operating company: ReBITA Inc.



ReBITA Inc., which operates 19 buildings and 1,201 rooms of shared rental housing called “Share Place” in the suburbs of Tokyo, will be managing the shared housing section. This shared rental housing will be located in PORT VILLAGE and will combine individual rooms for privacy with common spaces that serve as places for communication, allowing each person to maintain their preferred level of personal space. In addition to daily interaction in the open-air lounge, there are also plans to support club activities in the shared housing and introduce online communication tools for event announcements and member recruitment to provide a lifestyle where residents with diverse backgrounds can

### <Childcare facilities> Operating company: Poppins Educare Inc.



Childcare facilities will be operated by a group company of Poppins Corporation, which has a 36-year track record in childcare services. “Poppins Nursery School” (childcare center type: licensed nursery school), based on the educational philosophy of “educare,” which combines education and childcare, will be opened as a new-era nursery school in HARUMI FLAG, which aims to become a new flagship of urban life. Educational programs incorporating global experiences and SDGs measures will be offered at two childcare facilities. The childcare facility to be established in PORT VILLAGE will provide an open childcare space integrated with a garden where children can experience the richness of nature under the theme of “Park Campus.” In addition, gymnastics programs taught by athletes will be held on a regular basis to provide children with first-class, authentic experiences.

**■Facilities and Services in the HARUMI FLAG District**  
**<Convenient facilities that support diverse lifestyles>**

In addition to retail and other convenient facilities that support a comfortable daily life, roads, transportation hubs, parks, schools, and other facilities necessary for living are being developed all at once. A childcare facility will be established in the PORT VILLAGE complex, and a new elementary and junior high school will be built by Chuo Ward on the adjacent land, creating a safe and secure environment for families with children.



CG illustration of completed retail facility



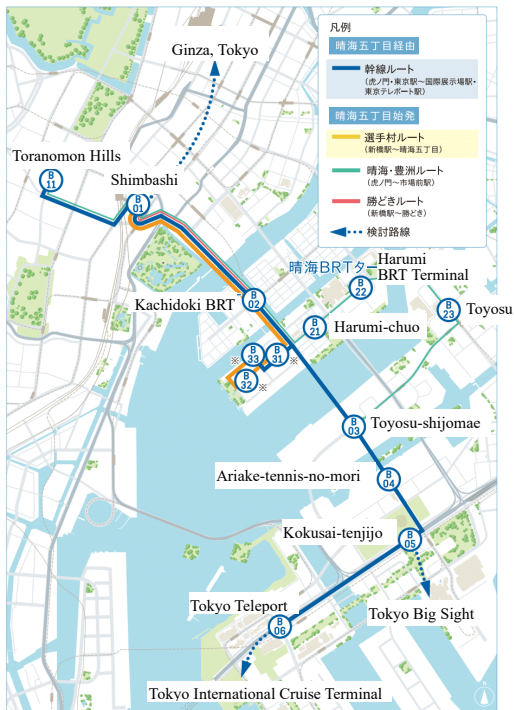
CG illustration of completed elementary and junior high schools  
 Completed image (as of October 2021)/From the Tokyo Metropolitan Government Bureau of Urban Development website

**<BRT, a new transit system directly connected to the city center>**

HARUMI FLAG is close to central Tokyo, approximately 3.3 km from Tokyo Station and 2.5 km from Ginza, at the junction of Loop Route 2 which connects Toranomon, Shimbashi, Toyosu, and Ariake. The Tokyo Metropolitan Government will establish a multi-mobility station on the adjacent land, from which the BRT, a new transit system with higher performance and greater convenience than conventional route buses, will be in operation and provide direct access to Shimbashi Station and Toranomon.

Route map (full-scale operation)

路線図(本格運行時)



※ ①②③④の停留施設名称及び運転ルートは、本格運行時までには決定します。

New transportation system "BRT" route



Planned BRT stops

## <Reference>

### ■HARUMI FLAG's Neighborhood Creation

#### <About HARUMI FLAG>



#### VISUAL FORMAT

Sun, Sea, Forest, Wind, and Clouds. The icons incorporate the rich nature surrounding HARUMI FLAG and vividly capture the sense of anticipation that people feel about living in this neighborhood. They produce an open and positive worldview that gets people excited when they see them.

#### <A new neighborhood of residential and retail properties developed on the site of the Olympic Village of the 2020 Tokyo Olympic and Paralympic Games>

HARUMI FLAG is a Type 1 Urban Redevelopment Project in the West Harumi 5-Chome District undertaken by the Tokyo Metropolitan Government, with 11 designated builders engaged in construction. On a large development area of approximately 13 hectares (1,441,355 ft<sup>2</sup>). HARUMI FLAG will have a total of 24 buildings, including 5,632 residential units (built-for-sale and rental housing) and retail properties. With childcare facilities, assisted living, and shared housing, etc., it is a neighborhood creation plan offering diverse lifestyles with a population of around 12,000.

With public-private sector collaboration creating an integrated design of blocks, roads and parks, etc. to provide a beautiful cityscape, HARUMI FLAG, which will be created as a legacy of the Olympic Village, will have barrier-free accessibility, and the building interiors will be spacious, with wide halls and large elevators. In addition, 51 common rooms will be set up in the condominium complexes to foster interaction among residents and create a third place (after home and work/school) that enriches their lives. The multi-layered management structure allows these common areas to be used mutually across city blocks of HARUMI FLAG, contributing to fostering a sense of community.

In addition, an area network service using a dedicated fiber optic cable network connecting city blocks via public roads, a first in Japan, will provide efficient security management and energy management for the entire neighborhood. In addition, a new transit system called "BRT," which will connect directly to the city center, is planned to begin operation, linking the neighborhood to Shimbashi Station and Toranomom. HARUMI FLAG will be developed with the aim of becoming a flagship of urban living in the future.



CG illustration of completed exterior

### <Using state-of-the-art AEMS and hydrogen energy to realize a smart city>

HARUMI FLAG is a large-scale urban development. It has 23 residential buildings with 5,632 units and retail property, and is expected to have substantial energy demand. In addition to Japan's first social implementation of supply infrastructure for hydrogen, which is garnering attention as a new energy source, we are planning to effectively utilize a multi-layered energy infrastructure that includes solar power and battery storage. Furthermore, although it is mainly a residential development, AEMS is being used because of HARUMI FLAG's complex energy management requirements due to the use of multi-layered energy infrastructures. Being a large-scale project whose buildings were developed concurrently made it possible to adopt HARUMI AI-AEMS, which we hope will help HARUMI FLAG smart city serve as a flagship of future urban planning.

(Reference release: "Using state-of-the-art AEMS\*1 and hydrogen energy to power a smart city; AI-AEMS to be installed in HARUMI FLAG; Effective energy use made possible with AI-based electricity demand forecasting" released on October 10, 2019 <https://www.mitsuifudosan.co.jp/english/corporate/news/2019/1010/>)

### <Aiming to be one of the world's most environmentally advanced cities>

This project has received both Plan certification in the Neighborhood Development category of LEED, a system for environmental certification in global neighborhood creation, and preliminary Gold certification by SITES, which primarily evaluates the sustainability of landscapes. It was also certified as the first property in ABINC ADVANCE, a new certification system for initiatives toward the preservation of biodiversity, and received an S rank for district certification by CASBEE, which comprehensively evaluates initiatives for neighborhood creation, making it the first project centered on condominium development to receive this certification in Japan. HARUMI FLAG, which has obtained four types of environmental certification and has been recognized for having one of the world's highest levels of environmental consideration, is being developed with the aim of becoming a neighborhood that will serve a flagship for these types of lifestyle infrastructure in anticipation of the beginning of occupation of the condominium complexes (plate-type buildings) and rental housing complex set to begin in January 2024.

(Reference release: "~Type-1 Urban Redevelopment Project in the West Harumi 5-Chome District~; HARUMI FLAG becomes first project in world to receive simultaneous gold certification for LEED-ND Plan Certification and SITES preliminary certification; certified as first property by ABINC ADVANCE; highest CASBEE rank of S achieved in district category" released on November 29, 2018 [https://www.mfr.co.jp/company/news/2018/1129\\_01/](https://www.mfr.co.jp/company/news/2018/1129_01/) (Japanese version only)



## <Contribution to the SDGs by HARUMI FLAG>

The initiatives toward neighborhood creation at HARUMI FLAG contribute to eight targets among the SDGs.



### ■HARUMI FLAG Development Overview

Total development area	1,441,355 ft <sup>2</sup> (approx. 133,906.26 m <sup>2</sup> )
Total planned units	5,632 residential units (4,145 units in condominium complexes, 1,487 units in rental housing complex (including senior housing and shared housing); also, stores, childcare facilities (block numbers TBD), and retail properties

### ■Development Overview of Each HARUMI FLAG District

	PORT VILLAGE	SEA VILLAGE	SUN VILLAGE	PARK VILLAGE	Retail property
Main uses	Rental housing (including senior housing and shared housing), assisted living, and childcare facilities	Condominium	Condominium, retail stores	Condominium, retail stores	Retail property
Location	501 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	502 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	503 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	504 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo	505 (Lot number), Harumi 5-chome, Chuo-ku, Tokyo
Site area	283,092 ft <sup>2</sup> (approx. 26,300.14 m <sup>2</sup> )	254,386 ft <sup>2</sup> (approx. 23,633.20 m <sup>2</sup> )	403,014 ft <sup>2</sup> (approx. 37,441.27 m <sup>2</sup> )	378,629 ft <sup>2</sup> (approx. 35,175.79 m <sup>2</sup> )	122,233 ft <sup>2</sup> (approx. 11,355.86 m <sup>2</sup> )
Number of buildings	4	5	7	7	1
Number of residential units	1,487	686	1,822	1,637	—
Floors	15-17 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building)	14-18 floors above ground, 1 floor below ground (plate-type building)	3 floors above ground, 1 floor below ground
Number of parking spaces	312	313	831	758	104