

One of the Tokyo Metropolitan Area's Largest Mixed-Use Neighborhood Creation
Projects Running for Over 10 Years

**Third Series Condominiums Makuhari Bay-Park MID SQUARE
TOWER Completed**

—Finally Head to Second Stage of Developing a Neighborhood with a Total of 4,800 Units,
Housing Approx. 10,000 Resident—

Tokyo, Japan, February 28, 2024 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, hereby announces that it completed work on February 27, 2024, on Makuhari Bay-Park MID SQUARE TOWER, the third series of condominium projects it is undertaking with six other companies in the Makuhari Wakaba District (“Makuhari Bay-Park”), and began handovers to customers from February 28, 2024.

Makuhari Bay-Park MID SQUARE TOWER is a base-isolated skyscraper 43 floors above ground with 749 residential units. In addition to the total of 749 residential units, it has also set up two commercial facility buildings with plans for a licensed nursery, after-school care center, music classroom, beauty parlor, confectionary store and four restaurants to open.

Makuhari Bay Park is a project to develop a neighborhood that will be home to approx. 10,000 residents through the construction of approx. 4,800 residential units in 8 zones covering a total area of 1,892,392 ft² (175,809 m²) over a period of more than 10 years. Modeled on Portland, Oregon in the U.S., the project design places the condominiums around Wakaba 3-chome Park (owned by Chiba City) and seeks to create a vibrant neighborhood with diverse mixed-use functions for work, living, education, and recreation.

Following completion of the first series of condominiums, Makuhari Bay-Park CROSS TOWER & RESIDENCE in February 2019, and second series, Makuhari Bay-Park SKYGRAND TOWER in February 2021, completion of this third series, Makuhari Bay-Park MID SQUARE TOWER brings the entire project past its halfway point and enters the second stage of neighborhood development. Mitsui Fudosan started holding advance information sessions for the fourth series Makuhari Bay-Park RISE GATE TOWER from January 2024 and will begin accepting first stage registrations from March 15, 2024.



Exterior view

—Key Points of the Property—

- 1. ZIMMER GUNSUL FRASCA ARCHITECTS LLP (“ZGF Architects”) (US), which was involved in urban development in the U.S. city of Portland, Oregon, has been selected as the exterior architectural and façade designer**
- 2. Jun Mitsui & Associates, Inc. supervised the overall design of the property and participated in the design of common areas.**
- 3. MAKUHARI NEIGHBORHOOD DOCK, a base for creating further interaction and bustle in the neighborhood, will open on April 1**

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ZGF Architects has been involved in urban development in the U.S., in Portland, Oregon, and was selected as number one in the 2016 Architect 50 by ARCHITECT, an industry magazine for architects. The firm is taking part in the formulation of the urban design concept for Makuhari Bay-Park. For Makuhari Bay-Park MID SQUARE TOWER, ZGF Architects has been selected as the exterior architectural and façade designer.。

This property located in the heart of the neighborhood was developed under the concept of “Marine & Core,” and has established the MAKUHARI NEIGHBORHOOD DOCK as the focal point for liveliness. Façade planning creates liveliness and ease of circulation with sidewalks set up to make it easy to traverse the neighborhood for families playing in Wakaba 3-chome Park, which is immediately in front of the property, and other pedestrians. In the Marine Plaza rest area vegetation such as palm trees have been planted to convey a sense of being near the sea. The exterior of the tower building expresses waves generated in Marine Plaza breaking at the foot of the tower and then gradually becoming a larger wave that rises up into the skies over Makuhari in a spiral.



Exterior view



Marine Plaza



Grand entrance

2. Jun Mitsui & Associates, Inc. supervised the overall design of the property and participated in the design of common areas.

Jun Mitsui & Associates is supervising the design guideline for the entire Makuhari Bay-Park neighborhood, and for this property is overseeing the overall design and involved in designing the common areas. Developed under a concept of private beaches, 1F common areas have been divided into three zones. The zones are divided so each space offers a different mood or use, with the HARBOR ZONE that depicts the image of ships entering and leaving a port, the BEACH ZONE with a lounge set up to enable relaxing and unwinding as though taking it easy on a beach, and the VILLA ZONE, which has an independent party room and other features.



HARBOR ZONE: Main entrance



BEACH ZONE: Common loung



VILLA ZONE: Party room

3. MAKUHARI NEIGHBORHOOD DOCK, a base for creating further interaction and bustle in the neighborhood, will open on April 1

Portland, which served as the model for the Makuhari Bay-Park neighborhood creation, has places called pods, which are places that started as areas where people who dreamed of owning their own restaurant could set up a food cart, kitchen car or the like. Makuhari Neighborhood Pod was built next to the sales center in 2017 when there was not yet a single building in the Makuhari Bay-Park and has acted as a preparatory facility for community building and neighborhood revitalization in Makuhari Bay-Park.

It is also a leisure facility for local residents in the Makuhari area with coffee roaster and café Pie & Coffee mamenakano, rental music studio Makuhari Base where local music groups can perform and practice, and Makuhari Brewery, a micro-brewery producing original craft brews from Makuhari.

Makuhari Neighborhood Pod will close down at the end of March 2024 and MAKUHARI NEIGHBORHOOD DOCK will open on April 1 as its successor facility. Pie & Coffee mamenakano and Makuhari Brewery will relocate to the new facility, which will continue to be a base for activities to present opportunities for people who dreamed of owning their own restaurant and to generate liveliness, exchanges and culture in the neighborhood in the future in such ways as a pizzeria being opened by a company that had a kitchen car in Makuhari Bay-Park and former employees of a barbecue facility within the site opening a barbecue-style restaurant.



MAKUHARI NEIGHBORHOOD POD



MAKUHARI NEIGHBORHOOD DOCK

■ Overview of Makuhari Bay-Park MID SQUARE TOWER

Location	1-11 (lot number), Wakaba 3-chome, Mihama-ku, Chiba
Access	Fifteen minutes on foot from JR Keiyo Line Kaihinmakuhari Station
Zoning	Category 2 residential district
Structure, size	Reinforced concrete construction (partly steel), 43 floors above ground
Site area	176,971.07 ft ² (16,441.15 m ²)
Total number of units	749 units
Design and construction	Kumagai Gumi Co., Ltd.
Exterior architectural and façade designer	ZGF Architects
Overall design supervision and common area designer	Jun Mitsui & Associates, Inc.
Operator	Mitsui Fudosan Residential Co., Ltd., Nomura Real Estate Development Co., Ltd., MITSUBISHI ESTATE RESIDENCE CO., LTD., ITOCHU Property Development, Ltd., Toho Jisho Co., Ltd., Fujimi Jisho Co., Ltd., Sodegaura Kogyo Co., Ltd.

○ Makuhari Bay-Park Neighborhood Creation



Bird's eye view illustration of the entire site

■ First series of condominiums Makuhari Bay-Park CROSS TOWER & RESIDENCE

Makuhari Bay-Park CROSS TOWER & RESIDENCE was completed in February 2019 and comprises a 37-floor base-isolated tower building and an 8-floor low-rise building with a total of 497 residential units. The building will have educational facilities such as a licensed nursery, international preschool, and an after-school care center and convenience store.



■ Second series of condominiums Makuhari Bay-Park SKYGRAND TOWER

Makuhari Bay-Park SKYGRAND TOWER is a base-isolated skyscraper 48 floors high above ground with 826 residential units. Aside from these units, the building will also house a medical mall and a sports facility with an arena that offers training provided by a specialist group including athletes.



■ PARK WELLSTATE Makuhari Bay-Park (Scheduled to open in September 2024)

PARK WELLSTATE Makuhari Bay-Park is an earthquake resistant, high-rise senior residence 28 floors high above ground with 617 residential units. It has a variety of common areas to enrichen daily living and provides health support, emergency response and more through permanently stationed nursing staff available 24 hours a day to back up boundless and abundant living for each and every individual.



■ Fourth series of condominiums Makuhari Bay-Park RISE GATE TOWER

The fourth series of condominiums, Makuhari Bay-Park RISE GATE TOWER, is a base-isolated skyscraper 38 floors high above ground with 768 residential units. Aside from these units, the site will also include a retail facility. Advance information sessions started from January 2024, and first stage registrations will be start to be accepted from March 15, 2024.

(Official website (only in Japanese): <https://www.makuhari-pj4.com/shinchiku/G2371001/>)



This property has selected Pelli Clarke & Partners of the U.S., a firm set up by globally renowned architect Cesar Pelli, as the exterior designer. As this district is the easternmost of Makuhari Bay-Park, its design reflects the morning sun's rise and shimmering on the surface of water in the sea and river. Jun Mitsui & Associates will supervise the design of the outbuildings and low-rise retail facility. Planning connects the greenery of the Makuhari Bay-Park area with the district and continues on into the interior part of the condominium. Common area design will be supervised by hashimoto yukio design studio Inc. Natural materials such as wood are used to create a sophisticated and relaxing space with rocking of soft curves and gleam of polished mirror materials.

Moreover, this property will be the first low-carbon certified tower condominium in Chiba Prefecture as it will install a certified non-fossil fuel power source bulk high-voltage power reception service using renewable energies with zero CO₂ emissions, set up EV chargers in parking lots within the site and take measures considering the environment, such as ornamental plantings with biodiversity in mind and acquiring ABINC certification. In addition, there will be measures implemented proactively toward achievement of a decarbonized society, including the establishment of a speedy EV charging station set up in the retail district that anybody will be able to use and constructing the retail facility with wood.



Bright terrace



Retail building (wooden)

■ Creating a vibrant neighborhood with various mixed-use functions

Makuhari Bay-Park will be developed for mixed-uses enabling convenient and comfortable living through shopping facilities such as a large-scale supermarket, convenience stores and sundries stores, multiple dining facilities, nursery school and afterschool care service facilities, a sports facility with an area and sports facilities for soccer, futsal, tennis and more, as well as a medical mall with clinic tenants and a collection of co-working facilities to provide freedom of working styles.



Aeon Style Makuhari Bay Park



ZOZOPARK HONDA FOOTBALL AREA



Crossport



TENT Makuhari (coworking space)



Sports facility with an arena



Medical mall

■ Makuhari Bay-Park Area Management (B-Pam)

Makuhari Bay-Park seeks to not only raise residential value from hard aspects, but also soft aspects to enhance lifestyle value, and has established Makuhari Bay-Park Area Management (B-Pam) as a town value co-creation organization led by residents and store operators to continuously generate liveliness and enhance neighborhood value. These activities won a 2020 Good Design Award in the Regional Community Development category.



**GOOD DESIGN
AWARD 2020**

• Energize activities unrestricted by location by creating both real and online community bases

B-Pam uses Makuhari Bay Park Crossport, which is managed and operated by Mitsui Fudosan Residential Service Co., Ltd., as a base for community activities, and engages in a variety of activities such as hosting events, holding meetings between residents and store operators and operating a neighborhood library run by resident volunteers. B-Pam Web is a portal site for the neighborhood with a system that allows residents to view events, news and announcements from neighborhood stores, as well as to interact and obtain information online such as by setting up voluntary club activities and inviting participants.

B-Pam periodically hosts markets filled with bustle with such activities as local store operators set up pop-up shops and many kitchen cars gather. Past events include dance and calligraphy performances from dance, cheerleading and calligraphy clubs at local high schools, a show by musicians active mostly in the area and other lively events where people active in the community have gathered. Moreover, B-Pam also conducts periodical park cleanups and carries out the initiative Cocco, a child-raising share center that provides opportunities for those raising children to easily assemble, exchange opinions or consult over concerns about bringing up kids.



Crossport



Scenes from an event



Park cleanup

■ Mitsui Fudosan Group's Contribution to 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, and “Biodiversity” in March 2023. 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.mitsufudosan.co.jp/english/corporate/news/2021/1124/>

• Formulated Diversity and Inclusion Promotion Declaration and Initiatives Policy

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

• Mitsui Fudosan Group Biodiversity Policy

<https://www.mitsufudosan.co.jp/english/corporate/news/2023/0413/>

■ About Mitsui Fudosan Residential’s Carbon Neutral Design Promotion Plan

https://www.mfr.co.jp/content/dam/mfrcojp/company/news/2022/0315_01.pdf (only in Japanese):

Initiatives include reducing energy use by increasing the performance and durability of homes, promoting the introduction of renewable energies and advancing 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 three of the UN’s SDGs.

Goal 11 Sustainable Cities and Communities
Goal 12 Responsible Consumption and Production
Goal 17 Partnerships for the Goals

