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For immediate release

Mitsui Fudosan Residential Co., Ltd.

Mitsui Fudosan Co., Ltd.

Nakano Station Large-Scale Mixed-Use Redevelopment Project 807-Unit Two Tower Condominiums Directly
Connected*¹ to Nakano Station via a Pedestrian Deck

PARK CITY NAKANO THE TOWER AIRZ / THE TOWER BREEZE

Information sessions (reservation only) begin on May 3, 2024 (Friday, holiday)

Mitsui Fudosan Residential Co., Ltd. and Mitsui Fudosan Co., Ltd, a leading global real estate company headquartered in Tokyo, announced today that it has launched a residential salon on 11F of Harmony Tower (1-32-2 Honcho, Nakano-ku) for PARK CITY NAKANO THE TOWER AIRZ (hereafter, “AIRZ”) and PARK CITY NAKANO THE TOWER BREEZE (hereafter, “BREEZE”), two residential buildings being built in PARK CITY NAKANO, a new district being developed at the north exit of Nakano Station, and that information sessions (reservation only) would begin on Friday, May 3, 2024 (Friday, holiday).

The property is a large-scale residence with a total of 807 units when combining the two towers to be built as a part of the Kakoicho East District Category-I Urban Redevelopment Project. Called a once-in-a-century project, offices, the commercial building Nakano M-SQUARE and the condominiums will all be built together on an approximately 2.0 ha site in the area in front of Nakano Station, which is being developed through a public-private project.



Computer rendering of the completed exterior *²

Features of the Property

1. Being built in a new district that connects people and nature and connected to Nakano Station by a pedestrian deck
2. Based on the concept of “AROUND SEQUENCE”, there is extensive common space for unexpected meetings and fun discoveries
3. Private living areas accommodate various lifestyles and provide for comfortable living
4. Progressive residence that is secure, safe and gives consideration to the environment

1. **Being built in a new district that connects people and nature and connected to Nakano Station by a pedestrian deck**

■Connected by pedestrian deck to new Nakano Station building

PARK CITY NAKANO’s development is being promoted in collaboration with the Nakano municipality to create a pedestrian deck connecting Nakano Station with PARK CITY NAKANO in conjunction with the opening of a new north exist plaza at Nakano Station in fiscal 2030 (as of January 2024). After construction is completed, it will be a four-minute walk from the new north exit to the AIRZ entrance and five-minute walk to BREEZE with no traffic signals connected by a flat approach. The pedestrian deck will build smooth approaches to the station and public facilities to increase circularity around the station.



Computer rendering of the completed exterior *2

■Large nature space connected to neighboring Nakano Four Seasons district

PARK CITY NAKANO is directly connected to the Nakano Four Seasons district (completed in 2012), which comprises a disaster preparedness park, retail facilities, offices, a hospital, a university and more. Nakano Four Seasons Forest Park, which has some 1.5 ha of nature will connect to the green landscape of PARK CITY NAKANO to create an expansive green space. It is also in a good location that provides easy access to the many restaurants and various facilities in the Four Seasons district.



■ Nakano M-SQUARE office and commercial building supports day-to-day living

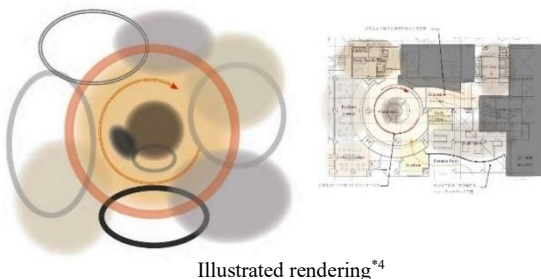
Nakano M-SQUARE, the district's office and retail facility on 1F and 2F, will feature a large supermarket, restaurants, and stores that support day-to-day living (store space of 53,820 ft² (approx. 5,000 m²)), a retail facility that will contribute to convenience for residents. The office floors from 2F to 11F (floor space of 129,167 ft²(approx. 12,000 m²)) will have an outdoor terrace on the 3rd floor connected to the exclusive use section that provides a place to rest for workers. In addition, along with green in pedestrian spaces we will create three-dimensional green space throughout the district.

2. **Based on the concept of “AROUND SEQUENCE”, there is extensive common space for unexpected meetings and fun discoveries**

The design concept for shared facilities is “AROUND SEQUENCE.” There will be various common facilities appropriate to a large-scale residence to enjoy unexpected encounters and discoveries so that people walk around the Nakano district, which has a mixture of various culture.

■ AIRZ space configuration

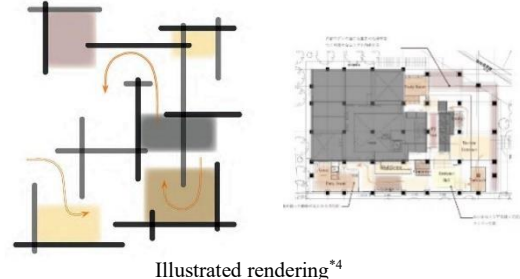
A “wandering” sequence around a center, the space configuration has flow lines that enclose a number of spaces.



Illustrated rendering*4

■ BREEZE space configuration

A “wandering” sequence as if weaving overlaps, the space configuration has flow lines that go through overlaps on the surrounded inside.



Illustrated rendering*4



Entrance hall /
entrance lounge (AIRZ 2F)*2



Library lounge (AIRZ 2F)*2



Party room and guest room (AIRZ 2F)*2



Fitness room (AIRZ 1F)*2



Terrace (AIRZ rooftop)*2



Family lounge (AIRZ 1F)*2

3. Private living areas accommodate various lifestyles and provide for comfortable living

■ Residential space design with a sense of openness

There are no buildings blocking the south side of the district, so the south-facing units have good sunlight and a sense of openness; their plan is configured for mainly wide spans. The maximum ceiling height in the living-dining area is 8.69ft (approx. 2,650 mm) (9.84ft (approx. 3,000 mm) on the Premier floors), so the feeling is of spacious living space beyond the private areas.

■ Extensive plan variations

There are a total of 105 types of plan variations to accommodate diverse lifestyles, from 1KD to 4LDK.

■ Facilities to support comfortable living

The heat exchange system AIR TES*⁶ developed by TOKYO GAS and Panasonic is being installed in every unit, a first in the Park City series. AIR TES blows outside air close in temperature to the inside through mechanical ventilation, so temperature changes inside are limited to support constantly comfortable and energy efficient living. It controls the balance of air supply



Concept rooms*⁵

and exhaust, and lightens the negative pressure in the room when operating the bathroom heater-dryer*⁷, which maintains a good indoor environment with minimal pollen and particulate matter 2.5.

In addition, the rooms are equipped with automatic dishwashers*⁸ and garbage disposers and there are garbage stations on each floor, facilities that support comfortable living. Floor heating is in the living-dining area and master bedroom as a standard feature.

4. **Progressive residence that is secure, safe and gives consideration to the environment**

■ In addition, the rooms are equipped with automatic dishwashers*⁸ and garbage disposers and there are garbage stations on each floor, facilities that support comfortable living. Floor heating is in the living-dining area and master bedroom as a standard feature.

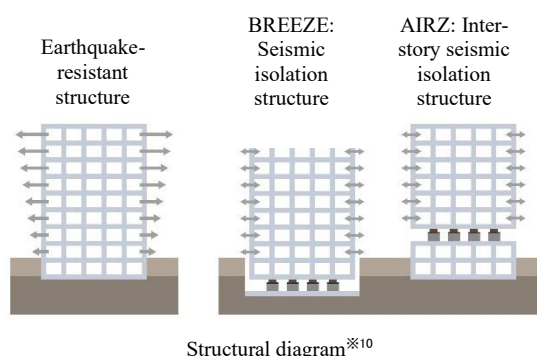
The property's construction site is in the middle of the Musashino Plateau 131 ft (40 m) above sea level. It is an area with relatively little disaster risk, including ground subsidence, shaking from earthquakes, liquefaction, and large-scale flooding. In addition, structurally, it uses a seismic isolation structure to make it difficult for the earthquake's force to be conveyed to the building and lightens the load on the frame.*⁹

■ Measures in case of a disaster

The entrance lounges of AIRZ and BREEZE can serve as disaster prevention sites in an emergency. Within the building, there are 72 hours' worth disaster prevention supplies and within the premises along the Kakoicho plaza, there are manhole toilets in four locations, so the buildings are ready in case of an emergency.

■ ZEH-M Oriented environmental certification acquired for realization of a decarbonized society

The Mitsui Fudosan Group is aiming for net zero greenhouse gas emissions by fiscal 2050 for the Group as a whole and is conducting various initiatives in consideration of the environment. With regard to this property as well, it will set up solar power generating sheets*¹¹ on exterior walls and has acquired ZEH-M Oriented environmental certification. It contributes to the SDGs and realization of a sustainable society.



Structural diagram*¹⁰



*1 Plan to connect via a pedestrian deck. The project completion plans could be delayed. (Information as of January 2024)

*2 The computer rendering of the completed project shown here is done based on drawings at the planning stage, so forms and colors could be different than the actual property. Exterior details and facilities, etc. have not been rendered.

*3 The layout illustration shown here is based on planning stage drawings and concept documents. The Nakano municipality public road section is subject to change in the future. Forms, colors, and sizes could differ from the actual property. *4 The illustrated rendering is based on planning stage drawings and concept documents.

*5 The photo shown here was taken of the concept room (taken April 2024), so furniture and other furnishings are not included in the sales price. *6 AIR TES is a registered trademark of TOKYO GAS Co., Ltd. *7 When air is exhausted from devices not linked to the heat exchange system like the range hood it can sometime cause negative pressure in the room. *8 Not installed in 1DK and some 1LDK residences. *9 AIRZ has inter-story seismic isolation on the fourth floor and above, while BREEZE has a base seismic isolation system that covers all the floors. *10 Structures are conceptual drawings that do not render the actual forms. *11 On exterior walls of residential buildings with seismic isolation, 208 extruded cement panels embedded with solar power generating sheets will be installed to generate up to 18.720 kW of electricity. They will be owned by the office building.

●PARK CITY NAKANO THE TOWER AIRZ / THE TOWER BREEZE Overview

Location	Lot 2 and lot 3, 4-Chome Nakano, Nakano-ku, Tokyo (lot numbers)
Access	6-8-minute walk from Nakano Station on the JR Chuo Linen, Nakano Station on the JR Sobu-Chuo Kanko Line, and Nakano Station on the Tokyo Metro Tozai Line *After completion of the pedestrian deck (scheduled to be completed in fiscal 2030) and west-side north-south free passageway (scheduled to be completed in fiscal 2026), it will be a four-minute walk from Nakano Station to the AIRZ entrance and five-minute walk to the BREEZE entrance. *Project completion dates could be delayed.
Zoning	Neighborhood commercial district
Structure, Floors	AIRZ: Steel construction (seismic control)/steel frame reinforced concrete/reinforced concrete (inter-story seismic isolation); 24 aboveground and 2 belowground floors BREEZE: Reinforced concrete (base seismic isolation system), partially steel construction; 20 aboveground and one belowground floor
Site area	A site: 108,300 ft ² (10,059.00 m ²), B site: 34,100 ft ² (3,170.00 m ²)
Layouts	AIRZ: 1DK-3LDK, BREEZE: 1DK-4LDK
Private space	330 ft ² (30.65 m ²) – 1,347 ft ² (125.12 m ²)
Total units	807 units (401 units subject to regular sales)
Residential salon open date	Friday, May 3, 2024 (Friday, holiday) (scheduled; reservation only). *Preference will be given to people who watch a video explaining the project and the answer a questionnaire.
First round of sales begins	Mid-July 2024 (scheduled)
Completion	Late December 2025 (scheduled) *This is not the date of the handover.
Architect	AXS SATOW INC.
Design	Jun Mitsui & Associates Inc. Architects
Builder	TOKYU CONSTRUCTION CO., LTD.
Official site URL	https://www.3lsumai.com/mfr/X1514/ (In Japanese)

■Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Management Philosophy and Long-Term Vision
<https://www.mitsui-fudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsui-fudosan.co.jp/english/esg_csr/approach/materiality/

■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 saving energy by improving the performance and durability of homes and promoting the introduction of renewable energy as well as 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 outlined in this release are designed to help address the following one Sustainable Development Goals (SDGs).

