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For immediate release

Mitsui Fudosan Residential Co., Ltd.

TEPCO Energy Partner, Inc.

Mitsui Fudosan Introduces Enekari Plus to Newly Built Condominiums for the First Time in Japan, Offering Solar Power Service with Zero Initial Cost and Fixed Monthly Fees

Contributing to a Carbon-neutral Society while Easing Resident Burdens through Use of Renewable Energy

Tokyo, Japan, May 8, 2024 - Mitsui Fudosan Residential Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has embarked on a new initiative with TEPCO Energy Partner, Inc. that will involve making the Enekari Plus solar power service available to newly built condominiums.

Whereas TEPCO Energy Partner has been introducing the Enekari Plus service to single-family homes, low-rise rental housing and other such dwellings in the Tokyo metropolitan area since February 2022, this initiative marks the first time that it will introduce the Enekari Plus service to newly built condominiums in the Tokyo metropolitan area.

The two companies will introduce the Enekari Plus service to the two properties PARK HOMES Yoyogi Nishihara and PARK HOMES Kami-Itabashi ahead of mandated installation of solar power equipment and other such devices in newly built residences in Tokyo effective from FY2025. Going forward, the two companies will also incrementally extend introduction of the Enekari Plus service to newly built condominiums of Mitsui Fudosan Residential.

Under this initiative, Mitsui Fudosan Residential will act in partnership with TEPCO Energy Partner from the design and construction phases with respect to newly built condominiums developed by Mitsui Fudosan Residential in the Tokyo metropolitan area, thereby enabling service subscribers to have solar power systems installed at zero initial cost while also providing them with access the service at a fixed monthly rate*. Also under this initiative, access to solar-generated renewable energy will be provided in the common area of PARK HOMES Yoyogi Nishihara and in one residential unit of PARK HOMES Kami-Itabashi. The service for enabling access to solar-generated renewable energy in common areas reduces the utility cost burden incurred by resident and also enables residents to gain access to electric power during power outages in order to recharge their smartphones and other devices, for instance, given that the service involves equipping common areas with emergency power outlets. Meanwhile, the solar power generation equipment is to be transferred to service subscribers free of charge upon expiration of the 15-year subscription period.

Mitsui Fudosan Residential and TEPCO Energy Partner will continue to actively engage in efforts that help give rise to a carbon-neutral society by extending renewable energy access to newly built condominiums.



<Computer graphic of PARK HOMES Yoyogi Nishihara upon completion>

Key Points of this Release

- The two companies will join forces with respect to introducing the Enekari Plus solar power service to newly built condominiums for the first time ever in Japan.
- In carrying out this initiative, the two companies will work together from the condominium design phase with respect to addressing significant challenges encountered when introducing the service to newly built condominiums. For instance, this will involve making arrangements for installation work with contractors and handing the service over to condominium management associations.
- The two companies will incrementally carry out the initiative ahead of the mandate for installation of solar power equipment and other such devices in newly built residences and other dwellings in Tokyo.

* The Enekari Plus service provides access to TEPCO Energy Partner's solar power equipment and other such devices at a fixed monthly rate upon installation of such equipment at no initial cost.
Monthly service fees vary depending on the property.

■ Overview of the PARK HOMES Yoyogi Nishihara property subject to introduction of the Enekari Plus service

Location	24-1 Nishihara 2-chome, Shibuya-ku, Tokyo (lot number)
Access	9-minute walk from Yoyogi-Uehara Station on the Tokyo Metro Chiyoda Line 9-minute walk from Yoyogi-Uehara Station on the Odakyu Electric Railway Odawara Line 5-minute walk from Hatagaya Station on the Keio Electric Railway Keio Line
Zoning	Category 2 medium-to-high-rise exclusive residential district
Structure/scale	Steel-reinforced concrete, 6 floors above ground
Site area	Approx. 30,239.67 ft ² (2,809.36 m ²)
Layout	2LDK+S-4LDK
Private space	Approx. 708.26 ft ² –1,093.18 ft ² (65.80 m ² –101.56 m ²)
Units	69
Completion	Completion scheduled for late May 2025
Project operators	Mitsui Fudosan Residential Co., Ltd. Marubeni Real Estate Development Co. Ltd.
Design/construction	Nishimatsu Construction Co., Ltd.
Official website	https://www.31sumai.com/mfr/X2128/ (in Japanese)

■ Overview of the PARK HOMES Kami-Itabashi Property Subject to Introduction of the Enekari Plus Service

Location	316-1 Kami-Itabashi 2-chome, Itabashi-ku, Tokyo (lot number)
Access	6-minute walk from Kami-Itabashi Station on the Tobu Tojo Line
Zoning	Category 1 residential district, neighborhood commercial district
Structure/scale	Steel-reinforced concrete, 9 floors above ground 1 floor below ground
Site area	Approx. 46,708.54 ft ² (4,339.37 m ²)
Layout	2LDK-4LDK
Private space	Approx. 647.02 ft ² –1,076.71 ft ² (60.11 m ² –100.03 m ²)
Units	138 (136 units subject to regular sales)
Completion	Completion scheduled for late June 2025
Project operators	Mitsui Fudosan Residential Co., Ltd.
Design/construction	Haseko Corporation
Official website	https://www.31sumai.com/mfr/X2205/ (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.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/

■ About Mitsui Fudosan Residential’s Carbon Neutral Design Promotion Plan (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 tenants to enjoy contributing to the environment through energy conservation and other activities in their daily lives after moving in. In this way, Mitsui Fudosan Residential aims to realize carbon neutrality in both homes and living.

■ Initiatives of TEPCO Energy Partner toward Achieving Carbon Neutrality

The TEPCO Group is working to reduce CO₂ emissions from electricity sold to customers by 50% in FY2030 compared to FY2013 and achieve net zero CO₂ emissions from energy supply in 2050. As such, TEPCO Energy Partner will contribute to the realization of a carbon neutral society with its customers by providing a wide variety of renewable energy options to solve various issues that customers face in using renewable energy, such as compliance with various systems and securing a stable power supply.

* The initiatives outlined in this release are designed to help address the following five Sustainable Development Goals (SDGs).

