

## Second Initiative in Sustainable Living Program Circular Action Service Recycling Garbage Residents Discard into Products Like Toilet Paper Residents Use Starting to Offer to About 800 Units at 2 Toyosu Area Condominium Properties

Tokyo, Japan, March 14, 2025 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, along with Corelex Shin-Ei Mfg. Co., Ltd. announced today that the start of a service where garbage thrown out by residents of completed condominiums is collected, recycled into products like toilet paper and tissue paper that residents use, and delivered to shared condominium areas.

As the first initiative in the Sustainable Living Program (the “Sus-Katsu Program”) for enjoyably engaging in sustainable decarbonization activities, Mitsui Fudosan Residential introduced “Sus-Katsu Program Circular Action” at 20 buildings by setting up designated stations in shared areas for residents to bring clothing and miscellaneous items they no longer need so that those items can be passed on to be used by others.

As the second initiative, Corelex Shin-Ei Mfg.’s proprietary technologies are being used to launch a service where all condominium residents have to do is put miscellaneous paper (receipts and empty boxes, etc., that cannot be put out for recycling pickup) aside from items for recycling pickup like cardboard boxes, paper milk cartons, and newspaper into designated collection bags without washing or separating them, and drop the bags off at their condominium’s garbage collection site for the items to be recycled into toilet paper, tissue paper, and so forth for use in shared condominium areas. After initially offering the service to about 800 units at 2 condominium properties in the Toyosu area, plans are to gradually expand it to newly built condominiums supplied by Mitsui Fudosan Residential, previously completed condominiums managed by the Mitsui Fudosan Residential Group, and so forth.



Sus-Katsu Program Circular Action logo



Designated collection bags

### Key Points of This Initiative

- 1. Make it easy to reduce waste and participate in decarbonization activities simply by putting out miscellaneous paper in the usual garbage collection site**
- 2. Use Corelex Shin-Ei Mfg.’s proprietary technologies to recycle miscellaneous paper that is collected into products like toilet paper for use in shared condominium areas**
- 3. Help reduce CO<sub>2</sub> emissions by about 60%\* compared with when miscellaneous paper that is collected is simply incinerated**

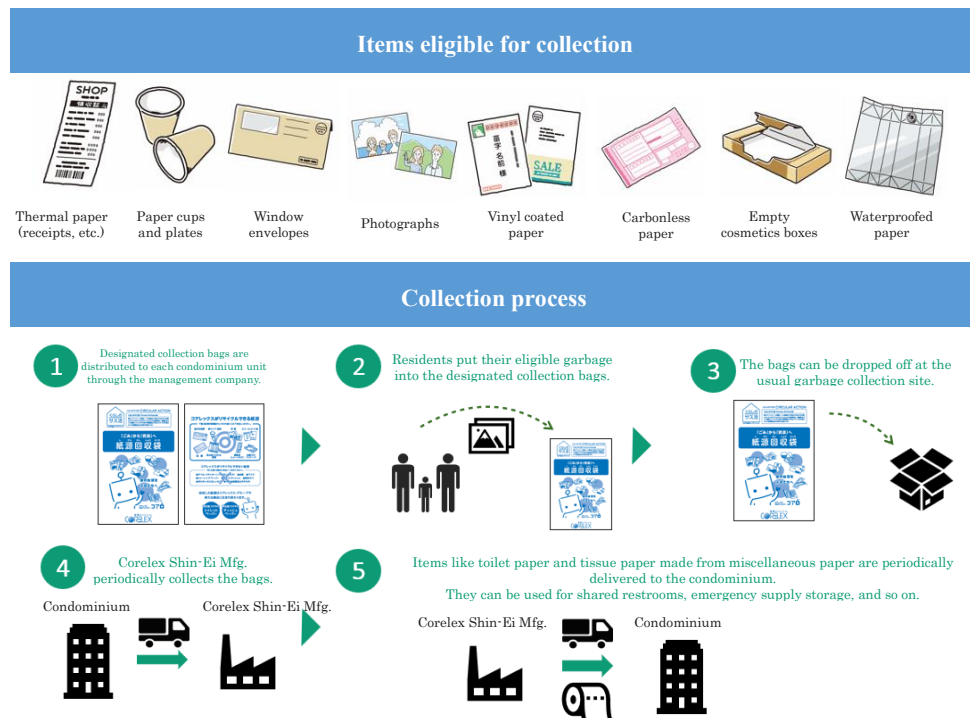
\*Source: Calculations using paper packs as an example based on the Ministry of the Environment contracted survey “FY2004 Report on Survey Project for Life Cycle Assessment of Containers and Packaging”

## 1. Make it easy to reduce waste and participate in decarbonization activities simply by putting out miscellaneous paper in the usual garbage collection site

Residents can easily make decarbonization activities a part of everyday life by putting miscellaneous paper such as thermal paper, empty cosmetics boxes and other boxes with oils on them, and waterproofed paper that they previously put out for collection as combustible garbage into designated collection bags distributed to each condominium unit in advance, and dropping the bags off at the usual garbage collection site with no need for separating or washing the items they contain.

The items eligible for collection under this service are regarded as accounting for about 30%\* of combustible garbage, and are to be recycled as “resources” rather than thrown out as “garbage.”

\*Estimate based on Corelex Shin-Ei Mfg.’s survey



## 2. Use Corelex Shin-Ei Mfg.’s proprietary technologies to recycle miscellaneous paper that is collected into products like toilet paper for use in shared condominium areas

At Corelex Shin-Ei Mfg., foreign matter is removed from miscellaneous paper that is collected, after which paper fibers are extracted to produce high-quality recycled paper products. This project entails using these proprietary technologies of Corelex Shin-Ei to turn miscellaneous paper that is collected into toilet paper and tissue paper used in shared condominium areas.



Photos of manufacturing process

< Features of Corelex Shin-Ei Mfg.'s wastepaper recycling system >

- (1) Proprietary technologies enable “difficult-to-recycle wastepaper” disposed of as combustible garbage to be recycled
- (2) Wastepaper is dissolved without being opened or sorted, and recycled without its content ever being seen
- (3) Realizes “zero emissions” with all waste generated during production reused as resources
- (4) Toilet paper rolling work is outsourced to welfare workplaces to support employment of people with disabilities

### **3. Help reduce CO<sub>2</sub> emissions by about 60%\* compared with when miscellaneous paper that is collected is simply incinerated**

Recycling miscellaneous paper, which accounts for about 30% of garbage disposed of as combustible garbage, is expected to reduce CO<sub>2</sub> emissions by roughly 62% compared with when miscellaneous paper is incinerated, and a “recycling certificate” showing the results of this recycling is submitted to the management association to visualize the extent of the environmental contribution.

#### **■ About Corelex Shin-Ei Mfg. Co., Ltd.**

With “doing good for the Earth” as its slogan, Corelex Shin-Ei Mfg.'s industry-leading recovered paper recycling system makes it possible to recycle miscellaneous paper, including difficult-to recycle wastepaper that has been disposed of through incineration hitherto, into high-quality toilet paper. These technologies are being employed for recycling wastepaper generated at events like the Tokyo 2020 Olympic and Paralympic Games and the EXPO 2025 in Osaka, Kansai, and introducing products like toilet paper made from such wastepaper.

Company name: Corelex Shin-Ei Mfg. Co., Ltd.

Location: 575-1 Nakanogo, Fuji City, Shizuoka Prefecture

Representative: Satoshi Kurosaki, President

Established: May 30, 1961

Business: Sanitary paper manufacturing

Corporate website: <https://corelex.jp/>

## <Sustainability in the Mitsui Fudosan Group>

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and cocreation, 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.

### 【Reference】

- 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/](https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/)

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

