
Mitsui Fudosan Accelerates Business Promotion in the Sun Belt Area Dallas Branch Now Open in Maple Terrace Mixed-Use Development Project

Tokyo, Japan, March 25, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced that it has established a branch office in Dallas, Texas, through its U.S. subsidiary Mitsui Fudosan America, Inc. This constitutes its fourth such branch office follows those in New York, San Francisco, and Los Angeles, thereby strengthening its framework for achieving business promotion in the Sun Belt area*¹.

Mitsui Fudosan aims to achieve robust growth in its overseas business in alignment with its strategy of “further develop and evolve overseas business” stated in the Group’s & INNOVATION 2030 long-term vision. The Sun Belt area in particular continues to encounter an influx of population due to its warm climate and low cost of living in conjunction with employment growth driven by companies entering the region against a backdrop of its favorable business environment. As such, Mitsui Fudosan has positioned the Sun Belt area as a key strategic region, amid prospects for growth in both its economy and population going forward.

Currently, we are participating in the development of approximately 5,000 rental housing units in six cities in the Sunbelt area, bringing our total supply of rental housing units in the U.S. to more than 6,800*². In March 2025, Dallas Branch has moved into Maple Terrace which is a flagship mixed-use development project in the Sun Belt area. Going forward, Mitsui Fudosan will further heighten its presence in the U.S. through initiatives to expand business enlisting its three-area structure with the Sun Belt area having been added to the previous East Coast area and West Coast area.

*1. Generally, refers to the area south of the 37th parallel north latitude.

*2. As of March 1, 2025 (excluding properties sold before 2023)



Left: Exterior of Maple Terrace; Upper-right: Conceptual exterior image of The Oliver; Lower-right: Exterior of Loria Ansley

Maple Terrace (Dallas, Texas)

The Maple Terrace mixed-use development is situated in a very convenient location. It is within walking distance of McKinney Avenue, where many restaurants and retail facilities are located, as well as the American Airlines Center, where many sports, music, and other events are held. The development is also a short 20-minute drive away from Dallas Fort Worth International Airport, one of the leading international airports in the U.S.

It is located in the Uptown area of Dallas, which has become increasingly popular in recent years as a neighborhood featuring rental housing and offices, as well as numerous luxury condominiums and hotels.

The property is a mixed-use development project consisting of four buildings for rental housing, office space, and retail space, with construction beginning in 2021 and completion in 2025. The Dallas branch of Mitsui Fudosan America, Inc. is scheduled to move into the office building.

The joint venture partner is Hines, a major integrated real estate developer based in Houston, Texas, with operations around the world.



Maple Terrace private area



Maple Terrace common area

The Oliver (Dallas, Texas)

Construction of The Oliver rental housing began in 2022 in Dallas, Texas, and is scheduled for completion in 2025.

This property is located adjacent to the Uptown neighborhood, nearby a commercial hub and in a setting encompassing convenient facilities for daily life. The project is located within the first phase development of a large mixed-use project in downtown Dallas, facing a park slated for development.

Common areas include an outdoor pool, outdoor kitchen, fitness center, co-working space, and a variety of other amenities.

The business partner for this project is StreetLights Residential, a leading developer that operates in Dallas and several other Sun Belt cities, and primarily engages in rental housing and mixed-use development.



The Oliver private area



The Oliver common area

Loria Ansley (Atlanta, Georgia)

Construction of Loria Ansley rental housing began in Atlanta, Georgia in 2022 and was completed in 2024.

This property is located in the Midtown neighborhood of Atlanta, an area that has gained popularity in recent years as a prime location for rental housing and offices. It occupies a site along Peachtree Street, which has been encountering successive mixed-use development projects blending professional, residential, and leisure spaces radiating outward from the city center.

Common areas include an outdoor pool, outdoor kitchen, pickleball court, fitness center, unmanned convenience store, co-working space, and various other amenities.

The business partner for this project is Atlantic Realty Partners, Inc., a real estate developer founded in Atlanta. It engages in real estate investment, development, and management beyond Georgia in the states of Illinois, Florida, and Wisconsin.



Loria Ansley private area

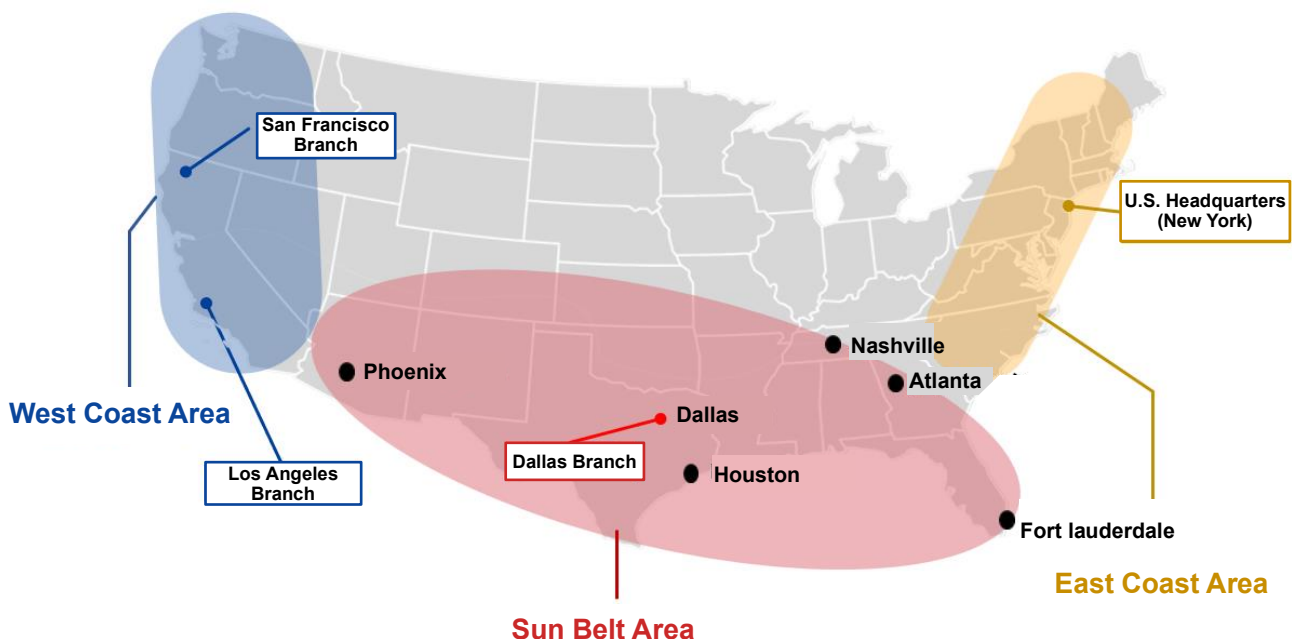


Loria Ansley common area

<Mitsui Fudosan Group's Overseas Strategy>

The Mitsui Fudosan Group has been operating thus far in various cities in the U.S., the U.K., China, Taiwan, Southeast Asia, India, and Australia. It aims to achieve robust growth in its overseas business in alignment with its strategy of “further develop and evolve overseas business” stated in the Group’s & INNOVATION 2030 long-term vision formulated in April 2024. The Mitsui Fudosan Group has established a fourth location in Dallas, Texas, following on those previously set up in New York, San Francisco, and Los Angeles in the U.S. where it promotes major development projects that include 55 Hudson Yards and 50 Hudson Yards. It accordingly aims to further tap into business opportunities by stepping up its pace of making new acquisitions with an approach centered on turnover of assets, while also making careful selection of products and areas enlisting its three-area structure with the Sun Belt area having been added to the previous East Coast area and West Coast area.

■ Three-area structure in the U.S.



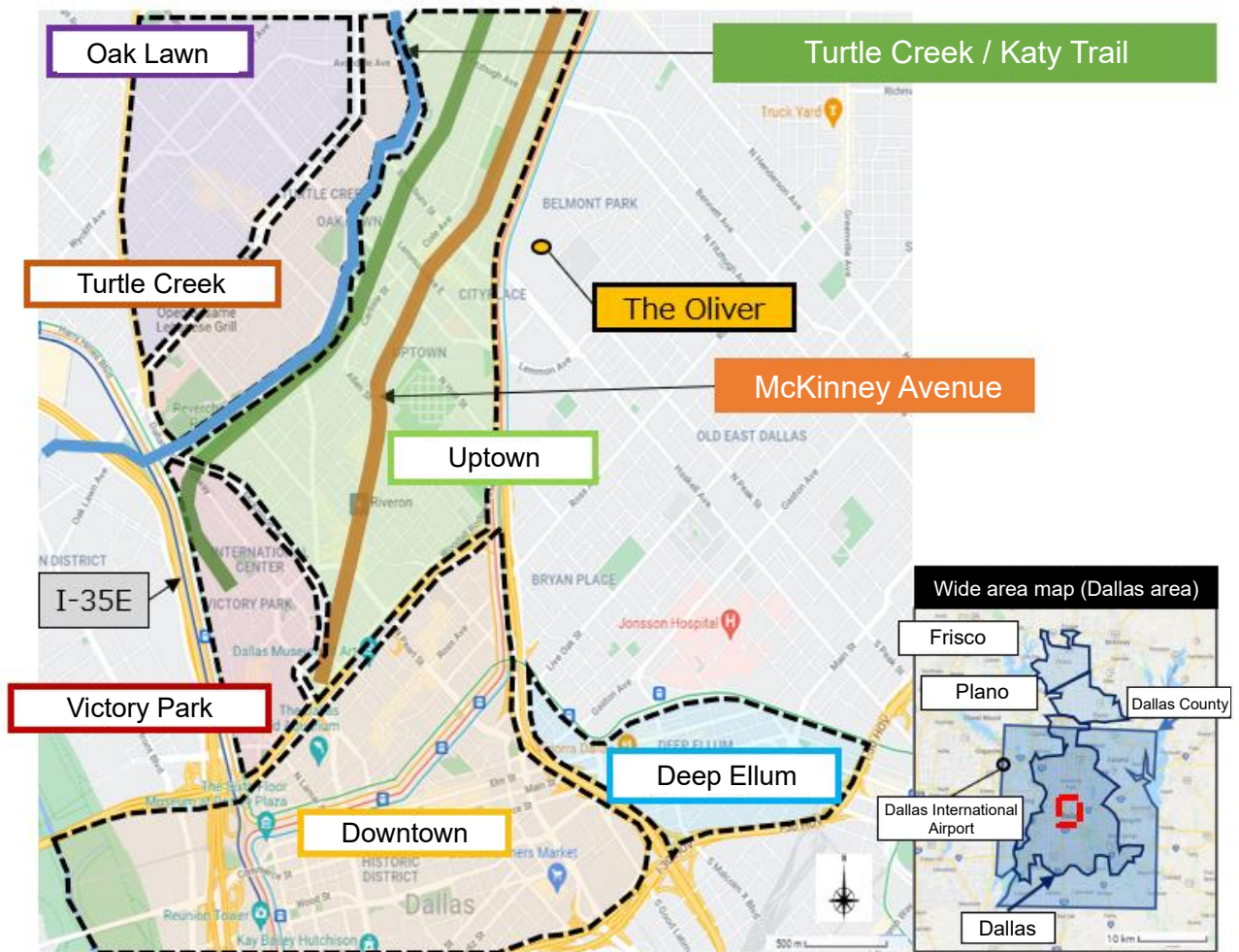
■Maple Terrace project overview

Property name	Maple Terrace
Location	3001 Maple Ave, Dallas, TX 75201
Access	1-minute walk from Maple Wolf-S-NS bus stop 1-minute drive from Dallas North Tollway entrance
Site area	Approx. 146,900 ft ² (approx. 13,600 m ²)
Total floor area	Approx. 1,086,600 ft ² (approx. 100,900 m ²)
Rental space	Approx. 588,800 ft ² (approx. 54,700 m ²) <Details> Rental housing: Approx. 418,300 ft ² (approx. 38,900 m ²) Offices: Approx. 155,000 ft ² (approx. 14,400 m ²) Retail facilities: Approx. 15,000 ft ² (approx. 1,400 m ²)
Buildings and scale	Rental housing: 21 floors above ground, 3 floors below ground Offices: 9 floors above ground, 3 floors below ground Retail facilities: 2 floor above ground
Units	345
Structure	Rental housing: Steel-framed ferroconcrete construction Offices: Ferroconcrete construction and steel structure Retail facilities: Steel structure
Purpose	Rental housing, offices, and retail facilities
Schedule	Construction commencement: 2021 Overall completion: 2025
Partner	Hines Interests Limited Partnership

■The Oliver project overview

Property name	The Oliver
Location	3972 North Central Expressway, Dallas, TX 75204
Access	1-minute drive from North Central Expressway entrance 1-minute walk from DART Cityplace/Uptown Station
Site area	Approx. 81,000 ft ² (approx. 7,500 m ²)
Total floor area	Approx. 490,800 ft ² (approx. 45,600 m ²)
Exclusive area	Approx. 330,990 ft ² (approx. 30,750 m ²)
Buildings and scale	19 floors above ground
Units	351
Structure	Steel-framed ferroconcrete construction
Purpose	Rental housing
Schedule	Construction commencement: 2022 Overall completion: 2025
Partner	StreetLights Residential

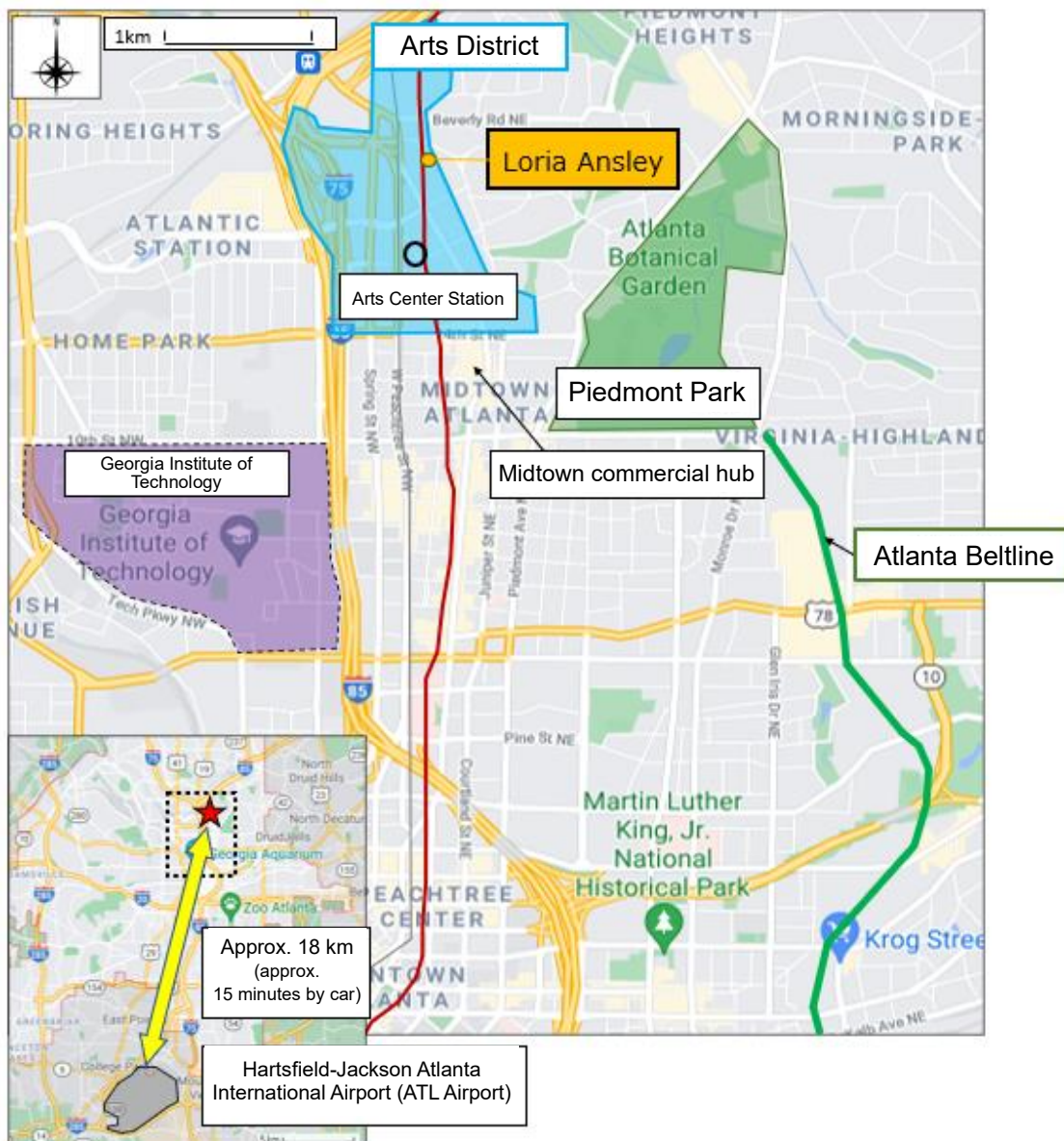
■Map of Maple Terrace and The Oliver



■ Loria Ansley project overview

Property name	Loria Ansley
Location	1439 Peachtree St NE, Atlanta, GA, 30309
Access	7-minute walk from Arts Center subway station
Site area	Approx. 66,300 ft ² (approx. 6,160 m ²)
Total floor area	Approx. 578,400 ft ² (approx. 53,700 m ²)
Exclusive area	Approx. 322,400 ft ² (approx. 29,950 m ²) <Details> Rental housing: Approx. 318,100 ft ² (approx. 29,550 m ²) Retail facilities: Approx. 4,300 ft ² (approx. 400 m ²)
Buildings and scale	23 floors above ground, 3 floors below ground
Units	350
Structure	Ferroconcrete construction
Purpose	Rental housing and retail facilities
Schedule	Construction commencement 2022 Overall completion 2024
Partner	Atlantic Realty Partners, Inc.

■ Map of Loria Ansley



■ Dallas Branch overview

Name	Mitsui Fudosan America, Inc. Dallas Branch
Location	3001 Maple Ave, Dallas, TX 75201
Representative	Takeyoshi Sugimoto
Schedule	Oct. 2024: Open March. 2025 Maple Terrace move-in

<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.

【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/

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

