

April 8, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

First Overseas Location for Mitsui Fudosan's Shared Office WORKSTYLING
Opening on April 15, 2025 at 1251 Avenue of the Americas
Accepting Reservations Starting Today

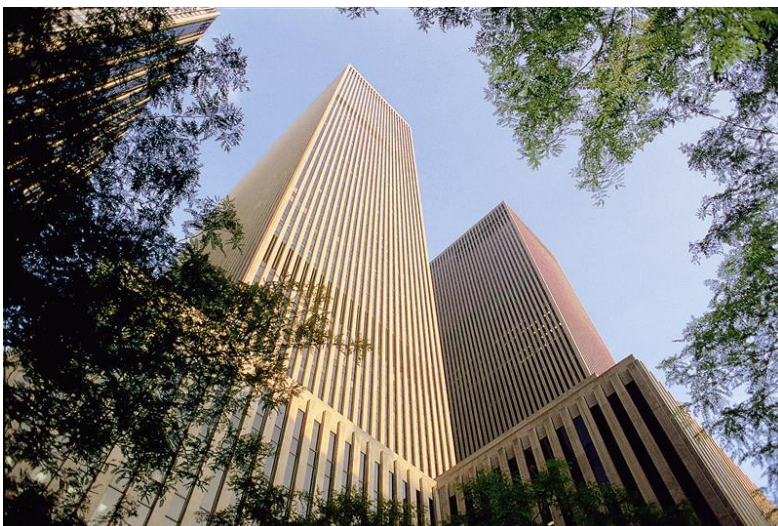
Key Points of this Press Release

- Mitsui Fudosan's shared office WORKSTYLING opens its first overseas location in the 1251 Avenue of the Americas office building in Manhattan, New York.
- Reservations will be accepted starting today, and the facility will open on April 15, 2025, becoming available to WORKSTYLING members
- WORKSTYLING will advance its overseas expansion, beginning a partnership in April 2025 with Industrious, a company that operates over 200 flexible office spaces worldwide, to offer flexible workstyle options overseas.

Tokyo, Japan, April 8, 2025 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that its shared office WORKSTYLING will open its first overseas location on April 15, 2025 in 1251 Avenue of the Americas (hereafter, the “1251 Building”), an office building in Manhattan, New York. Additionally, WORKSTYLING will begin a partnership in April 2025 with Industrious, which operates flexible office spaces in over 200 locations worldwide.

Since launching services in April 2017, WORKSTYLING has diversified its service offerings to meet a wide range of workstyle needs. In response to feedback from WORKSTYLING members who have said that “I often work in hotel rooms during overseas business trips, so I need a more comfortable place to work” and “I would like a place to work while waiting to check in at my hotel,” the open space within the lounge in the 1251 Building will be provided as WORKSTYLING's first overseas location.

Furthermore, as an effort to drive further overseas expansion, WORKSTYLING will begin a partnership in April 2025 with Industrious, a provider of flexible office spaces with over 200 locations worldwide, including in the United States, Europe, Asia, and Australia. As a result, WORKSTYLING members will be able to use Industrious' shared offices in the United States and Europe at a 20% discount off the regular price.



Exterior view of 1251 Avenue of the Americas

■ About the 1251 Avenue of the Americas Lounge, Where the First Overseas WORKSTYLING Location Will be Opened

The 1251 Building is an ultra-high-rise office building owned by Mitsui Fudosan America, Inc. It is located in the heart of Midtown Manhattan, an area known for its concentration of Japanese companies, and is one of the few buildings in the area with direct subway access to eight different lines. The building boasts excellent transportation access, being close to major terminals and directly connected via underground walkway to nearby major buildings and the commercial area of the Rockefeller Center.

This lounge opened in March 2025 as a space exclusively for tenants of the 1251 Building. The lounge is directly accessible from the subway and is always staffed during operating hours, so it can be used with peace of mind. The lounge provides a relaxing space with interior décor featuring artwork that evokes Japan's nature and beauty.

The only people who can use the lounge other than the tenants of the 1251 Building are WORKSTYLING members. Tickets to use the lounge can be purchased from the members' website and the lounge can be accessed with a QR code.



Interior décor of the lounge

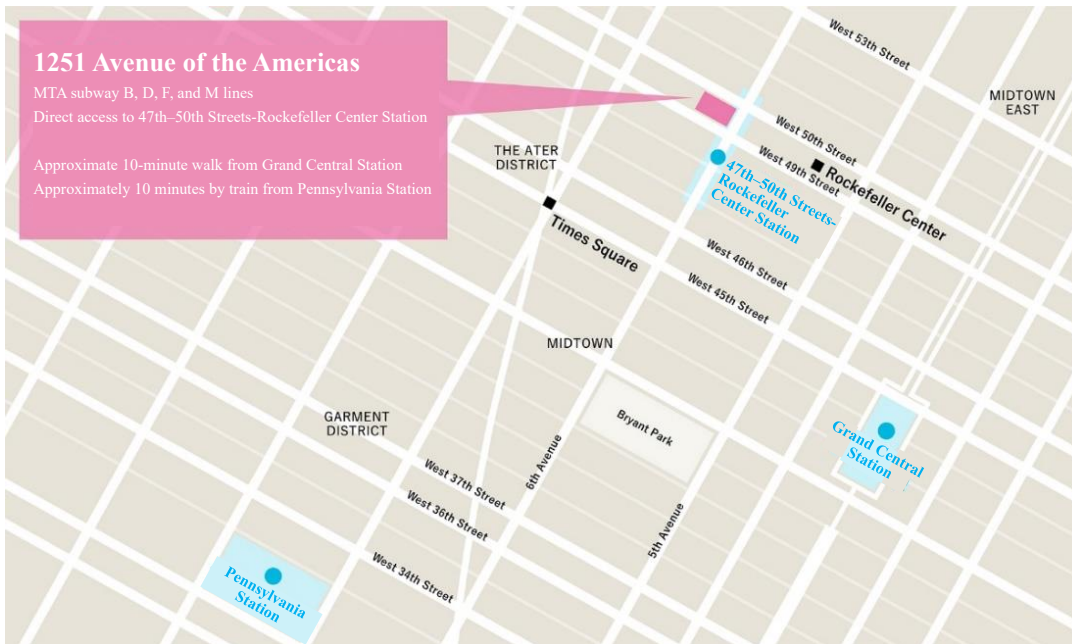


Café area within the lounge

<1251 Avenue of the Americas Lounge>

Address	B1 Floor, 1251 Avenue of the Americas, New York, NY
Operating hours	8:00 a.m. – 5:00 p.m.
Floor area	4,596 ft ² (427 m ²)
Reservation start date	Tuesday, April 8, 2025
Usage start date	Tuesday, April 15, 2025
Fee	Morning: 6,000 yen; Afternoon: 6,000 yen

<Map>



■ Future Initiatives for Overseas Expansion

WORKSTYLING will begin a partnership in April 2025 with Industrious, a provider of flexible office spaces with over 200 locations around the world. As a result, WORKSTYLING members will be able to use Industrious' shared offices in the United States and Europe at a 20% discount off the regular price.

WORKSTYLING will meet the needs of its members for overseas locations, offering flexible workstyle options not only in Japan, but also overseas.

■ About Industrious <https://www.industriousoffice.com/>

Founded in 2012 and headquartered in New York, Industrious is a provider of flexible office spaces. The company operates over 200 locations in more than 65 cities around the world, including in the United States, Europe, Asia, and Australia. Industrious offers workplaces designed around the concept of creating environments where users can work enjoyably and comfortably.

■ About WORKSTYLING <https://mf.workstyling.jp/>

Since April 2017, Mitsui Fudosan has operated the shared office WORKSTYLING, expanding services in response to the rapidly advancing diversification of workstyles. As of March 2025, WORKSTYLING, together with its STATION WORK service, has about 550 locations, serving around 1,200 member companies and about 320,000 members. Guided by the purpose "Providing a 'Happy' Working Environment for all Workers," WORKSTYLING provides not only shared office spaces, but also offers services that provide the opportunity for each user to find their own "happy workstyle."

■ About COLORFUL WORK <https://www.mitsuifudosan-office.jp/> (in Japanese)

Under the slogan COLORFUL WORK, Mitsui Fudosan is working to diversify workplaces and workstyles so that anyone can work while making the most of their own unique "color," thereby ensuring that people can not only work but also realize various lifestyles. Through these efforts, Mitsui Fudosan will support all Mitsui Office users in realizing new workstyles that allow them to experience fulfillment in both their work and private lives.

■ 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/

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

