
Circulating Natural Resources to Contribute to Neighborhood Creation that Connects to the Future

Mitsui Fudosan Names the Group’s Wooden Architecture Brand “&forest”

Key Points of this Press Release

1. Mitsui Fudosan named the Group’s new wooden architecture brand “&forest.”
2. Mitsui Fudosan gave the name “Nihonbashi Honcho Mitsui Building &forest” to Japan’s largest and tallest timber rental office building under construction in Nihonbashi, and “MFIP Ebina &forest” to Multi-Tenant Facility with Logistics Functions under construction in Ebina City, Kanagawa Prefecture.
3. To create further value through the utilization of timber—a renewable resource—Mitsui Fudosan is newly advancing the Nihonbashi Honcho 1-chome District 5 Project (tentative name) in Nihonbashi, which will be its second timber rental office building.

Tokyo, Japan, April 22, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the Group’s new wooden architecture brand will be called “& forest.” It has given the name “Nihonbashi Honcho Mitsui Building &forest” to the timber rental office building that will be the brand’s first property, the Nihonbashi Honcho 1-chome 3 Project (tentative name), and “MFIP Ebina &forest” to the multi-tenant facility with logistics functions to use a wooden structure in Japan in Ebina City, Kanagawa Prefecture on which construction began in April 2025. Moreover, it is working on the “Nihonbashi Honcho 1-chome District 5 Project” (tentative name), which will be its second timber rental office building, in Tokyo’s Nihonbashi to take on the challenge of creating further value by utilizing timber—a renewable resource.

In April 2025, the Mitsui Fudosan Group formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation wherein it will view nature, people, and the community as a cohesive whole, and promote the creation of neighborhoods that are sustainable and offer more appeal. The Group’s establishment of “&forest” reflects its drive to create “never-ending forests” on the forestland it owns, guided by the principles of cooperation, coexistence, and co-creation embodied in its “& mark,” while working on neighborhood creation that connects to the future by promoting the utilization of timber through a shift to wooden structures and cyclical use of natural resources. With Japan’s forestry industry facing the task of expanding uses for domestic timber, we will set out to help realize a virtuous cycle of sustainable local economies and forest resources by taking on the challenge of shifting to wooden structures for buildings in our business to contribute to sustainable neighborhood creation that connects to the future.



Nihonbashi Honcho Mitsui Building &forest:
Rendering of exterior



Nihonbashi Honcho 1-chome District 5 Project (tentative name):
Rendering of exterior

■Nihonbashi Honcho Mitsui Building &forest

Mitsui Fudosan has given the name “Nihonbashi Honcho Mitsui Building &forest” to the Nihonbashi Honcho 1-chome 3 Project (tentative name) currently underway in Nihonbashi, making it the first property under the Group’s new wooden architecture brand “&forest.”

As Japan’s largest and tallest timber rental office building, this project will use for structural material over 38,836 ft³ (1,100 m³) of domestic timber, including timber from Group-owned forests, which is expected to reduce CO₂ emissions during building construction of the framing by approximately 30% compared with a typical steel-frame office building. In addition, we aim to make this an office that workers will want to go to by proactively using domestic timber as interior and finishing material as well so that people can feel the unique tranquility and warmth of wood.



Nihonbashi Honcho Mitsui Building &forest: Rendering of entrance hall

■Nihonbashi Honcho 1-chome District 5 Project (tentative name)

To take on the challenge of creating further value through the utilization of timber—a renewable resource—Mitsui Fudosan is advancing the Nihonbashi Honcho 1-chome District 5 Project (tentative name), which will be its second timber rental office building. For the project, we will actively utilize domestic timber to reduce CO₂ emissions during construction and actively incorporate energy-saving and energy-creating initiatives during operation, striving to raise environmental efficiency beyond that of our first timber rental office building.

<Project Overview (*)>

Location	Nihonbashi Honcho 1-chome-5, Chuo-ku, Tokyo
Site area	Approx. 21,527 ft ² (approx. 2,000 m ²)
Use	Offices, shops, etc.
Total floor area	Approx. 193,750 ft ² (approx. 18,000 m ²)
Number of floors / Height	11 floors above ground and 1 floor below ground / Approx. 183.73 ft (56 m)
Architect / Planned Builder	Yamashita Sekkei Inc. / Obayashi Corporation
Completion date	Scheduled for April 2028

* Subject to change depending on the status of considerations going forward.

■MFIP Ebina &forest

In April 2025, construction began on MFIP Ebina &forest in Ebina City, Kanagawa Prefecture. Please see the website link below for details.

https://www.mitsui-fudosan.co.jp/english/corporate/news/2025/0422_03/



MFIP Ebina &forest: Rendering of completed exterior



Wooden structure common space:
Rendering of exterior

■The Mitsui Fudosan Group’s utilization of timber

The Mitsui Fudosan Group is putting timber to use in an array of facilities, including those under its “&forest” wooden architecture brand and Mitsui Home’s boasted wooden architecture brand “MOCX.” We are also working to create “never-ending forests” on approximately 5,000 hectares of forests we own in Hokkaido, contributing to sustainable neighborhood creation that connects to the future.

<https://www.mitsuifudosan.co.jp/business/development/earth/mokuzai/> (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/
- & EARTH for Nature
<https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

Furthermore, in April 2025, the Mitsui Fudosan Group formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation. Seeing the environment as a “Holistic Environment” blending nature, people, and community into a cohesive whole, the Group is promoting neighborhood creation that expands prosperous “Holistic Environments” and passes them on to future generations. In the Declaration, five key issues to address have been established: Preserve and nurture greenery, Harness the allure of water, Enrich the ecosystem, Connect the aspirations of the community, and Promote the circulation of natural resources. The initiatives described in this news release contribute to 4 of the key issues to address in “& EARTH for Nature.”



Preserve and nurture greenery



Enrich the ecosystem



Connect the aspirations of the community



Promote the circulation of natural resources