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For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Fudosan Hotel Management Co., Ltd.

Light Place—Bringing Light and Breezes to the City of Trees
Mitsui Garden Hotel Sendai
Reopening on Saturday, June 14, 2025 After Full-Scale Renovation
Increase in twin rooms and triple rooms, plus new four-person rooms to meet group needs

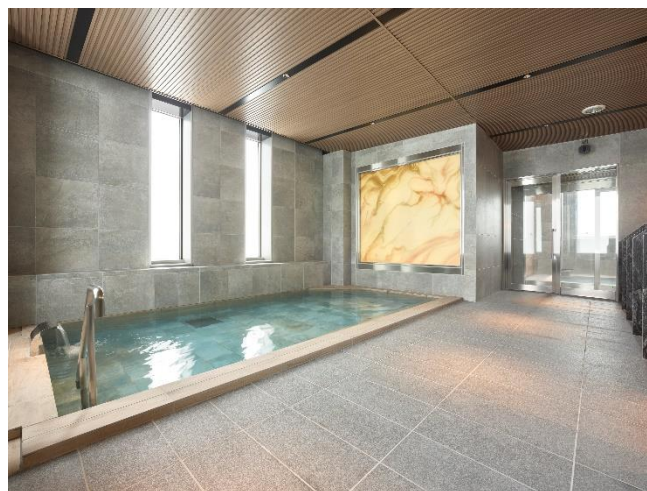
Tokyo, Japan, June 13, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Mitsui Fudosan Hotel Management Co., Ltd. announced today that renovation work on Mitsui Garden Hotel Sendai, located at 2-4-6 Honcho, Aoba-ku, Sendai, Miyagi Prefecture, has been completed and that the hotel will fully reopen on Saturday, June 14, 2025.

Key Features of the Renovation

- Based on the “Light Place” design concept, the guest rooms and buildings feature a plethora of design and art that expresses the beauty of nature in Sendai, the City of Trees, to create a relaxing space.
- Twin rooms and triple rooms that more readily accommodate groups and families have been increased and four-person rooms have been newly added. The rooms that can accommodate three to four people have been increased substantially from 2 to 34.
- The communal bathing areas complete with outdoor baths have been redesigned with impressionable lighted walls. The women’s powder room has been expanded to create a relaxing atmosphere.
- Along with dishes using select ingredients from Miyagi, Tohoku, the highly popular Bolognese Classico, a signature item on the lunch and dinner menus since its opening in 2009, has been newly added to the breakfast menu as well.



Lobby



Women's communal bathing area

■ Features of the Renovation of Mitsui Garden Hotel Sendai

(1) Design concept: Light Place—Bringing Light and Breezes to the City of Trees

In renovating the hotel, the beautiful nature of Sendai was combined with the Mitsui Garden Hotels concept of providing a lodging experience with richness and charm like a garden to establish a design concept of “Light Place—Bringing Light and Breezes to the City of Trees.” In guest rooms and all throughout the hotel, there is a plethora of design and art expressing the natural beauty of Sendai, the City of Trees, including light filtering down through the trees and placid water surfaces, providing a relaxing time to guests staying at the hotel.

(2) Guest room

With customer needs diversifying, the makeup of the guest rooms can accommodate various lodging configurations, as twin rooms and triple rooms that can be readily used by groups and families have been increased. Four-person rooms have also been established as the number of rooms that can accommodate 3 to 4 people have been substantially increased from 2 to 34. The interiors, furniture and fixtures have been updated in all rooms, and the color scheme and design have been renewed to make it easy for guests to relax and unwind. Regarding the interior colors, different color schemes are used for different types of guest rooms. In most of the guest rooms, warm colors expressing the sunshine are used, and the guest rooms of 323 square feet (30m²) or larger use cool colors suggesting the coolness of tree shade. In addition, artwork that evokes the leaves of the zelkova trees that line Jozenji-dori Ave. has been put up to give natural warmth to the space. In the bathrooms, the fixtures have been updated, with the wash basin and toilets being replaced to improve cleanliness and functionality.



Standard King



Superior Twin



Executive Twin



Bathroom in executive twin room

■ Guestroom types

Guestroom name	Guestrooms	Size	Number of occupants
Standard Double	59	Approx. 177 ft ² (16.5 m ²)	2
Standard Twin	16	Approx. 191 ft ² (17.8 m ²)	2
Standard Queen	18	Approx. 196 ft ² (18.3 m ²)	2
Standard King	76	Approx. 196 ft ² (18.3 m ²)	2
Superior Twin (+ Sofa bed for one)	30	Approx. 247 ft ² (23.0 m ²)	3
Superior Twin	8	Approx. 255 ft ² (23.7 m ²)	2
Superior Corner Twin	10	Approx. 260 ft ² (24.2 m ²)	2
Deluxe Twin (+ Extra bed for one and day bed for one)	1	Approx. 386 ft ² (35.9 m ²)	4
Executive Twin (+ Sofa bed for one and day bed for one)	2	Approx. 398 ft ² (37.0 m ²)	4
Accessible Twin (+ Day bed for one)	1	Approx. 335 ft ² (31.2 m ²)	3
Total	221		479

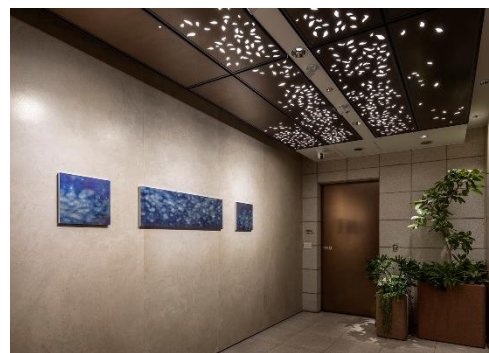
(3) Lobby and elevator hall

In the seventh floor lobby with abundant vegetation, the lighting production changes with the time of day, creating a comfortable and relaxing space. In the back of the front counter there is a lighted wall that takes as its motif the light filtering down through the zelkova trees lining Jozenji-dori Ave. and a pageant of light. At check-in and check-out goes without saying, but for guests staying at the hotel to have a relaxing time, the lobby-lounge has new comfortable sofas, chairs and tables as well as a coffee machine.

The first floor elevator hall is adorned with artwork made from titanium suggesting the light that filters down through the forest trees. The artwork provides diverse expressions, depending on the angle it is viewed at and how the light hits it, that can be enjoyed. Artwork made of glass has also been established, combining the freshness of zelkova leaves, the graceful charm of bush clover flowers and the sparkling water of a waterfall. In addition, the seventh floor bookshelves are adorned with objects made by artists with connections to Tohoku.



Seventh floor lobby



First floor elevator hall art



Seventh floor elevator hall art



Seventh floor bookshelf art

(4) Communal bathing areas and the women's power room

The interiors of the communal bathing areas have been updated for both men and women to create bathing areas complete with outdoor baths with an impressive lighted wall. Lighted glass walls with different color schemes for men and women have been used. The women's bathing area has been designed to suggest the warmth of sunshine while the men's area suggests the coolness of tree shade.

To avoid congestion and ensure the facility can be used in a relaxing manner, the hotel has increased the wash areas in the women's bathing area to eight (seven water outlets and one shower booth). It has also expanded the women's powder room to create more space. The hotel will continue to provide a space where guests can choose the shampoo and treatment they prefer, which was a popular feature before the renovation.

© Operating hours: 5:00-9:00/15:00-25:00 * For guests only; free of charge



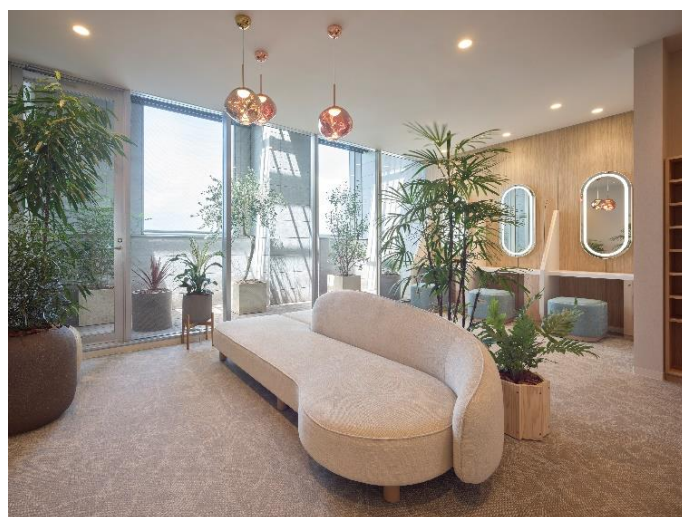
Men's communal bathing area



Women's outdoor bath



Women's powder room



(5) Restaurant

The Italian restaurant BAROLO Ristorante da 1830 provides authentic Italian cuisine while maintaining a commitment to local production and consumption of Miyagi, Tohoku ingredients. With the renovations, the interior and furniture were upgraded to welcome guests in a beautiful, refined atmosphere. Dishes using select local ingredients have been newly added to the breakfast menu, including grilled beef tongue, a Sendai specialty, fish cakes, fresh wakame seaweed produced in Kitasanriku, Iwate, cold shabu with catechin pork from the Kurikoma Plateau (summer only), fresh Tohoku vegetables, and seasonal fruit smoothies. In addition, the restaurant's signature dish on its lunch and dinner menus since its opening in 2009, the popular Bolognese Classico, has been added to breakfast menu to allow guests to enjoy its traditional flavors.



Grilled beef tongue



Sanriku wakame seaweed



Cold shabu with catechin pork



Seasonal smoothies



Bolognese Classico

© Operating hours: Breakfast (buffet): 6:30-10:00 (last entrance at 9:30)

Lunch: Weekdays: 11:30-15:30 (last entrance at 14:30); Weekends and holidays: 11:30-16:00 (last entrance at 15:00)

Dinner: 17:30-22:00 (last entrance at 21:00)

■ Facility Overview of Mitsui Garden Hotel Sendai

Location	2-4-6, Honcho, Aoba-ku, Sendai, Miyagi
Site area	Approx. 19,999 ft ² (1,857.99 m ²)
Total floor area	Approx. 157,101 ft ² (14,595.24 m ²) * Entire building
Scale/Structure	Reinforced concrete construction, 18 floors above ground (The hotel floors occupy the 7th to the 18th floors above ground.)
Guestrooms	221
Opening	July 17, 2009
Adjoining facilities	Restaurant (7th floor) / Communal bath (18th floor)
Tel.	022-214-1131
Official Website	https://www.gardenhotels.co.jp/sendai/eng/

■ Map



Mitsui Fudosan Group's Hotel Business



The Mitsui Fudosan Group's lodging-focused hotel business operates hotels across Japan under the Mitsui Garden Hotels, THE CELESTINE HOTELS, and sequence brands. Mitsui Garden Hotels has established its brand tagline of "Stay in the Garden" based on the idea of providing a lodging experience with richness and charm like a garden. It operates 34 hotels inside and outside of Japan. Designed with an abundance of personality with an emphasis on the local features of each region and providing a "breakfast to look forward to," the hotels are enjoyed by people in a variety of situations, not only business but also for leisure, retreats, relaxation, and long-term stays. The business also operates three hotels as THE CELESTINE HOTELS, which are promoted as destination-type hotels where the hotel stay itself is the goal, and three hotels as "sequence," next-generation lifestyle hotels where guests can enjoy "free time and ways to spend it" according to their own style.

It aims to operate hotels that remain in the memory by developing brands that meet diverse needs and providing safe, comfortable, and enjoyable stays that fit a wide range of scenarios.

■ 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/