

July 18, 2025

For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsubishi Estate Residence Co., Ltd.

A New Tower Residence with 34 Aboveground Floors in Tennoz Isle, a District of Water and Art
Park Tower Shinagawa Tennozu
First phase of sales of 79 units begins Saturday, July 19, 2025

Tokyo, Japan, July 18, 2025 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Mitsubishi Estate Residence Co., Ltd. announced today that the first phase of sales for Park Tower Shinagawa Tennozu (hereafter, the “Property”) would begin on July 19, 2025.

The Property is a large-scale tower condominium with 275 total units and 34 aboveground floors that has been built in Tennoz Isle, a district of water and art. It is located close to a train station, a four-minute walk from Tennozu Isle Station on the Tokyo Waterfront Area Rapid Transit’s Rinkai Line and the Tokyo Monorail. The Property is a living environment surrounded by canals and plazas, offering a good balance between convenient transportation and the comfort of being near the water. In addition to well-equipped common spaces such as a fitness room, laundry lounge, and kids' room, the ceiling height of the private areas is up to approximately 8.6 feet (approximately 2.6 meters) (approximately 9.2 feet (approximately 2.8 meters) on the premium floors). In addition, the windows in all rooms of every unit are located on the balcony side, ensuring brightness and ventilation.

We are aiming to create a safer and more comfortable urban living space by obtaining ZEH-M Oriented environmental certification and adopting a seismic isolation structure. So far, the Property has received over 7,700 inquiries and 670 visits.



Completed exterior rendering

Features of the Property

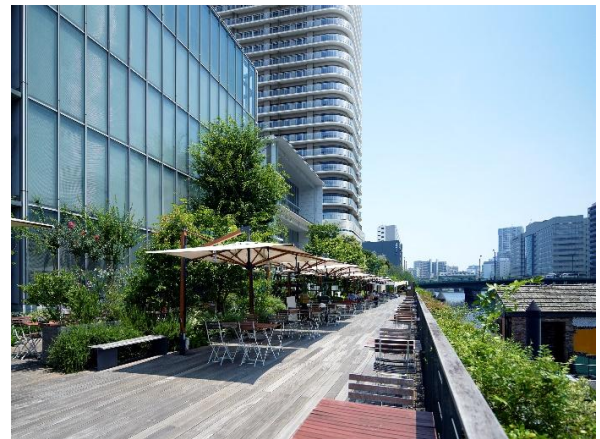
1. A location that offers both convenient access to Tennozu Isle Station, a four-minute walk away, and the pleasant atmosphere of the canal waterfront.
2. Well-equipped shared facilities and a new town landmark design inspired by wake waves.
3. All rooms have windows facing the balcony, and the private areas are designed for comfort with consideration given to natural lighting and ventilation.

1. A location that offers both convenient access to Tennozu Isle Station, a four-minute walk away, and the pleasant atmosphere of the canal waterfront.

The Property is located just a four-minute walk from Tennozu Isle Station on the Rinkai Line and Tokyo Monorail, and is connected to the boardwalk surrounding the island and Bond Street, lined with restaurants and cafes, by an open space, making it the gateway to Tennoz Isle. Tennoz Isle offers excellent access to major downtown stations and the airport as it is 15 minutes to Tokyo Station, 16 minutes to Shibuya Station, 21 minutes to Shinjuku Station, and 13 minutes to Haneda Airport Terminal 3 Station. It is also conveniently located within a 19-minute walk from Shinagawa Station, yet surrounded by canals, allowing you to feel close to nature through the comfort of the waterfront and running, strolling, and picnicking in the lush green parks and squares. In addition, numerous events and exhibitions related to art, anime, and fashion are held here, such as the Tennoz Harbor Market and the Tennoz Canal Fes, a large-scale music, film, art, and food event held every year on the boardwalk, making it a lively and attractive area.



Tennoz Area (aerial photo)



The boardwalk and completed exterior rendering



Completed exterior rendering



Completed exterior rendering

2. Well-equipped shared facilities and a new town landmark design inspired by wake waves.

The common spaces are designed to enhance the feeling of openness, natural abundance, and waterfront charm of Tennoz Isle. The entrance hall is a 29.6-foot-high (9 meters) atrium space with indoor greenery to give you a sense of nature even indoors. The fitness room, laundry lounge, study corner, party room, and kids' room are located along the canal as efforts have been made to create a comfortable waterside environment.

The exterior design features a gradient pattern inspired by the theme of harmony with the surrounding waters, evoking the image of wake waves. Highly visible from the surrounding area, the Property aims to become a new landmark in the Tennoz district.



Completed entrance hall rendering



Completed party room rendering



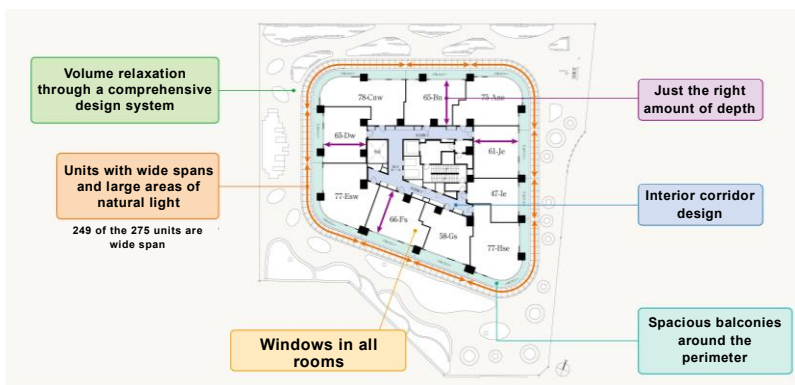
Completed laundry lounge rendering



Completed fitness room rendering

3. All rooms have windows facing the balcony, and the private areas are designed for comfort with consideration given to natural lighting and ventilation.

The hotel-like luxury and high level of privacy that blocks views from the outside are achieved through the use of an interior corridor design. With interior corridor design, there tends to be the issue of many of the rooms having relatively few windows, but by making the proportions of the units horizontal, it became possible to install windows facing the balcony in all rooms. Moreover, balconies, which are an important design element, are located around the entire perimeter of the building. This allows you to open the windows and enjoy the natural light and ventilation, as well as the rich views and open feeling of the waterfront that only a tower condominium can offer.



Conceptual diagram of unit layout

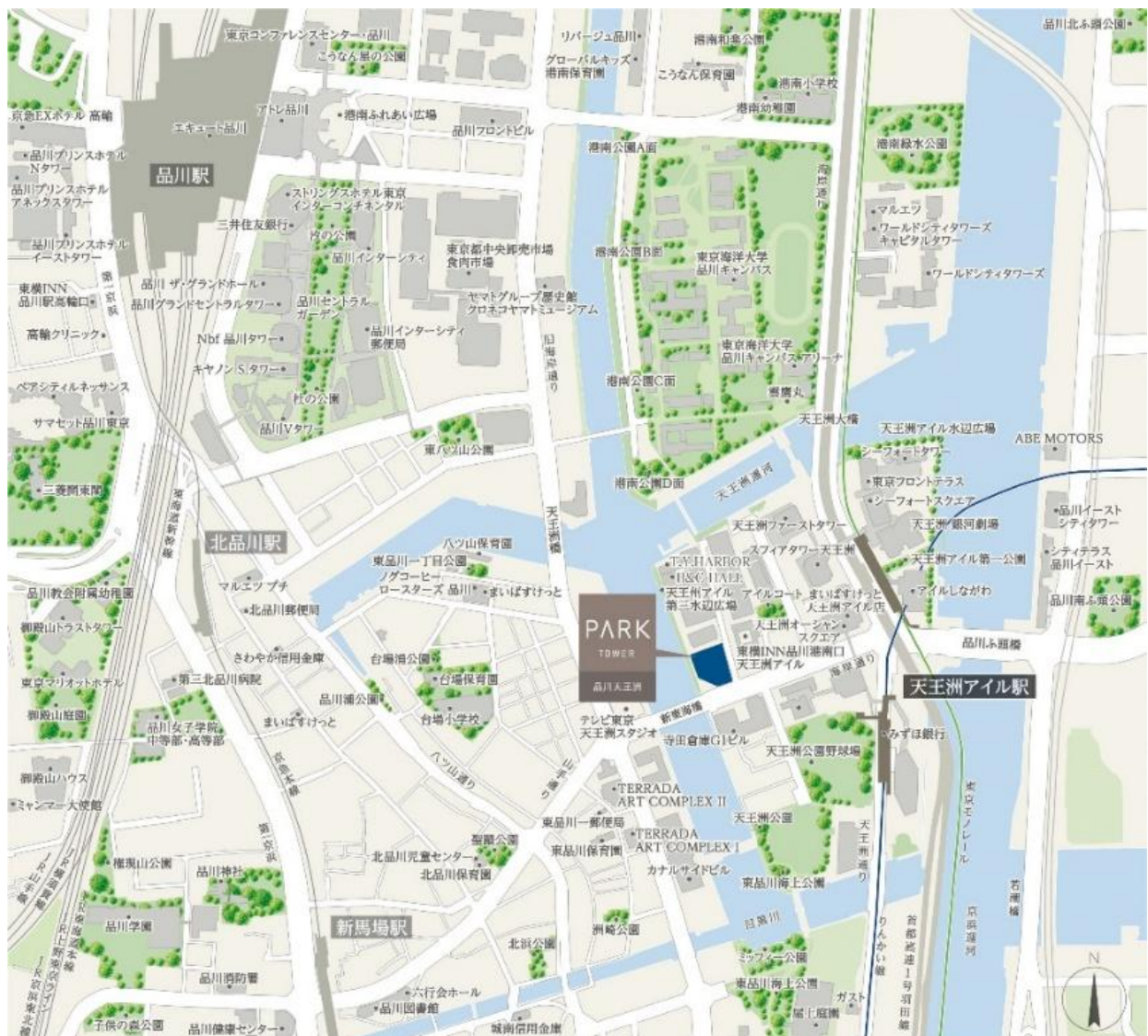


Completed interior corridor rendering

■ Park Tower Shinagawa Tennozu Property Overview

Location	2-1-2, etc. (lot number), Higashishinagawa, Shinagawa-ku, Tokyo
Access	Four-minute-walk from Tennozu Isle Station on the Tokyo Waterfront Area Rapid Transit's Rinkai Line Four-minute-walk from Tennozu Isle Station on the Tokyo Monorail's Haneda Airport Line
Zoning	Commercial district
Scale/Structure	Reinforced concrete construction with some steel frame construction, 34 aboveground floors
Site area	Approx. 27,341.62 ft ² (2,540.12 m ²) *Site area for building confirmation and inspection: Approx. 26,447.90 ft ² (2,457.09 m ²) *Private road burden: Approx. 893.73 ft ² (83.03 m ²)
Floor plans	1LDK to 3LDK
Exclusive area	Approx. 515.38 ft ² (47.88 m ²) to approx. 1,151.85 ft ² (107.01 m ²)
Units	275 units * Other stores 1 section
Completion date	Late August 2027 (planned)
Project operator	Mitsui Fudosan Residential Co., Ltd., Mitsubishi Estate Residence Co., Ltd.
Builder	HASEKO Corporation
Building design	NIKKEN SEKKEI LTD.
Official website	https://www.31sumai.com/mfr/X1817/ (in Japanese)

■ Location



■ 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/

■ About Mitsui Fudosan Residential’s Carbon Neutral Design Promotion Plan (only in Japanese)

https://www.mfr.co.jp/content/dam/mfrcojp/company/news/2022/0315_01.pdf

Initiatives include saving energy by improving the performance and durability of homes and promoting the introduction of renewable energy as well as provision of services that enable residents to enjoy contributing to the environment through energy conservation and other activities after moving into this condominium. In this way, the Company aims to realize carbon neutrality in both homes and living.