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For immediate release

Mitsui Fudosan Co., Ltd.
Mitsui Fudosan Residential Co., Ltd.

**Yaesu 2-Chome Central District Category-I Urban Redevelopment Project:
Partial Transfer of Rights to Honda and Joint Reconstruction of Honda Aoyama Building**

Tokyo, Japan, August 29, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it will partially transfer rights to office floors in the Yaesu 2-Chome Central District Category-I Urban Redevelopment Project (hereafter, the “Redevelopment Project”) to Honda Motor Co., Ltd. (hereafter, “Honda”). Additionally, Honda has decided to transfer head office functions to the Redevelopment Project district. Mitsui Fudosan and Honda are members of the Redevelopment Project, and the Yaesu Building, which housed Honda head office functions from 1960 to 1974, was located in the Redevelopment Project’s district. The Yaesu district is located close to Tokyo Station, which not only offers excellent access domestically and internationally, but also is an area that is truly leading the way into the future, bringing together the latest technologies and information. One of the largest mixed-use projects in front of Tokyo Station to be created through the Redevelopment Project was determined to be an appropriate place for relocating head office functions, leading to the conclusion of the contract. Going forward, both companies will collaborate on the Redevelopment Project and development of the area.

At the same time, regarding the Honda Aoyama Building owned by Honda, rights have been partially acquired by Mitsui Fudosan Residential Co., Ltd. (hereafter “Mitsui Fudosan Residential”), and Honda and Mitsui Fudosan Residential plan to jointly conduct a reconstruction project (hereafter, the “Joint Project”).

Under a brand concept of “Life-styling x Improving with age,” Mitsui Fudosan Residential has developed many mixed-use urban projects that contribute to housing and living. Honda, a familiar name in the community, and Mitsui Fudosan Residential, which promotes advanced urban development, will combine their respective knowledge and experience for this Joint Project, through which the companies will work to further increase the value of the district.

[Reference] Honda Announces New Plan for Relocation of Global Head Office to Yaesu Area in Tokyo and Reconstruction of Honda Aoyama Building

<https://global.honda/en/newsroom/news/2025/c250829eng.html>



Rendering of exterior of Yaesu 2-Chome Central District Category-I Urban Redevelopment Project

<Comment from Mitsui Fudosan President & CEO Takashi Ueda>

I am very proud to have provided solutions to support Honda's corporate strategy through their headquarters relocation to this redevelopment project and joint reconstruction of the Honda Aoyama Building.

I believe that Honda's headquarters relocation will enhance the value of this redevelopment project and further contribute to the development of the area. Through this project, I will continue to promote city development that attracts global attention.

■About the Yaesu 2-Chome Central District Category-I Urban Redevelopment Project

The Redevelopment Project is redeveloping three blocks in front of Tokyo Station*. It is one of the largest mixed-use projects at the station, which when completed will have a total site area of approximately 4.9 acres (2 hectares) and total floor space of approximately 4,197,925 ft² (390,000 m²).

Along with offices of a scale befitting a corporate headquarters, commercial facilities for use by office workers and visitors, a bus terminal connected to the underground areas of Tokyo Midtown Yaesu and other locations and operated as a single entity, and a theater that will lend vitality to the Yaesu area as an entertainment facility, the Redevelopment Project will offer high-quality serviced apartments to meet diverse lodging needs, including those of foreigners, and an international school that will provide a world-class education to the children of foreign residents. By bringing all this together in one location, the Redevelopment Project will create new vitality in front of Tokyo Station and help strengthen Tokyo's international competitiveness.

* This refers to the three category-I urban redevelopment projects of Tokyo Station Yaesu 1-Chome East District, Tokyo Midtown Yaesu, and Yaesu 2-Chome Central District (the district).

<Property overview>

Project name	Yaesu 2-Chome Central District Category-I Urban Redevelopment Project
Builder	Yaesu 2-Chome Central District Urban Redevelopment Project Association
Location	4, 5, 6 and 7, Yaesu 2-Chome, Chuo-ku, Tokyo
District area	Approx. 5.4 acres (approx. 2.2 hectares)
Site area	Approx. 210,542 ft ² (approx. 19,560 m ²)
Total floor area	Approx. 4,190,282 ft ² (approx. 389,290 m ²)
Main purposes	Offices, retail facilities, theater, serviced apartments, international school, bus terminal, parking lot, etc.
Number of floors / height	43 floors above ground, 3 floors below ground, approx. 744 ft. (approx. 227 m)
Architect / builder	<ul style="list-style-type: none"> · Basic design, final design management, and supervision: NIKKEN SEKKEI LTD Urban planning and redevelopment consultant: NIKKEN SEKKEI LTD · Final design and supervision: KAJIMA CORPORATION · Builder: KAJIMA CORPORATION
Access	3 min. walk from JR Tokyo Station Yaesu Exit (direct underground access) 2 min. walk from Kyobashi Station on the Tokyo Metro Ginza Line (direct underground access) 8 min. walk from Nihombashi Station on the Tokyo Metro Tozai Line, the Tokyo Metro Ginza Line, and the Toei Asakusa Line 5 min. walk from Ginza-itchome Station on the Tokyo Metro Yurakucho Line
Construction start	August 2024
Completion	January 31, 2029 (planned)

■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/