

For immediate release

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

Mitsui Fudosan Residential Signs Agreement with Hilton Launch of “Waldorf Astoria Residences Tokyo Nihonbashi,” the Asia-Pacific Region’s First Residence Under Hilton’s Top-Tier Luxury Brand

Tokyo, Japan, September 25, 2025 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Hilton announced today that they have signed an agreement regarding rental residences that Mitsui Fudosan Residential is developing under the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project (hereafter, “the Project”), which it is involved in and promoting as a participating association member. The companies have decided on the name “Waldorf Astoria Residences Tokyo Nihonbashi” (“the Residences”). The Residences will be the first of its kind to open in the Asia-Pacific region under Hilton’s top-tier luxury brand “Waldorf Astoria Hotels & Resorts.”*¹ Tenant occupancy is scheduled to begin in the fall of 2027.

The Residences will be located on floors 48 to 51 of the Project’s main tower, the highest levels of the 284-meter building. In collaboration with the Waldorf Astoria Tokyo Nihonbashi hotel, which is scheduled to open on floors 39 to 47, the Residences will provide tenants with the personalized, attentive service that is a hallmark of the Waldorf Astoria Hotels & Resorts brand.

*1 As of September 2025



Illustration of the completed lobby lounge on the 50th floor*



The Residences’ logo

Features of the Property

1. The first Waldorf Astoria Hotels & Resorts brand residences in the Asia-Pacific region
2. A 50th-floor lobby lounge in an approximately 250-meter-high building, featuring a terrace with panoramic views of the city center
3. Various hotel services provided in collaboration with Waldorf Astoria Tokyo Nihonbashi

1. The first Waldorf Astoria Hotels & Resorts brand residences in the Asia-Pacific region

Residences under the name of Hilton's top-tier luxury brand "Waldorf Astoria Hotels & Resorts" will open in Tokyo Nihonbashi. Hilton currently operates 9 Waldorf Astoria Residences in cities such as New York, Las Vegas, Chicago, and Dubai, and this development marks the brand's first entry into the Asia-Pacific region. The Residences offer spaces that combine fully relaxing comfort with high-quality service and exceptional amenities.

The Residences will be with 71 units ranging from approximately 646 ft² (60 m²) to 4,628 ft² (430 m²) in size. With the convenience of Tokyo Station nearby and direct access to Nihombashi Station, as well as breathtaking views from 250 meters above ground and a wide array of retail amenities at street level, the Residences offer a comfortable and luxurious lifestyle.

With 24-hour concierge service, the Residences will provide tenants with the personalized, attentive service that is a hallmark of the Waldorf Astoria Hotels & Resorts brand, creating an exceptional lifestyle that is serene and fulfilling.



The living room at Waldorf Astoria Residences New York



A bed room at Waldorf Astoria Residences New York

2. A 50th-floor lobby lounge in an approximately 250-meter-high building, featuring a terrace with panoramic views of the city center

The 50th floor offers exclusive shared facilities for residents, including a party lounge with a kitchen and a lobby lounge with a terrace and multi-purpose room. These spaces have an elegant and sophisticated aesthetic that aligns with the design and atmosphere of the Waldorf Astoria Tokyo Nihonbashi hotel on floors 39 to 47.

The party lounge features an attached kitchen, allowing residents to enjoy cooking or to host special gatherings with friends and family using catering and other services from the Waldorf Astoria Tokyo Nihonbashi. The open-air terrace that runs the length of the 50th-floor lounge offers breathtaking views from 250 meters above ground, letting residents fully experience a sense of openness. In addition, the terrace in front of the party lounge is equipped with built-in tables and benches, providing a private space where residents can enjoy parties while taking in panoramic views of the city center.



Illustration of the completed party lounge (kitchen)*



Illustration of the completed terrace in front of the party lounge*



View from the 50th-floor lounge open-air terrace (facing southwest), photographed in June 2025

3. Various hotel services provided in collaboration with Waldorf Astoria Tokyo Nihonbashi

Through collaboration with Waldorf Astoria Tokyo Nihonbashi, hotel staff provide residents with porter and valet services, laundry and dry cleaning, housekeeping, room service, and personal chef and catering services. The hotel's restaurants, pool and spa, fitness center, and other shared facilities are accessible from each floor of the Residences via elevators reserved exclusively for residents. In addition, residents can charge the fees for all hotel services to their room through the house account service, an exclusive privilege of the Waldorf Astoria Residences.

Waldorf Astoria Tokyo Nihonbashi takes up nine floors of the Project, from the 39th to the 47th floor^{*2}, including offices, retail facilities, and the Residences' multi-use amenities. The hotel will feature 197 guest rooms, including a spacious king-size room over approximately 646 ft² (60 m²), as well as three restaurants and W Waldorf Astoria Hotels & Resorts's signature Peacock Alley. Additional facilities will include an indoor pool, spa, fitness center, banquet hall, and chapel. The hotel is scheduled to open in the fall of 2027.

^{*2} Customers have access to floors 40 through 47.

■ Overview of Waldorf Astoria Residences Tokyo Nihonbashi

Name	Waldorf Astoria Residences Tokyo Nihonbashi
Total floor area	Approx. 159,306 ft ² (approx. 14,8000 m ²)
Floors	Floors 48 to 51 (Zone C)
Floor plans	1LDK, 2LDK, 3LDK, 4LDK
Exclusive area	Approx. 646 ft ² (approx. 60 m ²) to 4,628 ft ² (approx. 430 m ²)
Units	71 units
Timing of tenant occupancy commencement	Fall 2027 (planned)

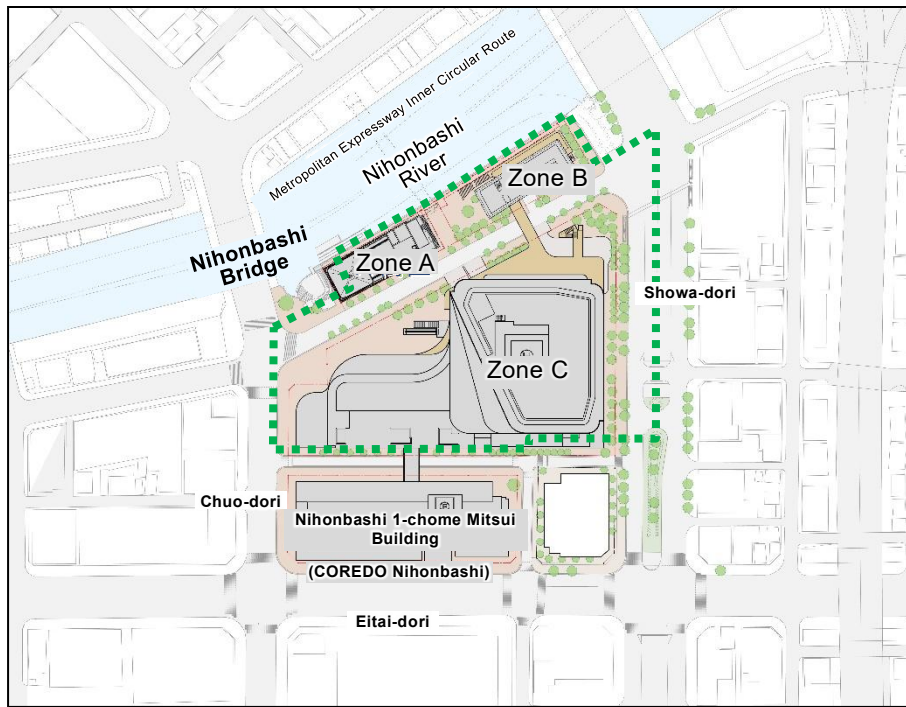
■ Project Overview

Project name	Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project		
Project manager	Nihonbashi 1-Chome Central District Urban Redevelopment Association		
Location	Nihonbashi 1-Chome 30-32 (parcel numbers), Chuo-ku, Tokyo		
	Zone A	Zone B	Zone C
Site area	Approx. 14,747 ft ² (approx. 1,370 m ²)	Approx. 22,174 ft ² (approx. 2,060 m ²)	Approx. 167,486 ft ² (approx. 15,560 m ²)
Total floor area	Approx. 54,896 ft ² (approx. 5,100 m ²)	Approx. 69,965 ft ² (approx. 6,500 m ²)	Approx. 3,969,000 ft ² (approx. 368,700 m ²)
Use	Business facilities, retail facilities	Housing, retail facilities	Offices, retail facilities, hotel, residential facilities, MICE facilities, business support facilities, parking lot, etc.
Number of floors	4 floors above ground, 1 floor below ground	7 floors above ground, 2 floors below ground	52 floors above ground, 5 floors below ground, 3 penthouse floors
Max. height	Approx. 104 ft (approx. 32 m)	Approx. 101 ft (approx. 31 m)	Approx. 931 ft (approx. 284 m)
Architect/Builder	Urban planning / business consultant / basic design / execution / management: Nikken Sekkei Ltd. Exterior design: Nikken Sekkei Ltd., Pelli Clarke Pelli Architects, Inc. Contractor: Joint construction group formed by the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project		
Access	Direct access via Nihombashi Station on the Tokyo Metro Ginza Line and the Tokyo Metro Tozai Line, and Nihombashi Station on the Toei Asakusa Line 3-minute walk from Mitsukoshimae Station on the Tokyo Metro Hanzomon Line and 10-minute walk from JR Tokyo Station		
End of construction	Completion at the end of September 2026 (planned)		

■ Location



■ Layout



■ About Hilton

Hilton is a leading global hospitality company with a [portfolio](#) comprising more than 8,800 properties and nearly 1.3 million rooms, in 139 countries and territories. Dedicated to fulfilling its mission of being the most hospitable company in the world, Hilton has welcomed over 3 billion guests in its more than 100-year history, was named the No. 1 Best Company to Work For by Great Place to Work and Fortune and has been recognized as a global leader on the world-renowned ESG investment benchmark, the Dow Jones Sustainability Indices. Hilton has introduced industry-leading technology to improve the guest experience, including Digital Key Share, automated complimentary room upgrades and the ability to book confirmed connecting rooms. Of its global [portfolio](#) of 24 brands, Hilton operates 8 brands (31 hotels) in Japan. Through the award-winning guest loyalty program Hilton Honors, the more than 226 million [Hilton Honors](#) members who book directly through official Hilton channels can earn points for hotel stays and experiences. With the free [Hilton Honors app](#), guests can select their room, check in digitally, and access their Digital Key (not yet available at some hotels in Japan).

Learn more at stories.hilton.com, [Facebook](#), [X](#), [LinkedIn](#), [Instagram](#), and [YouTube](#).

■ About Waldorf Astoria

[Waldorf Astoria Hotels & Resorts](#) is an award-winning portfolio of 36 iconic properties, each embodying a distinct sense of place through sincerely elegant service, one-of-a-kind experiences, and culinary mastery in landmark destinations around the world. Waldorf Astoria New York has reopened, marking a defining moment for the brand. Inspired by their timeless environments, Waldorf Astoria hotels seamlessly deliver an elegant experience for guests through stunning architecture, the famous Peacock Alley, refined art collections, Michelin-starred dining and elevated in-room amenities. In addition to the brand's world-class hotel offerings, Waldorf Astoria boasts a premier residential portfolio that provides the comfort of a private home combined with unsurpassed amenities and high-touch service. Experience an unforgettable stay at Waldorf Astoria Hotels & Resorts by booking at the official site or through the industry-leading [Hilton Honors app](#). [Hilton Honors](#) members who book directly through official Hilton channels have access to instant benefits.

Learn more at stories.hilton.com/waldorfastoria, [X](#), and [Instagram](#).

■ 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.

* The illustrations in this release are based on designs at the planning stage and may differ from the completed project in shape, color, and other aspects. Please note that detailed shapes and fixtures are not depicted.