

One of the Tokyo Metropolitan Area's Largest*¹ Mixed-Use Residential-Retail
Development Projects Running for Over 10 Years

Fifth Series Condominiums Makuhari Bay-Park

RISE GATE TOWER Completed

— Now Entering the Final Stage of Development of a Neighborhood with a Total of
Approx. 5,000 Units and Approx. 10,000 Residents —
Accelerating Initiatives to Create Vibrancy, Including Establishing Hubs that Foster New
Learning and Interaction and Hosting Community Markets

Features of the Property

- 1. Pelli Clarke & Partners, an Architectural Design Firm Established by the World-Renowned Architect Cesar Pelli, Selected for Exterior Design**
- 2. hashimoto yukio design studio Inc., a Firm Undertaking Multiple Foreign-Affiliated Hotels and Retail Facilities in Japan and Overseas, Joined the Project as a Common Area Designer**
- 3. Tsunagu-ba, a Japanese Dining Establishment that Connects People and the Neighborhood through Food, Scheduled to Open in April in the Wooden Retail Building**

Tokyo, Japan, February 25, 2026 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that Makuhari Bay-Park RISE GATE TOWER (hereafter, "the Property"), a condominium development project jointly undertaken with 6 other companies in the Makuhari New City Wakaba Residential District (hereafter, "Makuhari Bay-Park"), was completed on February 24, 2026, and that handovers to customers began on February 25, 2026.

The Property is a base-isolated skyscraper 38 floors high above ground with 768 residential units. It offers a variety of floor plans, including 2LDK units (two bedrooms with living, dining and kitchen areas) with private floor areas of around 678 ft² (63 m²), 4LDK units of around 1,054 ft² (98 m²), and 3LDK units of around 1,194 ft² (111 m²). In addition to the residential units, the Property includes an adjoining single-floor wooden retail facility, where the Japanese dining establishment Tsunagu-ba is scheduled to be opened in April.

Makuhari Bay-Park is a project to develop a neighborhood that will be home to approx. 10,000 residents through the construction of approx. 5,000 residential units in 8 zones covering a total area of 1,892,392 ft² (175,809 m²). Modeled on Portland, Oregon in the U.S., the project design places the condominiums around Wakaba 3-chome Park (owned by Chiba City) and seeks to create a vibrant neighborhood with diverse mixed-use functions for work, living, education, and recreation.

The first series, Makuhari Bay-Park CROSS TOWER & RESIDENCE, opened in February 2019, followed by Makuhari Bay-Park SKYGRAND TOWER, the second series, in February 2021. The third series, Makuhari Bay-Park MID SQUARE TOWER, opened in February 2024, and the fourth series, PARK WELLSTATE Makuhari Bay-Park, opened in September 2024. With the completion of the Property, which constitutes the fifth series, the neighborhood development project has now entered its final stage. Additionally, in January 2026, Mitsui Fudosan Residential started holding advance information sessions on a reservation-only basis for the sixth series, Makuhari Bay-Park BLOOM TERRACE TOWER.

Based on the Mitsui Fudosan Residential brand concept for its entire housing business of "Life-styling × improving with age," Mitsui Fudosan Residential will continue to deliver products and services that fulfill the needs of diversifying lifestyles, while working to build a sustainable society and contribute toward achieving the SDGs by promoting the creation of safe, secure, and pleasant neighborhoods.



Exterior view of Makuhari Bay-Park RISE GATE TOWER

<Note>

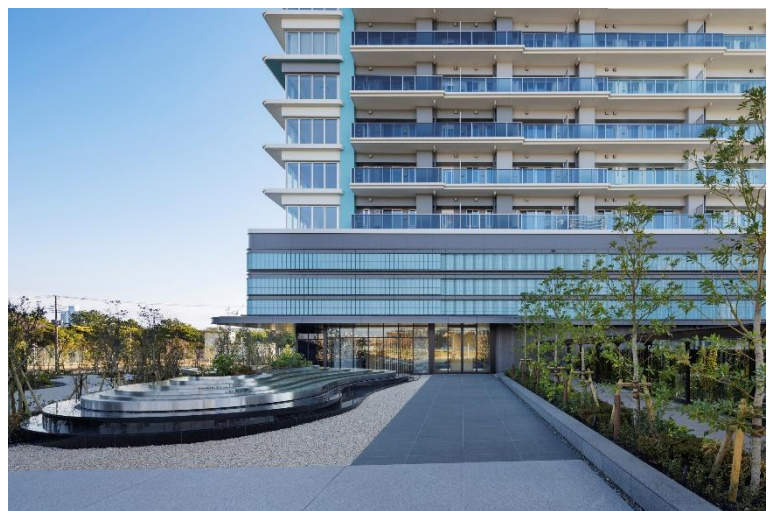
*1 One of the largest in the Tokyo metropolitan area (Tokyo and the 3 surrounding prefectures) in terms of total development area of condominiums newly sold since January 1995, according to a survey by Marketing Research Center, Co., Ltd. (MRC) covering the period from January 1995 to August 2025.

1. Pelli Clarke & Partners, an Architectural Design Firm Established by the World-Renowned Architect Cesar Pelli, Selected for Exterior Design

Located in the far southeastern part of Makuhari Bay-Park and adjacent to the Hanami River, the Property incorporates the surrounding rich natural environment into its building design based on the concept of “Concerto Rise” (a concerto of nature and shimmer). Pelli Clarke & Partners, an architectural design office based in the United States, was appointed as the exterior designer. Under the theme of “Shimmering,” the exterior design expresses the shimmer of sunlight on the water’s surface at sunrise, and the shifting appearance of trees swaying in the breeze. At Makuhari Bay-Park, Jun Mitsui & Associates Inc. Architects supervises the design guidelines for the entire neighborhood, and for the Property is responsible for overall design supervision and exterior works design.



Exterior view



Grand Entrance

The exterior works are based on the Japanese concept of Satomachi (a community in harmony with nature) and includes a Symbol Tree and Tree Deck where everyone from children to adults can gather, as well as a Bio-Garden where visitors can learn about local ecosystems. After move-in, events for residents such as plant observation sessions and nest box-making workshops are planned. In recognition of its biodiversity preservation initiatives within the site, the Property has obtained ABINC Certification (ABINC: Association for Business Innovation in harmony with Nature and Community®).



Tree Deck



Bio-Garden

2. hashimoto yukio design studio Inc., a Firm Undertaking Multiple Foreign-Affiliated Hotels and Retail Facilities in Japan and Overseas, Joined the Project as a Common Area Designer

hashimoto yukio design studio, which handled the interior design of The Peninsula Tokyo and Conrad Osaka, was selected to design the common areas on the first floor. In the Welcome Lounge, which extends from the Grand Entrance, the design expresses the gentle rhythms found in nature and the beautiful sparkle of light. The walls feature earthen plaster created by Naoki Kusumi, a leading Japanese plaster artisan active in Japan and overseas. His work delicately yet boldly captures the subtle movement of water surfaces, welcoming residents into the space. Beyond the lounge space, the elevator hall is conceived as a serene and tranquil space, evoking a quiet grove of trees standing in moonlight and the surface of water shimmering beneath a moonlit night sky. In addition, the Library Lounge will have a collection of approximately 1,200 books selected by VALUE BOOKS, Inc., and a book lending service for residents is also planned.

Furthermore, a variety of shared spaces will create a concerto of nature and shimmer that envelops residents, including the Party Room, Meeting Room, and Guest Room, each inspired by a different musical instrument, and the View Lounge & Guest, featuring a design that evokes the trajectory of a conductor’s baton.



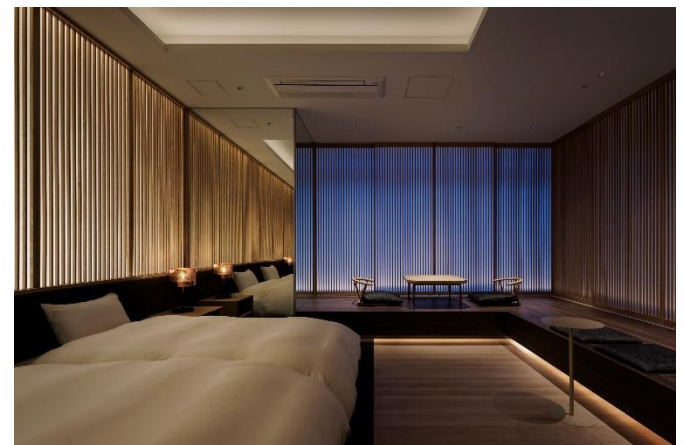
Welcome Lounge



Library Lounge



Elevator Hall



Guest Room

3. Tsunagu-ba, a Japanese Dining Establishment that Connects People and the Neighborhood through Food, to Open in the Wooden Retail Building

Tsunagu-ba, a Japanese dining establishment that connects people and the neighborhood through food, will open in the single-floor wooden retail facility. Tsunagu-ba is a facility that creates neighborhood vibrancy through food by connecting visitors with delicious products made by farmers across Japan, and artisans who carefully craft distinctive specialty items. The facility will see the opening of Kuchikahou, a kappo restaurant and buffet; Kuriya Sojitsu, which offers authentic soba and café service; and Shoku no Daibandokoro (specialty goods and food retail), which adds a small touch of luxury to everyday life.

Moreover, this wooden retail building applies Mitsui Home's technologies to achieve a long-span roof and deep eaves using 2×4 construction. Seamlessly connected with the exterior works featuring abundant greenery, it welcomes visitors with the warmth unique to wooden buildings.

About Tsunagu-ba: <https://www.tsunagu-ba.com/> (in Japanese)



CG illustration of the completed exterior of the wooden retail building

■ New Facilities and Initiatives to Create Vibrancy

At Makuhari Bay-Park, Mitsui Fudosan Residential is promoting new facilities and initiatives that enrich the lives of people who gather and live in the neighborhood while fostering community and vibrancy.

Makuhari Bay-Park Crossport, located at the entrance to the Makuhari Bay-Park neighborhood, is undergoing renovation work, and Machi-no-Gakko (Neighborhood School) Paddle is scheduled to open there in April 2026. Machi-no-Gakko Paddle will be a place where everyone from children to adults can follow their curiosity to learn, connect, and broaden their horizons. As a place where colleagues can share their growth together, it aims to foster the Makuhari Bay area community. Additionally, BOOK PORT*, a neighborhood library created by the community, will be newly established within Makuhari Bay-Park Crossport. The library's collection will consist entirely of books donated by nearby residents and stores. Because visitors will be able to borrow and enjoy books they like free of charge, the library will serve as a place where interaction and learning through books can take place for everyone from children to adults.

Furthermore, NEIGHBORHOOD MARCHE is held regularly at Wakaba 3-chome Park, which is located in the center of the neighborhood, based on the concept of a community market where producers and local residents can enjoy interacting with one another in a friendly, neighborly atmosphere. In addition to the sale of fresh vegetables and processed items, the market features craft workshops, live music, food trucks, and more. It is an event that can be enjoyed not only by residents of Makuhari Bay-Park but also by people in the surrounding area.

Makuhari Bay-Park Crossport: <https://www.paddle-s.com/facility/> (in Japanese)

NEIGHBORHOOD MARCHE: https://www.instagram.com/neighborhood_marche/ (in Japanese)

* BOOK PORT, a neighborhood library created by the community: Books can be borrowed free of charge. Use requires membership registration and a registration fee of ¥500 applies. The registration fee will be waived if one or more books are donated at the time of registration.



Crossport



At NEIGHBORHOOD MARCHE

■ Overview of Makuhari Bay-Park RISE GATE TOWER

Location	1-13 (lot number), Wakaba 3-chome, Mihama-ku, Chiba
Access	16-minute walk from JR Keiyo Line Kaihimmakuhari Station (via the North Exit) * 14-minute walk from JR Keiyo Line Kaihimmakuhari Station (via the Park Ticket Gate, open 7:00-22:00)
Zoning	Category 2 residential district
Structure, size	Reinforced concrete construction (partly steel), 38 floors above ground
Site area	192,799 ft ² (17,911.69 m ²)
Floor plans	2LDK – 4LDK
Private area	679 ft ² (63.14 m ²) – 1,202 ft ² (111.68 m ²)
Total number of units	768 units
Move-in begins	February, 2026
Project operators	Mitsui Fudosan Residential Co., Ltd., Nomura Real Estate Development Co., Ltd., MITSUBISHI ESTATE RESIDENCE CO., LTD., ITOCHU Property Development, Ltd., Toho Jisho Co., Ltd., Fujimi Jisho Co., Ltd., Sodegaura Kogyo Co., Ltd.
Design and construction	Kumagai Gumi Co., Ltd.
Overall design supervision	Jun Mitsui & Associates Inc. Architects
Exterior designer	Pelli Clarke & Partners
Common area designer	1F: hashimoto yukio design studio Inc. Exterior works and 30F View Lounge & Guest: Jun Mitsui & Associates, Inc. Architects

■ 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

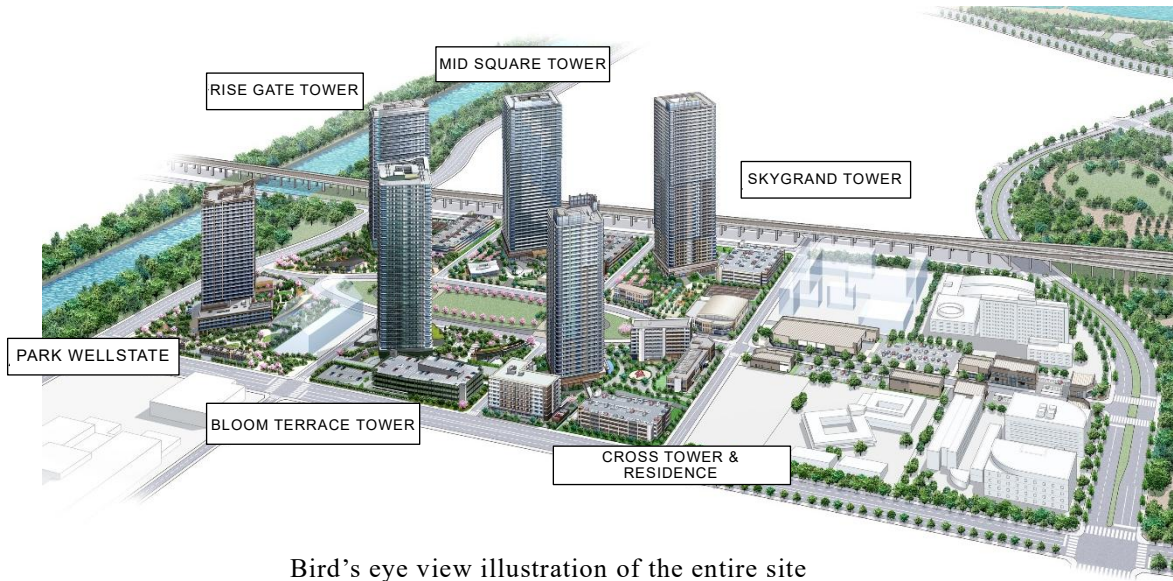
<https://www.mitsufudosan.co.jp/english/corporate/innovation2030/>

· Group Materiality

https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/

[Reference Material]

○ Makuhari Bay-Park Neighborhood Creation



Bird's eye view illustration of the entire site

First series of condominiums

Makuhari Bay-Park CROSS TOWER & RESIDENCE

(Completed in February 2019)

Makuhari Bay-Park CROSS TOWER & RESIDENCE was completed in February 2019 and comprises a 37-floor base-isolated tower building and an 8-floor low-rise building with a total of 497 residential units. The building has educational facilities such as a licensed nursery, international preschool, and an after-school care center and convenience store.



Second series of condominiums

Makuhari Bay-Park SKYGRAND TOWER

(Completed in February 2021)

Makuhari Bay-Park SKYGRAND TOWER is a base-isolated skyscraper 48 floors high above ground with 826 residential units. Aside from these units, the building also houses a medical mall and a sports facility with an arena that offers training provided by a specialist group including athletes.

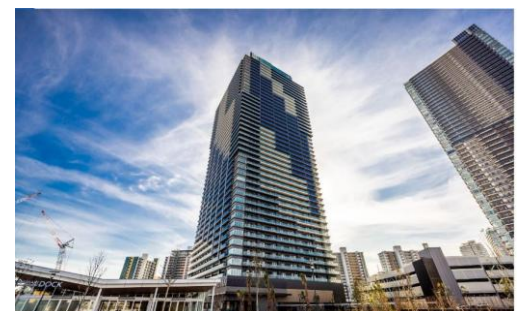


Third series of condominiums

Makuhari Bay-Park MID SQUARE TOWER

(Completed in February 2024)

Makuhari Bay-Park MID SQUARE TOWER is a base-isolated skyscraper with 43 floors aboveground and 749 residential units. In addition to these residences, it has two retail buildings housing a licensed nursery, after-school care center, music school, beauty salon, patisserie, and four restaurants.



Fourth series of condominiums

PARK WELLSTATE Makuhari Bay-Park

(Opened in September 2024)

PARK WELLSTATE Makuhari Bay-Park is an earthquake resistant, high-rise senior residence 28 floors high above ground with 617 residential units. It has a variety of common areas to enrich daily living and provides health support, emergency response and more through permanently stationed nursing staff available 24 hours a day to back up boundless and abundant living for each and every individual.



Fifth series of condominiums

Makuhari Bay-Park RISE GATE TOWER

(Completed in February 2026)

Makuhari Bay-Park RISE GATE TOWER is a base-isolated skyscraper 38 floors high above ground with 768 residential units. Aside from these units, the site will also include a retail facility.



■ About the Sixth Series of Condominiums Makuhari Bay-Park BLOOM TERRACE TOWER

The sixth series of condominiums, Makuhari Bay-Park BLOOM TERRACE TOWER, is the final newly built condominium tower residence*² in Makuhari Bay-Park and will have 42 aboveground floors and 650 residential units. It will offer views of Wakaba 3-chome Park, which is located in the center of Makuhari Bay-Park. Under the concept of “In the Park,” the residences will have an elegant design that evokes blossoms and landscaping that embraces lush greenery. Aside from these residences, the site will also include a retail facility. Advance information sessions started in January 2026, and first-stage sales are scheduled to begin in late April 2026.

(Official site: <https://www.makuhari-pj6.com/shinchiku/G2571001/>) (in Japanese)



CG illustration of completed exterior



CG illustration of Grand Entrance



CG illustration of Park View Terrace



CG illustration of Grand Lounge

<Notes>

*2 Based on plans as of January 2026

* The CG illustrations shown in this release are based on drawings from the planning stage and are composited with photographs of the surrounding environment. Building shapes, colors, and other details may differ from the actual completed building. Detailed forms and equipment and fixtures, etc. are not depicted. Landscaping shown is based on an assumed state after an initial period of growth; at the time of completion, trees and plants will be planted with sufficient spacing to allow for growth. For construction reasons, the positions, tree heights, and numbers of trees, etc. may change.