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For immediate release

Mitsui Fudosan Residential Co., Ltd.
Keihan Real Estate Co., Ltd.

**A 30-Story, 161-Unit Residential Tower Enveloped
 in the Elegant Cityscape of Osaka, the City of Water
 Park Tower Osaka Temmabashi
 First Phase of Sales to Begin on Sunday, March 1, 2026**

Features of the Property

- 1. Spectacular View of Osaka, the City of Water: Riverside Residence Facing the Okawa River to the South and East**
- 2. Exterior and Common Space Design that Showcases the Elegant Waterside and Greenery of Osaka, the City of Water, while Maximizing a Sense of Openness**
- 3. A Cutting-Edge Model Unit Featuring LED Screens and VR/MR Headsets for an Immersive Viewing Experience**

Tokyo, Japan, February 27, 2026 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, and Keihan Real Estate Co., Ltd., announced today that the first phase of sales for Park Tower Osaka Temmabashi (hereafter, “the Property”), a newly constructed condominium, will begin on Sunday, March 1, 2026.

The Property is a 30-story, 161-unit residential tower overlooking the Okawa River, the landmark river of Osaka, the city of water. In addition to facing the river on both the south and east sides, it occupies a prime location that offers a spectacular view of one of Osaka’s most famous cherry blossom spots in spring, as well as the boat procession and votive fireworks of the Tenjin Matsuri, one of the three major festivals of Japan, in summer. Furthermore, it is conveniently located a six-minute walk from Temmabashi Station on the Osaka Metro Tanimachi Line, Keihan Main Line, and Keihan Nakanoshima Line, with easy access to five stations across five lines. The Property is designed to offer residents a lifestyle that allows them to fully enjoy the unique charm of Osaka, the city of water.

The model unit at Osaka Residential Salon (located in Osaka City, Osaka), serving as the sales office, is equipped with several features that allow visitors to experience the sweeping views that the Property offers: LED screens that display simulated views from multiple floors and VR/MR headsets that allow users to fully immerse themselves in simulated views from the residence windows. It also features a dynamic theater system that projects the Property’s concept video onto the walls and floor.



CG illustration of completed exterior of Park Tower Osaka Temmabashi *1

1. Spectacular View of Osaka, the City of Water: Riverside Residence Facing the Okawa River to the South and East

The development site for the Property offers a spectacular view of Osaka, the city of water. It faces the Okawa River, one of Osaka’s most famous cherry blossom spots, to the south and east. Furthermore, the riverside area in front of the Property serves as the stage for the Tenjin Matsuri—one of the three major festivals of Japan alongside the Gion Matsuri (Kyoto) and Kanda Matsuri (Tokyo)—renowned for its procession of illuminated boats and climactic votive fireworks.

The Property is conveniently located a 6-minute walk from Temmabashi Station on the Osaka Metro Tanimachi Line, Keihan Main Line, and Keihan Nakanoshima Line, a 12-minute walk from Osakatemmangu Station on the JR Tozai Line, and a 15-minute walk from Minami-morimachi Station on the Osaka Metro Tanimachi Line and Sakaisuji Line, with easy access to five stations across five lines. It is also within walking distance of various daily amenities such as Keihan City Mall, a commercial complex located directly above Keihan Temmabashi Station. Schools in the vicinity include Osaka Municipal Takigawa Elementary School and Osaka Municipal Hokuryo Junior High School. The Property offers a living environment ideal for all generations, combining a lush waterside environment with diverse urban functions.



CG illustration of completed exterior *1



CG illustration of completed exterior *2

2. Exterior and Common Space Design that Showcases the Elegant Waterside and Greenery of Osaka, the City of Water, while Maximizing a Sense of Openness

The Property showcases the elegant waterside and greenery of Osaka, the city of water. The facade is designed to seamlessly connect the Okawa River flowing before it with the sky, creating a sense of harmony with the surrounding environment. The design of the common space is inspired by the fluid nature of water—the entrance hall on the first floor is the first of its kind in a residential property* to feature HAMON, a lighting unit that creates ripple patterns using actual water. HAMON projects ripple patterns onto the floor and walls to recreate the peaceful atmosphere of the Okawa River waterfront, making the entrance hall an ideal place to enjoy a luxurious moment of relaxation.

Other common facilities are located on the third floor, including two lounges designed around distinct concepts, a guest room, and a meeting room. This area features large openings on the south and east sides, offering a dynamic panoramic view of the Okawa River and its waterfront, greenery, and cherry blossoms in spring.

*According to WaterPearl Co., Ltd., it is the first residential property to introduce HAMON, a lighting unit that creates ripple patterns using actual water.



CG illustration of completed River Flow Lounge (3F) *3



CG illustration of completed Aqua Lobby (1F) *3



CG illustration of completed Hamon Lounge (3F) *3



CG illustration of completed Guest Room -CALM- (3F) *3

3. A Cutting-Edge Model Unit Featuring LED Screens and VR/MR Headsets for an Immersive Viewing Experience

The model unit at Osaka Residential Salon is equipped with a variety of features that enable visitors to experience the unique sweeping views and spacious living environment that this high-rise residential tower offers from its prime riverside location: LED screens that display simulated views from multiple floors, VR/MR headsets that allow users to fully immerse themselves in simulated views from the residence windows, and a dynamic theater system that projects videos onto the walls and floor.

1) LED screens



Photograph of the model unit (Living) *4



Photograph of the model unit (Living Dining) *4

High-resolution, high-definition LED screens display simulated views from the residence, allowing visitors to experience the unique spacious living environment that this high-rise residential tower has to offer.

2) VR/MR headsets



Conceptual rendering of a user with Meta Quest 3



Scenic photograph taken at the site from a height equivalent to the 13th floor *5

Meta Quest 3, a VR/MR headset developed by Meta, can project simulated views from different floors and directions. The headset projects the sweeping waterscapes and lush greenery that stretch along the Okawa River to the south and east, allowing users to fully immerse themselves in the spacious living environment that the Property has to offer.

3) Dynamic theater system



Theater room



CG illustration of completed exterior *6

The dynamic theater system projects the Property’s concept video onto both the walls and the floor. The immersive video presents the Property’s charm, including the spectacular views of Osaka, the city of water, from its prime location facing the Okawa River to the south and east, as well as its exterior and common space design that showcases the city’s elegant waterside and greenery while maximizing the sense of openness.

■ Property Overview of Park Tower Osaka Temmabashi

Property name	Park Tower Osaka Temmabashi
Location	1-1-3 Temma, Kita-ku, Osaka City, Osaka
Access	6-minute walk from Temmabashi Station on the Osaka Metro Tanimachi Line, Keihan Main Line, and Keihan Nakanoshima Line
Zoning	Category 2 residential district
Scale/Structure	Reinforced concrete, 30 aboveground floors
Site area	18,436 ft ² (approx. 1,712 m ²)
Floor plans	1LDK, 2LDK, 3LDK
Exclusive area	465 ft ² (approx. 43.21 m ²)–1,683 ft ² (approx. 156.38 m ²)
Units	161 (including 96 available for general sale)
Completion date	Scheduled for late January 2028
Project operator	Mitsui Fudosan Residential Co., Ltd., Keihan Real Estate Co., Ltd.
Architect/Builder	Takeda Architects Associates, Kajita Corporation
Official website	https://www.31sumai.com/mfr/K2201/ (in Japanese)

■ Map



*1. This CG illustration of completed exterior is a composite image combining a photograph taken at the site in April 2024 with a CG illustration of completed exterior. Therefore, it does not represent the actual appearance. *2. This CG illustration of completed exterior is a composite image combining a scenic photograph facing east taken at the site from a height equivalent to the 29th floor (approx. 302 ft or 92 m) in July 2024, a photograph of the votive fireworks of the Tenjin Matsuri taken in July 2024, and a CG illustration of completed exterior. Therefore, it does not represent an actual view from the residence. This does not guarantee that the fireworks will be visible from the units available for sale. *3. These CG illustrations of completed common facilities are produced based on diagrams from the planning stage. Therefore, they do not represent the actual shapes and colors, which are subject to change due to construction-related reasons, guidance from administrative authorities, and other factors. The renderings do not represent the details of shapes, fixtures, and equipment. The depicted vegetation is assumed to be past its initial growth stage, and at the time of completion, the vegetation is planted with the necessary spacing to allow for expected growth. The furniture, fixtures, lighting, and other items depicted in the common facilities are subject to change. Common facility users are required to follow the management rules and other regulations. (Some facilities require a reservation or fee.) The CG illustration of completed River Flow Lounge is a composite image combining a scenic photograph facing southeast taken at the site from a height equivalent to the 3rd floor (approx. 33 ft or 10 m) in April 2024 with a CG illustration of completed lounge. Therefore, it does not represent the actual appearance. *4. This is a photograph of the model unit (S-74J type) equipped with several paid optional features, taken in August 2025. There is a deadline for applying for optional features and menu plans. The furniture and fixtures are not included in the sales price. Please contact our staff for more details. *5. This photograph shows a panoramic view taken at the site from a height equivalent to the 13th floor (approx. 144 ft or 44 m) in December 2024 that has been partially enhanced with computer graphics. Therefore, it does not represent an actual view from the residence. The views and scenery vary depending on the floor and unit. They may change due to future changes in the surrounding environment and thus cannot be guaranteed in the future. *6. This CG illustration of completed exterior is a composite image combining an aerial photograph taken from the southeast at the site in July 2024, a photograph of the votive fireworks of the Tenjin Matsuri taken in July 2024, and a CG illustration of completed exterior. Therefore, it does not represent the actual appearance. This does not guarantee that the fireworks will be visible from the residence. The views and scenery vary depending on the floor and unit. They may change due to future changes in the surrounding environment and thus cannot be guaranteed in the future. The Tenjin Matsuri and its votive fireworks are subject to future cancellation or changes to the venue and content.

■ 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.