

For immediate release

Mitsui Fudosan Co., Ltd.
Sumitomo Mitsui Banking Corporation

Hakata Shin-Mitsui Building Redevelopment Plan First Project to Receive Simultaneous “Hakata Connected Bonus” and “Green Bonus” Certifications

Key Points of this Project

- First project to receive simultaneous certification under both the “Hakata Connected Bonus” and the “Green Bonus”
- A “Vertical Green” exterior design facing Hakata Station, featuring abundant greenery arranged three-dimensionally and rising vertically
- Located at 1-1 Hakata Ekimae; creates a sense of relaxation and vibrancy through a circulation space connecting the ground and underground levels
- A building plan that combines high-quality office space with environmental consideration

Tokyo, Japan, June 3, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo (hereafter, “Mitsui Fudosan”), and Sumitomo Mitsui Banking Corporation, a leading bank also headquartered in Tokyo (hereafter, “SMBC”), announced today that their Hakata Shin-Mitsui Building Redevelopment Plan (hereafter, “the project”), located at 1-1 Hakata Ekimae, Hakata-ku, Fukuoka, has received certification under the “Hakata Connected Bonus”^{*1} and the “Green Bonus”^{*2}. The project is the first in Fukuoka City to receive simultaneous certification under both programs.

Through the project, the partners will carry out initiatives aligned with programs promoted by Fukuoka City, including “Hakata Connected”^{*3}, the “10,000 Trees in the City Center Project”^{*4}, and “Fukuoka Art Next”^{*5}, contributing to further enhancing the appeal of the Hakata Station area and strengthening its international competitiveness.



The completed exterior (CG illustration)

The project contributes to creating local vibrancy by applying three-dimensional greenery to the highly visible facade facing Hakata Station and by arranging plazas and other spaces to improve pedestrian flow throughout the area. Together, these features deliver a comfortable, environmentally conscious next-generation office.

■ **A Three-Dimensional, Richly Planted Exterior Facing Hakata Station, with Greenery Rising Vertically**

Facing Hakata Station, the building is designed with greenery that rises vertically from the ground all the way up the facade—a Vertical Green exterior achieved through varied plantings on the balconies, including medium and tall trees and trailing greenery, combined with lush planting across the lower floors. The result is a building set to become a new landmark in front of Hakata Station. The ground-level plaza features striking symbolic columns that pair vertical lines of aluminum paneling, which shift in appearance with the viewer’s angle and direction of movement, with greenery that changes through the seasons. On the second floor, a continuous band of wall greenery connects to the surrounding buildings, bringing color to the pedestrian network.



The completed lower floors (CG illustration)

■ **A Grand Staircase and Plazas that Improve Pedestrian Flow around Hakata Station and Bring Relaxation and Vibrancy**

An underground plaza connects directly to Hakata Station through the station’s underground shopping arcade, while a ground-level plaza on the first floor, designed to host events, opens the building up to its surroundings to create a sense of relaxation and activity. Elevators and escalators link the ground-level and underground plazas with barrier-free access, making the space easier for visitors to navigate. The grand staircase connecting the two levels is lined with abundant greenery and public art, along with benches that invite people to pause and stay a while.



The grand staircase from below ground
(Conceptual rendering)



The grand staircase from ground level
(Conceptual rendering)

■ High-Quality Office Space

The roof features a rooftop lounge reserved for tenants, and the southeast side of each floor has tenant-only balconies that look out onto the greenery of the Vertical Green exterior from within. Overlooking Hakata Station, these open spaces provide tenants with a comfortable place to take a break or recharge during the workday.



The rooftop lounge (Conceptual rendering)



The balconies on each floor (Conceptual rendering)



Office floor (Conceptual rendering)

■ Environmental Initiatives

With an eye toward a decarbonized society, the project aims to earn ZEB Ready certification (for the office portion) and a CASBEE Fukuoka Rank A rating. Wood is also used for the plaza's eaves and for the benches along the grand staircase and plazas, helping to lock in carbon dioxide while creating spaces where people feel close to nature.



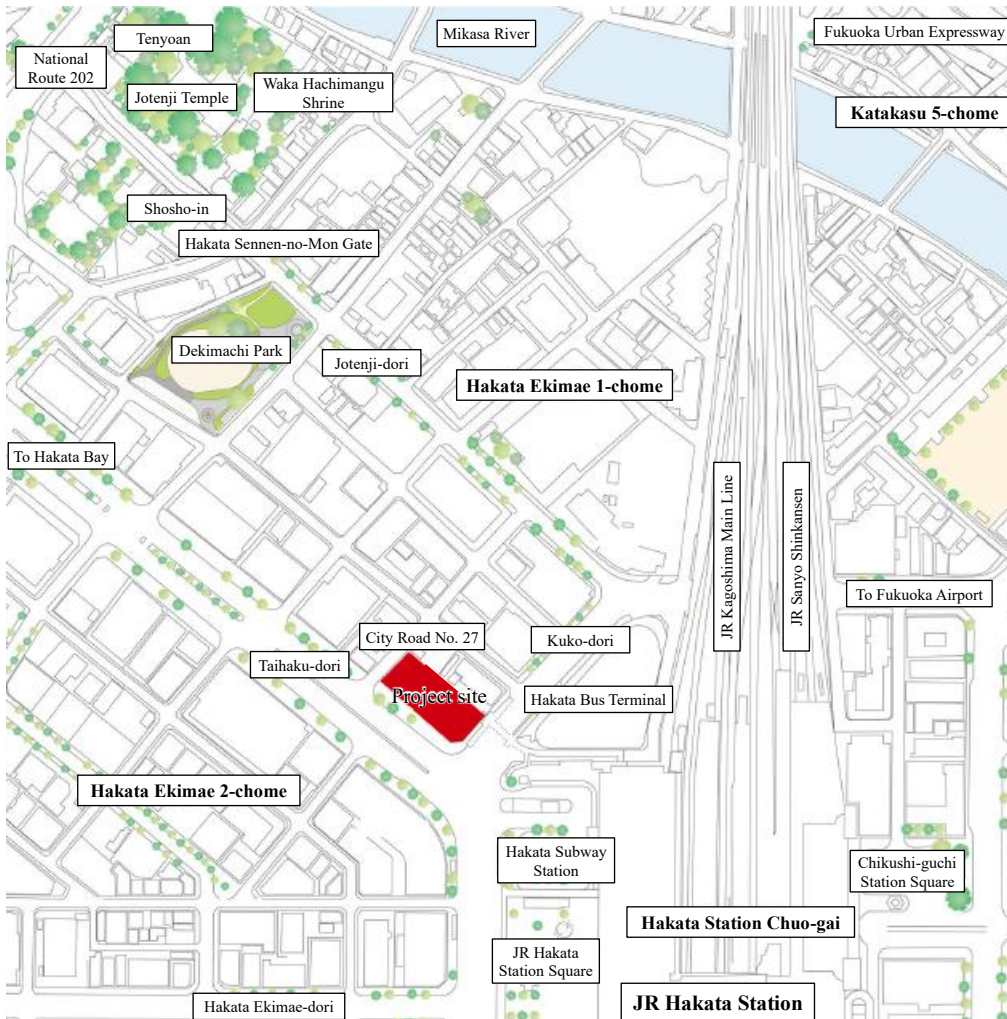
The wooden eaves (Conceptual rendering)

Note: The renderings shown in this release are conceptual images of the completed project and are subject to change.

Project Overview

Location	1-1 Hakata Ekimae, Hakata-ku, Fukuoka City
Project name	Hakata Shin-Mitsui Building Redevelopment Plan
Site area	Approx. 21,097 ft ² (approx. 1,960 m ²)
Total floor area	Approx. 237,882 ft ² (approx. 22,100 m ²)
Floors	13 aboveground floors, 2 basement floors
Main uses	Office, retail
Structure	Steel-frame, partially reinforced concrete
Completion	2028 (planned)
Project operators	Mitsui Fudosan Co., Ltd. Sumitomo Mitsui Banking Corporation
Architect	Kajima Corporation
Builder	Kajima Corporation (planned)

Map



*1 Hakata Connected Bonus

An incentive program (offering benefits such as relaxed floor area ratios) designed to encourage building redevelopment that contributes to greater vibrancy, including the creation of plazas that foster connection and openness.

*2 Green Bonus

Part of Fukuoka City's Green Building Promotion Project, which supports the creation of visible greenery on privately owned land in pursuit of an attractive city filled with flowers and greenery. The Green Bonus grants floor area ratio incentives to building projects in the central city area that incorporate greenery and environmentally conscious design.

*3 Hakata Connected

A project to enhance urban functions in the area around Hakata Station, which is expected to develop further as Kyushu's overland gateway. Together with the expansion of transportation infrastructure, such as the extension of the Nanakuma subway line and the redevelopment of Hakata Ekimae-dori, the project uses deregulation of floor area ratios and other measures to promote redevelopment into advanced, highly earthquake-resistant buildings and to expand the pedestrian network, while improving pedestrian flow to and from the historic Hakata Old Town district.



*4 10,000 Trees in the City Center Project

A project to promote green-rich urban development. As redevelopment transforms the city, the project works with residents and companies to plant new trees and enhance existing greenery, adding color to the city and creating spaces that offer relaxation and comfort through the appeal of greenery. By guiding the greening of privately owned land, it aims to shape an attractive urban landscape and improve the urban environment.



*5 Fukuoka Art Next

A project that builds on the work of the Fukuoka Art Museum and the Fukuoka Asian Art Museum to create a city filled with color. Through the power of art, it seeks to generate a virtuous cycle of urban growth and improved quality of life with the goal of becoming a leading Asian city that harmonizes people, the environment, and urban vitality.



■ 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/
- & EARTH for Nature
<https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

Furthermore, in April 2025, the Mitsui Fudosan Group formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation. Seeing the environment as a “Holistic Environment” blending nature, people, and community into a cohesive whole, the Group is promoting neighborhood creation that expands prosperous “Holistic Environments” and passes them on to future generations. In the Declaration, five key issues to address have been established: Preserve and nurture greenery, Harness the allure of water, Enrich the ecosystem, Connect the aspirations of the community, and Promote the circulation of natural resources. The initiatives described in this news release contribute to 2 of the key issues to address in “& EARTH for Nature.”



**Preserve and
nurture greenery**



**Connect the aspirations
of the community**