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For immediate release

Mitsui Fudosan Co., Ltd.
Daikin Industries, Ltd.

Urban Heat Mitigation Measures at Tokyo Midtown Yaesu

Launch of the TOKYO COOL PROJECT

Aiming to Create Comfortable Urban Spaces in Summer by Deploying Outdoor Air Conditioners

Key Points of this Press Release

- Start of the TOKYO COOL PROJECT, a heat mitigation project at Tokyo Midtown Yaesu
- Improving visitor comfort and advancing heat mitigation measures using OUTER TOWER, Daikin's outdoor air conditioner
- Examining the potential for future expansion to other facilities and areas

Tokyo, Japan, June 16, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Daikin Industries, Ltd. (hereafter, "Daikin") announced today that they will start the TOKYO COOL PROJECT (hereafter, "the project") to mitigate summer heat and improve visitor comfort. As the project's first phase, two units of OUTER TOWER, Daikin's outdoor air conditioner, will be installed in Tokyo Midtown Yaesu's first-floor Galleria for approximately 3.5 months from June 11 to September 30, 2026 to advance heat mitigation measures and improve visitor comfort.

In recent years, the number of extremely hot days in urban areas has been increasing due to the effects of climate change and other factors. As a result, addressing heat-related illness and creating environments where visitors can spend time comfortably in outdoor spaces have become important social issues.

Tokyo Midtown Yaesu holds various events and creates opportunities for social interaction throughout the year. Creating environments where visitors can spend time comfortably even in the summer is an important theme for its outdoor spaces, which are used by many visitors. The equipment was also used at Sanno Matsuri Yaesu Ennichi 2026, a festival event held at Tokyo Midtown Yaesu on June 12 and 13, as part of efforts to create a comfortable and pleasant environment for visitors.

In this project, OUTER TOWER, Daikin's outdoor air conditioner, will be used to improve visitor comfort and advance heat mitigation measures. Mitsui Fudosan and Daikin will apply the knowledge they gain through this initiative to explore new approaches to heat mitigation in urban areas and examine the potential for future expansion to other facilities and areas. At the same time, they will work to create safe, secure, and comfortable urban spaces for visitors and promote sustainable neighborhood creation.



OUTER TOWER, Daikin's outdoor air conditioner

■ Project Overview

Project name	TOKYO COOL PROJECT
Purpose	•Examine heat mitigation measures in urban areas •Create environments where visitors can spend time comfortably during the summer •Create vibrancy and improve pedestrian circulation
Implementation period (first phase)	June 11 to September 30, 2026
Installation location (first phase)	Tokyo Midtown Yaesu Galleria
Installation details (first phase)	Two units of OUTER TOWER, an outdoor air conditioner made by Daikin Industries, Ltd.

■ Product Overview

OUTER TOWER, Daikin's outdoor air conditioner, is a product developed to improve comfort in outdoor spaces. It features four-direction air flow to the front, back, left, and right, as well as high installation flexibility. The product is being used in this project to examine the potential for new approaches to heat mitigation in urban spaces.

Three Features

1. Creating comfortable outdoor spaces

The air conditioner blows out a large volume of cool air in four directions – front, back, left, and right – creating a comfortable space extending up to approximately three meters from the unit.

2. Can be installed almost anywhere

Since the indoor and outdoor units are integrated into a single unit, refrigerant piping work is not required.

* Power wiring connection and drain installation work are required.

3. A simple outer design that blends into the outside surroundings

The tower-shaped unit blends naturally into the open atmosphere of the outdoors.

Product Specifications

Power supply: Single-phase 200 V

External dimensions (machine body): Height × width × depth = 1,700 mm × 521 mm × 521 mm

Weight (machine body): 100 kg

Operation mode: Cooling and ventilation



■ 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/