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For immediate release

Mitsui Fudosan Residential Co., Ltd.

Mitsui Fudosan Residential Wellness Co., Ltd.

Mitsui Fudosan Group's first premium^{*1} serviced senior residence to be built in downtown Tokyo

**Construction Begins on
PARK WELLSTATE Nishiazabu Project (Tentative Name)
Thirty-Six Floors Above Ground with a Total of 421 Units;
Scheduled to Open in Fall 2024**

Tokyo, Japan, June 7, 2021 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that on May 31, 2021, it started construction of PARK WELLSTATE Nishiazabu Project (tentative name), one of the largest senior residences in downtown Tokyo^{*2}. The property will be operated by Mitsui Fudosan Residential Wellness Co., Ltd. and is scheduled to open in fall 2024.

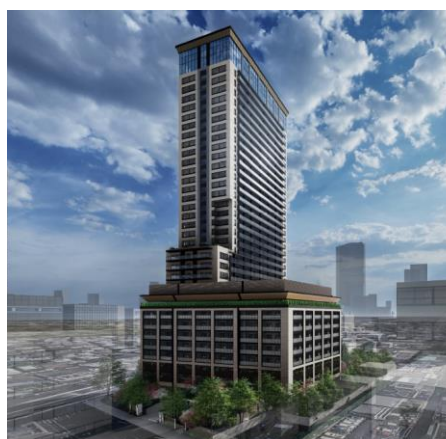
PARK WELLSTATE was launched in 2019 as a serviced senior residence^{*3} that enables independent, healthy seniors to thrive and flourish in a new stage of their lives, in an age when more and more people are likely to live to 100.

Mitsui Fudosan Group will harness its know-how in the development and operation of housing, hotels, and commercial facilities as well as its experience of supplying many condominiums for high-net-worth individuals to promote PARK WELLSTATE Nishiazabu as the flagship property of its premium range. It will be the first PARK WELLSTATE property in downtown Tokyo, located in the old upscale neighborhood of Nishiazabu.

With the brand concept “Life-styling x improving with age,” PARK WELLSTATE proposes a product plan that allows greater personal freedom to customize their lives, providing a range of communal areas to suit residents’ diverse lifestyles. Features are constantly replaced, bringing in the latest equipment and services that fulfill current needs, adding value to the residence and lifestyles over time to provide an environment where residents can live in comfort.

<Features of the property and services provided>

1. Elegant design worthy of premium flagship property – the first of its kind in downtown Tokyo
2. Restaurant service provided by the Imperial Hotel and spa fitness service that supports health maintenance
3. Medical care and nursing care services for peace of mind, including a new clinic in collaboration with Keio University Hospital
4. CO2 emissions reduction through the use of renewable energy, etc., and infection prevention measures such as contactless security



CG image of completed building

^{*1} Premium: The highest standard of product plan (specifications, equipment, etc.) in the PARK WELLSTATE range supplied by Mitsui Fudosan Residential

^{*2} One of the largest senior residences in downtown Tokyo: The senior residence facility (including serviced residences for seniors and paid nursing homes) with the largest number of units in the six downtown Tokyo wards (Minato-ku, Chiyoda-ku, Chuo-ku, Shibuya-ku, Shinjuku-ku, and Bunkyo-ku) based on an April 2021 survey by Mitsui Fudosan Residential.

^{*3} Serviced senior residence: A new type of residence proposed by the Mitsui Fudosan Group for active seniors aiming to lead a richer life suiting their needs. In principle, tenants should be at least 60 years of age and capable of independent living at the time of entering the residence.

1. Elegant design worthy of premium flagship property – the first of its kind in downtown Tokyo

■ Spatial and building design that combines quality and comfort

The property has a high-visibility location in Azabu 4 chome, Minato-ku. It is a large-scale senior residence with 36 floors above ground and 421 units in total. Taking advantage of the qualities of the local Nishiazabu neighborhood, known for many years as an upscale residential area, the elegant building is designed to harmonize with its surroundings. The project is also sensitive to the local environment, with plans to plant many evergreens on the side facing Roppongi-dori.

Communal areas include a lobby lounge styled like that of a luxury hotel and a library, offering spaces where residents can spend time in comfort. Residential units offer design and quality that make the most of Mitsui Fudosan Residential's condominium business know-how, as well as the functionality required for senior residences such as space to turn wheelchairs around, ambient sensor-based monitoring systems, and entry and exit management using card keys.



CG image of completed lobby and lounge



CG image of completed library

■ Approx. 23,680ft² (2,200m²) private garden with abundant greenery offering ever-changing views of the four seasons

An approx. 23,680ft² (2,200m²) private garden is planned, where residents can enjoy walks in safety. Residents can also relax and enjoy views of nature in the tea pavilion located in the garden.

The building is designed to provide views of the courtyard greenery from various internal locations, such as the lobby lounge and library on the first floor. The building's design is based on the biophilic design principle that incorporating natural elements in the design of a building contributes to the health, happiness, and comfort of its occupants.



CG image of completed water feature



CG image of completed tea pavilion

< About biophilic design >

Biophilic design is an approach to architectural design that has gained favor in recent years. It applies biophilia (a concept proposed by American psychologist Edward O. Wilson, meaning the innate human love of nature) to the environment to enhance health and comfort. Biophilic design is expected to reduce stress and re-energize occupants by enhancing their direct and indirect connection with nature.

2. Restaurant service provided by the Imperial Hotel and spa fitness service that supports health maintenance

■ Restaurant service provided by the Imperial Hotel

The spacious top floor dining room with a double-height (approx. 6m) ceiling will be the first in a paid nursing home to provide meals cooked and served by the Imperial Hotel (one of Japan's most prestigious hotels). Residents can enjoy the traditional, top-quality cuisine of the Imperial Hotel, which first opened as Japan's State Guest House.

The dining room will serve a nutritionally balanced set menu of the day as well as an a la carte menu, while the tea pavilion – a detached building by a private garden – will serve continental breakfast, tea and coffee.



CG image of completed dining area



■ Spa fitness floor for daily use to maintain health

The spa & fitness floor on the ninth floor is fully equipped with a special jet massage pool, whose water temperature, depth, and flow settings are based on medical evidence, as well as a sauna, communal bath, fitness room, and treatment room.

The design, supervision, and operation of the spa fitness floor is outsourced to WELD (Wellness Development Corp). We plan to provide exercise programs for the pool and fitness room. The company runs facilities and services nationwide, and develops products that utilize natural therapy methods medically/scientifically proven to be effective. The spa & fitness floor will also utilize its know-how to provide services that help maintain residents' health with daily use.



CG image of completed wellness pool



CG image of completed communal bath

3. Medical care and nursing care services for peace of mind, including a new clinic in collaboration with Keio University Hospital

■ To open clinic in collaboration with Keio University Hospital

A clinic with internal medicine and orthopedic departments run by Keieikai Medical Corporation will open in the building to support residents' day-to-day health management.

As well as regular consultations, the clinic will provide medical services such as regular health checks and consultations at exclusive time slots for residents. It will be registered as a collaborating medical institution of Keio University Hospital, working with the hospital to respond to diverse medical needs such as using the latest equipment for tests, and treatment and hospitalization of patients who require advanced or specialized medical care.

*Yuji Tokunaga, president, Keieikai Medical Corporation

Yuji Tokunaga M.D. graduated from Keio University School of Medicine in 1987. He opened Tokunaga Seikeigeka in 1997 after working in hospitals such as Keio University Hospital, Saiseikai Kanagawaken Hospital, and Tokyo Dental College Ichikawa General Hospital.

■ Tokio Marine Nichido Better Life Service Co., Ltd. offers a nursing and nursing care service for residents' peace of mind in their final home

Nurses are on site at the property 24 hours a day to offer day-to-day health advice and emergency response.

Residents who require nursing care later in life can receive 24-hour nursing care services by dedicated care staff on floors devoted to care services. We plan to outsource nursing and nursing care to Tokio Marine Nichido Better Life Service Co., Ltd., which has a stellar reputation for the quality of these services. We will support residents by providing a well-staffed care service with a ratio of one or more staff members to 1.5 residents requiring assistance or care.

We also plan to open a TOKIORI (Tokio Marine Nichido Better Life Service nursing care insurance) office in the building, which will provide a service customized to individual residents' needs, from visitation care to housework assistance.



4. CO2 emissions reduction through use of renewable energy, etc., and infection prevention measures such as contactless security

■ Reducing CO2 emissions by using renewable energy and installing highly efficient equipment

Mitsui Fudosan announced that it would switch to green electricity at all of its facilities in the Tokyo area by FY2030. At PARK WELLSTATE Nishiazabu, we will tackle ESG challenges such as reducing CO2 emissions and help to create a sustainable society by putting the following measures into action.

<Reference:<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/0510/>>

- <Main initiatives>
- Use of renewable energy in communal areas
 - Installation of heat exchangers (in exclusive areas) and low-e, double-glazed glass
 - Use of energy-efficient air-conditioners and lighting

■ Infection prevention measures

As infection prevention measures, the following equipment, etc., will be installed at the property to ensure an environment offering peace of mind to residents.

- <Main measures>
- Installation of ventilation systems that maintain appropriate amount of ventilation and humidity, and humidity control system
 - Contactless security system
 - Use of finishing materials with antibacterial properties
 - IoT-based congestion information service for communal facilities

■ Well-equipped for BCP, including disaster preparedness

Elevators, air-conditioners, lighting, and some electricity supply can continue to operate for 72 hours in the event of a power outage, because the facility will be equipped with approximately 10,000-liter oil tank and 750kVA emergency generator. All units will be equipped with emergency food and drinking water, so that residents can feel assured that they are safe in a disaster.

■ Overview of PARK WELLSTATE Nishiazabu Project

Address	4-174-1 Nishiazabu, Minato-ku, Tokyo, other
Site area confirmed for construction	Approx. 75,547 ft ² (approx. 7,018.51m ²)
Legal total floor area	Approx. 494,897 ft ² (approx. 45,977.47 m ²)
Structure/Scale	Reinforced concrete structure, partly steel, 36 floors above and one floor below ground
Category	Paid nursing home with care (application planned)
Number of units	421 (361 general living units and 60 nursing care units) (planned)
Total residential area	Approx. 419 ft2 to approx. 1,528 ft2
Schedule	Construction start: May 2021 Construction complete: Summer 2024 Opening: Fall 2024 (planned)
Design	Obayashi Corporation
Construction	Obayashi Corporation
Exterior design	Nikken Housing System Ltd., Misawa Associates Inc. (Class 1 architects)
Interior designer	Nikken Space Design Ltd.
Exterior design	SWA Group
Lighting design	SIRIUS LIGHTING OFFICE Inc
Nursing care/nursing partner	Tokio Marine Nichido Better Life Service Co., Ltd.
Medical care collaboration	Keieikai Medical Corporation

■ Project site map



■ About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group's serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness Co., Ltd., which provides lifelong, family-like care to customers, PARK WELLSTATE provides a broad range of services and support. Property features include elegant buildings that offer a life full of quality and comfort, varied and nutritious daily meals, a full home attendant service, and lifelong security in the form of nursing care and medical care support.

In addition to PARK WELLSTATE Hamadayama, which opened in 2019, we are working on development plans of four properties. We will continue to be actively engaged in building PARK WELLSTATE brand senior serviced residences mainly in the three major cities.

	Property name	Location	Scheduled opening
(1)	PARK WELLSTATE Hamadayama	Suginami-ku, Tokyo	Opened in June 2019
(2)	PARK WELLSTATE Kamogawa	Kamogawa City, Chiba Prefecture	November 2021
(3)	PARK WELLSTATE Senri-Chuo	Toyonaka City, Osaka Prefecture	Around spring 2023
(4)	PARK WELLSTATE Nishiazabu Project (tentative name)	Minato-ku, Tokyo	Around Fall 2024
(5)	PARK WELLSTATE Makuhari Project (tentative name)	Chiba City, Chiba Prefecture	Around Fall 2024



PARK WELLSTATE Hamadayama



PARK WELLSTATE Kamogawa

【About the rebranding of the housing business】

Mitsui Fudosan Residential used the 50th anniversary of its PARK Series housing business to define the value it provides to customers in all of its housing businesses (condominium housing, detached housing, rental condominiums, and senior residences) as well as define its brand concept, develop a brand statement, and unify the brand logos of all brands. The brand concept is defined as “Life-styling x improving with age,” which means continuing to support customers' diverse life stages and create homes and lifestyles that increase in value overtime.

【Mitsui Fudosan Group's Contribution to SDGs】

https://www.mitsuifudosan.co.jp/english/corporate/esg_csr/

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of coexist in harmony with society, link diverse values and achieve a sustainable society, and advances business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to achieving the SDGs.

Goal 3 Good Health and Well-Being

Goal 11 Sustainable Cities and Communities



【Reasons for and objectives of greening Mitsui Fudosan's power consumption】

The Paris Agreement, which was adopted in 2015, set the goal of becoming a carbon-free society. The Japanese government has also announced under its growth strategy the goal of net-zero greenhouse gas emissions by 2050. We are aware that the development and use of renewable energy is a social challenge that should be solved together by the public and private sectors.

Mitsui Fudosan provides solutions and services that are consistent with companies' social missions and management challenges amid the rapid diversification of work and life styles driven by the COVID-19 pandemic. We aim to solve our customers' problems by responding to their needs. Alongside the greening of power consumption, we are promoting further energy-saving initiatives at our facilities and the creation of renewable energy at our facilities and elsewhere, working with our tenants and business partners on carbon-free management in Tokyo and nationwide so that we can create a sustainable society and contribute to SDGs.