

October 6, 2022

For immediate release

Mitsui Fudosan Co., Ltd.

Mitsui Fudosan Partners in Development of Mixed-Use ‘South Molton Triangle’ in London’s Mayfair

Tokyo, Japan, October 6, 2022 - Mitsui Fudosan Co., Ltd, a leading global real estate company headquartered in Tokyo, announced that through its UK subsidiary Mitsui Fudosan U.K., Ltd (CEO: Tomoo Nakamura), it will partner in the transformation of ‘South Molton Triangle’ – a large, mixed-use development in London’s Mayfair – with Grosvenor, one of the United Kingdom's leading real estate development and investment companies.



Exterior of North Block (CGI)

Our Group will participate – with Grosvenor – in the delivery of office and other commercial buildings in two blocks – the south and north blocks – which form the main focus of the project. Grosvenor will deliver the other phases of the project, including community, residential and additional retail elements, as well as a new 5* hotel.

Located directly opposite the western entrance of the new Bond Street Elizabeth Line station – scheduled to open October 2022– South Molton Triangle will provide a gateway into Mayfair, welcoming a broader demographic through world-leading design and a dynamic mix of occupiers.

The south and north blocks have been designed by Hopkins Architects, a major UK design firm. The wider proposals seek to preserve many of the historical features of the area, including the façades of existing buildings, while refurbishing a well-known local landmark, ‘The Running Horse’ pub in Davies Street. Additional investment will be made in creating a greener, cleaner and more pedestrian-friendly environment.

Project Highlights

1. Participation in a significant mixed-use development project in the Mayfair area located in London's West End
2. First joint venture with Grosvenor, one of the United Kingdom's leading real estate development and investment companies
3. Highly sustainable design and delivery approach, including improvements to the surrounding environment

■ Location

Mayfair, where the project is located, is adjacent to Hyde Park and Green Park, two of London's eight Royal Parks. With its attractive historical streets and accessibility by public transport, it is one of London's prime areas for retail, workspace, and hotels, including many of the highest-profile global brands.

The nearby 5 Hanover Square, an office building completed in 2012, is owned by Mitsui Fudosan.



Davies Mews (CGI)



Exterior of North Block (CGI)

■About Grosvenor

Grosvenor is an international property developer, manager and investor with a track record of over 340 years. We improve property and places across many of the world's leading cities, promoting sustainability within the built environment and enhancing the wellbeing of our customers and communities.

Our direct property activities span the UK, North America, Asia and Europe. Meanwhile, our Diversified Property Investments business co-invests with like-minded third-party managers in joint ventures to further diversify our sectoral and regional property exposure.

We are a values-led organisation which represents the Grosvenor family. Our work in property, alongside Grosvenor's other activities in food and agtech, rural estate management and support for philanthropic initiatives, shares a common purpose –to deliver lasting commercial, social and environmental benefit – addressing today's needs while taking responsibility for those of future generations.

■The Mitsui Fudosan Group's Overseas Strategy

As stated in our long-term management policy 'Vision 2025', we aim to evolve into a global company with dramatic overseas growth anticipated in the near future. To date, we have expanded our operations into the US and the UK, as well as markets including China, Taiwan, Southeast Asia, Australia and India. In Europe and the United States, we are engaged in multiple development businesses, including offices and housing. In the United Kingdom, our projects include the Television Centre Redevelopment Project (Phase 1) and the White City Place Redevelopment Project, and in the United States, we are planning to complete construction – in October 2022 – of 50 Hudson Yards in New York City. We are aiming to capture additional business opportunities in the future.

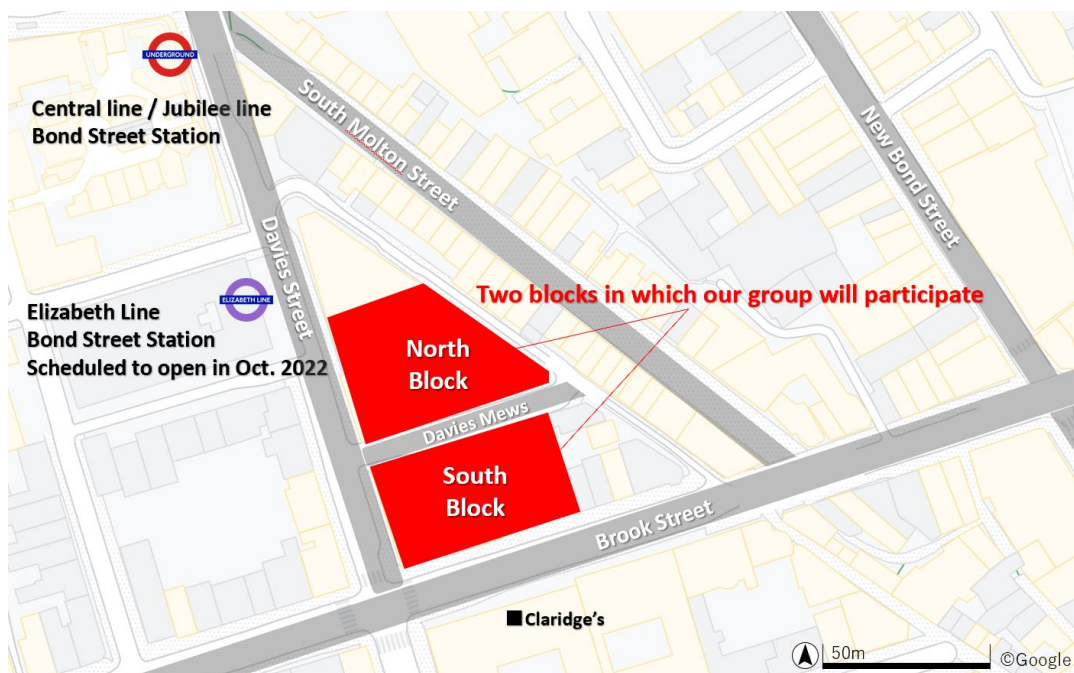
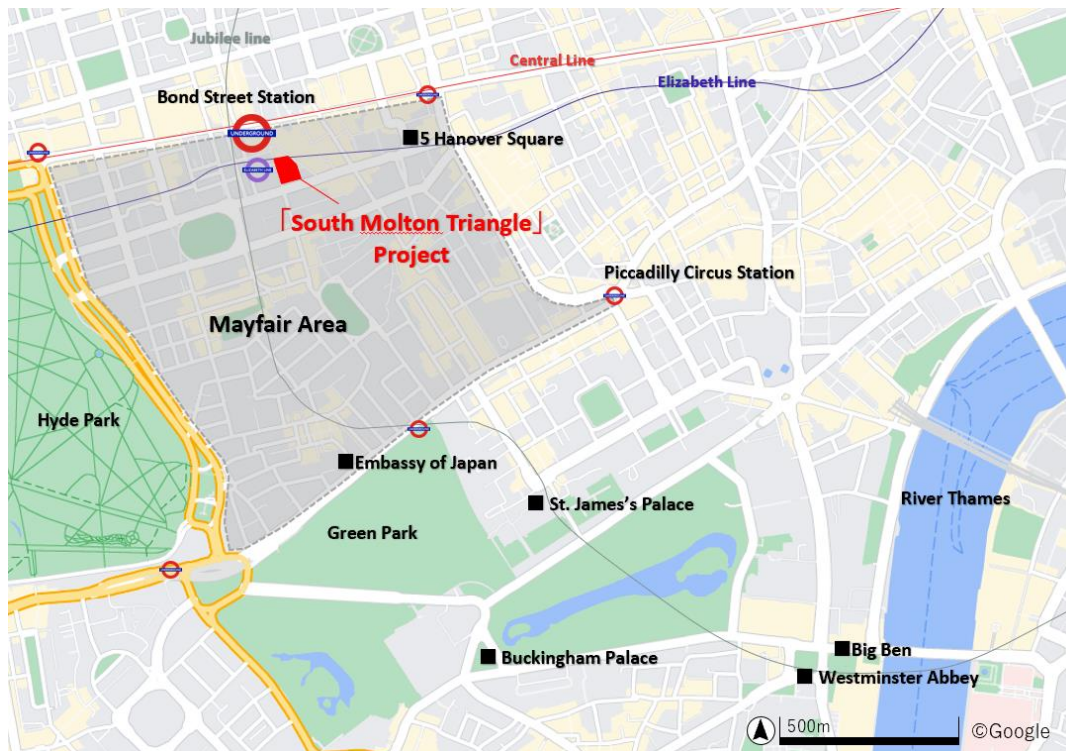
<Attachments>

1. Overview of the plan
2. Maps
3. Mitsui Fudosan Group's Contributions to SDGs

<Overview of the plan>

Project	South Molton Triangle
Location	1-8 Davies Mews, 28-30 South Molton Lane, 48-58 Brook Street, 44-56 Davies Street
Total Floor Area	Approx. 263,000sf (Approx. 24,000 m ²)
Use	Office, Retail
Design	Hopkins Architects
Construction Schedule	Commencement: 2023 Completion: 2027

<Map>



< Mitsui Fudosan Group's Contributions to SDGs >

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 11	Sustainable Cities and Communities
Goal 17	Partnerships for the Goals

