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For immediate release

Mitsui Fudosan Residential Co., Ltd.
Mitsui Fudosan Residential Wellness Co., Ltd.

One of the largest serviced senior residences in Kanto area ^{*1} to open in Makuhari New City, located 29 minutes from Tokyo Station with diverse commercial facilities and spacious par
PARK WELLSTATE Makuhari Bay-Park (total 617 units) to open on
September 1, 2024

Tokyo, Japan, August 29, 2024 – Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that PARK WELLSTATE Makuhari Bay-Park (“the property”), the largest of the PARK WELLSTATE series of senior residences, will open in Mihama-ku, Chiba City, Chiba Prefecture on September 1, 2024. PARK WELLSTATE is a serviced senior residence ^{*2} 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. PARK WELLSTATE properties prioritize health and security, featuring design that fits the culture and character of the area, and provide a broad range of services and activities. A TV commercial starring Sayuri Yoshinaga with the message “My favorite time is always right now” began airing in August 2024, which has been well received.

PARK WELLSTATE Makuhari Bay-Park will open in Makuhari Bay-Park, a large-scale neighborhood creation project in Makuhari New City, which has diverse commercial facilities. Conveniently located only 29 minutes from Tokyo Station, the area offers abundant natural features such as the coastline and spacious park right by the city. The property will be one of the largest serviced senior residences in Kanto area ^{*1} in terms of the number of units. Designed with the concept of “enjoying human connections and close relationship with nature – a senior residence open to the sky, earth, city, and people,” PARK WELLSTATE Makuhari Bay-Park has 2,400 large and medium-height trees planted in the grounds, which is the greatest number of trees in the whole series. This means that residents can enjoy abundant greenery and the changing seasons without leaving the property. It has three courtyards and a roof garden, offering open views of water and plants everywhere in the building for a healthy lifestyle in spacious surroundings. Common areas provide various facilities, such as the Lobby Lounge reminiscent of a resort hotel that harmonizes with nature, the Garden Dining room that seats approximately 260 people with a terrace where residents can enjoy a meal with their pets, the Sky View Lounge with ocean views, and hot spring relaxation area with a bath filled with hot spring water from different regions depending on the season and aromatic Löyly sauna. An on-site clinic run by Social Welfare Corporation Taiyo-Kai can be accessed directly by residents via a dedicated entrance, providing a safe and secure home environment.

The property is operated by Mitsui Fudosan Residential Wellness Co., Ltd. and provides hospitality services for residents, including life support services such as reception and concierge.



Exterior view



Lobby Lounge

Features of PARK WELLSTATE Makuhari Bay-Park property

1. **New senior residence in Makuhari Bay-Park, a large-scale neighborhood creation project in Makuhari New City, an area full of diverse commercial facilities including Makuhari Messe and baseball stadium**
2. **Outdoor space for enjoyment of the changing seasons, with the largest number of trees planted in the PARK WELLSTATE series and garden, which is surrounded by common areas**
3. **Excellent facilities including a communal bath that offers three types of hot spring per year and dining room that seats approximately 260 people with expansive views**
4. **Provides a nursing care service and day-to-day health management through to emergency support via an on-site clinic in collaboration with Social Welfare Corporation Taiyo-Kai**

1. New senior residence in Makuhari Bay-Park, a large-scale neighborhood creation project in Makuhari New City, an area full of diverse commercial facilities including Makuhari Messe and baseball stadium

Makuhari New City has attracted attention in recent years for its excellent residential environment that also offers convenient lifestyles, thanks to its accessible location 29 minutes from Tokyo Station, a spacious park approximately 15 times the size of Tokyo Dome, shopping facilities, and hotels. The property is located in Makuhari Bay-Park in Makuhari New City, one of the largest mixed-use neighborhood creation projects under development in the Tokyo metropolitan area. The total area of the project, which has residential, commercial, and other functions, is approximately 17.5 hectares. Makuhari Bay-Park was developed around a spacious park measuring approximately 984ft (300m) on the long sides. To date, three high-rise condominium buildings, shopping facilities, a clinic mall, and fitness gym have opened. A feature of the neighborhood is that various facilities are available within walking distance. The addition of the property as a housing option makes Makuhari Bay-Park more open to a wider range of ages, making it possible for multiple generations of the same family to live close by.

Every day, Makuhari New City offers diverse leisure activities ranging from one of Kanto's largest fireworks displays to pro baseball games at the stadium and various events at Makuhari Messe. A program of activities and transport will be organized for the property's residents that makes the most of the neighborhood's events. A new ticket gate and exit is scheduled to open at Kaihin Makuhari Station around March 2025, which will make the property even more accessible to the station. In terms of medical facilities, the Chiba Emergency and Psychiatric Medical Center opened in November 2023 following the integration of the Chiba Emergency Medical Center and Chiba Psychiatric Medical Center. A new hospital equipped with the latest medical equipment is scheduled to open in 2026, replacing Chiba Municipal Kaihin Hospital as the nearest hospital to the property. The Makuhari Bay-Park neighborhood is expected to flourish as an area that provides excellent medical facilities.



Makuhari Seaside Park



ZOZO Marine Stadium and fireworks



Mitsui Outlet Park Makuhari

2. Outdoor space for enjoyment of the changing seasons, with the largest number of trees planted in the PARK WELLSTATE series and garden, which is surrounded by common areas

The property is one of the largest serviced senior residences in Kanto area*¹ with 617 units. Its main feature is the largest garden in the PARK WELLSTATE series with approximately 71,042ft² (6,600m²) of green space planted with over 2,400 large and medium-height trees, many of which produce fruit and flowers so that residents can appreciate the palette of the changing seasons.

The spatial design is conducive to spending pleasant moments in nature. The property has 10 gardens, including a large garden open to the public and private courtyard and roof gardens for residents so that they can enjoy natural surroundings even when they are indoors.



Exterior structure (northeast corner of grounds)



Garden for walking (courtyard)



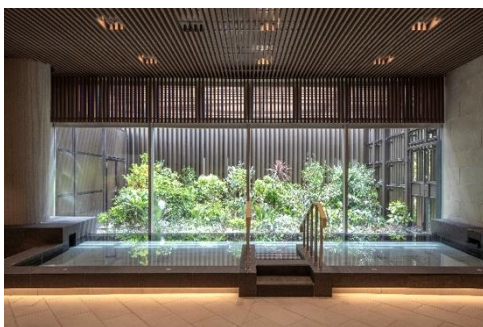
Garden for gathering (roof garden)



Dining Terrace

3. Excellent facilities including a communal bath that offers three types of hot spring per year and dining room that seats approximately 260 people with expansive views

The interior design of communal facilities is bright, airy, and elegant villa style, harmonizing with the surrounding greenery and water features. The Garden Spa (communal bath), which has a resort feel, uses hot spring water transported from Minakami, Gunma Prefecture and Nasushiobara, Tochigi Prefecture, offering water from three different hot spring sources per year. Other hot bathing and relaxation facilities include an indoor carbonated hot spring bath, which helps to improve blood circulation, outdoor bath nestled in lush greenery, and aromatic Löyly sauna with 100% natural aromatherapy oils. The approximately 260-seat dining room*³ consists of the main dining room with views of the public garden and water features, the Garden Bar, where you can enjoy drinks while admiring the illuminated courtyard garden, and Terrace. With different dining areas to choose from, residents are free to enjoy their meals in a location that suits their current mood. Residents can dine with their pets on the Terrace, where additive-free meals for pets made from natural ingredients are served in collaboration with PETOKOTO inc. In addition, the property provides a library with over 2,100 titles (the largest collection in the PARK WELLSTATE series) produced by BUNKITSU bookstore, a fitness room with views of the park, and Sky View Lounge and Party Room on the top floor offering a stunning vista of sea and sky typical of Makuhari.



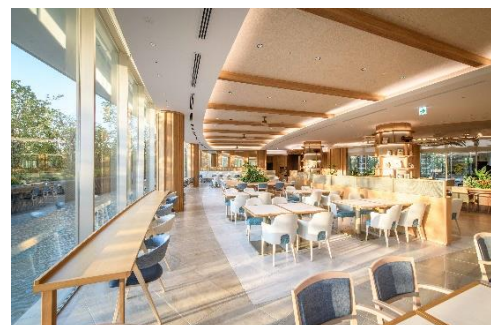
Garden Spa (communal bath)



Garden Lounge



Library



Garden Dining Room (Water Area)

4. Provides a nursing care service and day-to-day health management through to emergency support via an on-site clinic in collaboration with Social Welfare Corporation Taiyo-Kai

Kameda Home Clinic Makuhari run by Social Welfare Corporation Taiyo-Kai is based at the property, providing day-to-day consultations as a family physician service. It also offers medical advice on treatments not covered by National Health Insurance, lifestyle advice, annual health checks, and vaccinations. Nurses are on duty 24 hours a day for health advice and emergency response in the health consultation room, as well as support for residents' day-to-day health management and when they feel unwell by organizing consultations at nearby medical institutions and making reservations on their behalf for complete physical examinations.

A nursing care insurance office has also been established by Taiyo-Kai so that residents who require care can use services tailored to each individual in their units. Medical facilities near the property include Makuhari Bay -Park Medical Center, Kameda Clinic, Kameda Makuhari Clinic (a unit of the Kameda Medical Center), Chiba Kaihin Municipal Hospital, and Chiba Emergency and Psychiatric Medical Center, which is reassuring for residents in a medical emergency.



Kameda Home Clinic Makuhari



Nursing care floor: Care Station

Overview of PARK WELLSTATE Makuhari Bay-Park

Location	3-1-23 Wakaba, Mihama-ku, Chiba City, Chiba Prefecture
Site area	Approx. 221,133ft ² (approx. 20,543.97m ²)
Total floor area	Approx. 535,649ft ² (approx. 49,763.50m ²)
Structure, size	Reinforced concrete structure, partly steel 28 floors above ground
Number of units	617 units
Total residential area	534 general living units (approx. 456ft ² to 767ft ² ; approx. 42m ² to 71m ²), 83 nursing care units (approx. 246ft ² to 257ft ² ; approx. 22.88m ² to 23.89m ²)
Schedule	Construction start: August 2021 Completion: May 2024 Opening: September 2024
Architect	Kumagai Gumi Co., Ltd.
Builder	Kumagai Gumi Co., Ltd.
Exterior design	Hoshino Architects Inc.
Interior design	Hoshino Architects Inc.
Exterior design and landscaping	Jun Mitsui & Associates Inc. Architects Ohtori Consultants Environmental Design Institute
Nursing care and long-term care partner	Social Welfare Corporation Taiyo-Kai
Medical collaboration	Social Welfare Corporation Taiyo-Kai/Medical Corporation Tesshoukai
Official website	https://www.mfrw.co.jp/parkwellstate/makuhari/ (in Japanese)

Mitsui Fudosan announced that it would switch to green electricity at all of its facilities in the Tokyo metropolitan area by FY2030. At PARK WELLSTATE Makuhari Bay-Park, we are working on reducing CO2 emissions by using Non-Fossil Fuel Energy Certificates for electricity consumption, and installing total heat exchangers, energy-efficient air-conditioners and lighting equipment, and gas cogeneration systems. At our other facilities, we will also work toward solving social problems through neighborhood creation.

*1 As of July 2024, the property is the second-largest senior residence (serviced senior residence; paid nursing home) in the Kanto area (based on data published by Tokyo and six prefectures)

*2 The “serviced senior residence” is 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.

*3 Restaurant service provided by Green Healthcare Service Co. Ltd.

■ About PARK WELLSTATE

PARK WELLSTATE is the Mitsui Fudosan Group’s serviced senior residence brand. Operated by Mitsui Fudosan Residential Wellness, 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 healthcare support.

Going forward, Mitsui Fudosan will actively develop serviced senior residences under the PARK WELLSTATE brand, centering on major urban areas, starting in the three major metropolitan areas.

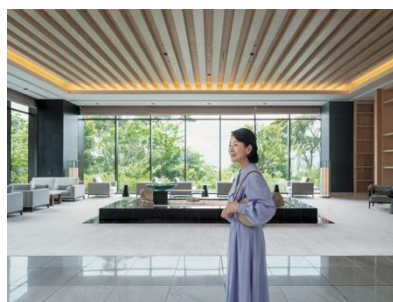
※ Learn more here:

<https://www.mfrw.co.jp/parkwellstate/>

■ Airing TV commercial starring Sayuri Yoshinaga

Mitsui Fudosan Residential appointed Sayuri Yoshinaga as brand ambassador for its first ever TV commercial for the PARK WELLSTATE series of serviced senior residences. The first commercial with the catchphrase “For someone like you” went on air on August 1, 2024. Filmed at PARK WELLSTATE Kamogawa, which opened in Kamogawa City, Chiba Prefecture in 2021, and narrated by Yoshinaga, the commercial shows residents enjoying the present moment in the dining room with ocean views, library, outdoor bath, Lobby Lounge, reflecting the theme “my favorite time is always right now.” Check out the commercial for PARK WELLSTATE, a serviced senior residence with an unprecedented range of services where senior citizens can enjoy an active life – their best life “right now.” The commercial can be viewed on Mitsui Fudosan Residential’s corporate website.

<http://www.mfr.co.jp/omoi/> (in Japanese)



■ 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.mitsufudosan.co.jp/english/corporate/innovation2030/>

•Group Materiality

https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/

■ About Mitsui Fudosan Residential’s Carbon Neutral Design Promotion Plan (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.

The initiatives outlined in this release are designed to help address the following two Sustainable Development Goals (SDGs).

