

For immediate release

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

**Mitsui Fudosan Group to open a serviced senior residence full of Shonan's charms in
Fujisawa City, Kanagawa Prefecture**

**PARK WELLSTATE Shonan Fujisawa SST (total 566 units) to Open on
October 1, 2024**

**Residents can enjoy Shonan lifestyle with all five senses, from abundant local produce to
activities, natural setting, and art**

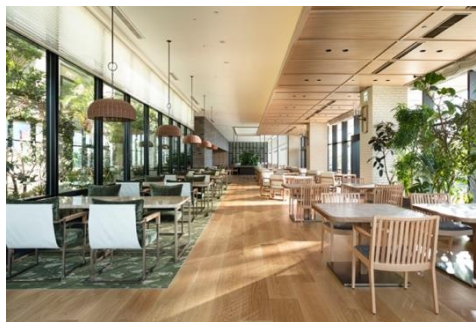
Tokyo, Japan, September 12, 2024 - Mitsui Fudosan Residential Co., Ltd., a leading housing company headquartered in Tokyo, announced today that PARK WELLSTATE Shonan Fujisawa SST, in the PARK WELLSTATE series of senior residences, will open in Tsujido, Fujisawa City, Chiba Prefecture on October 1, 2024. PARK WELLSTATE is a serviced senior residence 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 Shonan Fujisawa SST is a residence that encourages the creation of places and opportunities where residents feel connected to others based on the concept of "Shonan community life." Communal facilities provide spaces where residents can enjoy spending time with other residents and guests, including a salon, billiards room, and café. In addition, Shonan features are incorporated throughout the property so that the local area is a familiar part of everyday life, including the display of artwork by artists with a connection to Shonan and a dining menu incorporating local ingredients. The property also collaborates with the adjoining sports facility run by Mizuno Sports Service Co., Ltd. to create opportunities for residents to make new friends and discover new pastimes as well as improve their health.

Having concluded a medical cooperation agreement with Shonan Fujisawa Tokushukai Hospital, which will receive outpatients, inpatients, and emergency patients, we also plan to work with the hospital to provide regular consultation sessions and seminars. Nurses are on duty 24 hours a day to provide support, including health advice and emergency response.



Exterior



Dining room

Features of PARK WELLSTATE Shonan Fujisawa SST

- 1. Senior residence for appreciating Shonan's charms with all five senses, from abundant local produce to activities, natural setting, and art**
- 2. Shonan Salon and Café provide community spaces for residents**
- 3. Collaboration with adjoining sports facility as well as wellness salon and fitness gym to support health improvement**
- 4. Abundant communal facilities including a private garden for appreciating the four seasons, a library, and a communal bath**
- 5. Medical collaboration with Shonan Fujisawa Tokushukai Hospital as well as health support and nursing services to support peace of mind**

1. Senior residence for appreciating Shonan’s charms with all five senses, from abundant local produce to activities, natural setting, and art

PARK WELLSTATE Shonan Fujisawa SST is the first property in the PARK WELLSTATE series in Kanagawa Prefecture – a senior residence in the scenic natural setting of Shonan in the Fujisawa area, which includes Tsujido. The entrance and courtyard provide abundant greenery that evokes the Shonan landscape, and a total of 86 artworks are on display, with local motifs such as the sea and shells by artists with a connection to the area, such as Dai Fujiwara and Aiko Yamamoto. These finishing touches add to residents’ enjoyment of the Shonan lifestyle.

Original background music in the property was produced by recording and editing the sounds of nature at Enoshima Island, Chigasaki coast, and hilltop of Shonandaira (Komayama Park). The dining room and café are run by LEOC Co., Ltd., a member of the ONODERA GROUP Co., Ltd., whose restaurant Ginza Onodera has won a Michelin Star. They serve regular meals as well as offering a menu of dishes made from locally grown vegetables and seafood nurtured in the Shonan environment. Residents can enjoy Shonan’s charms with all five senses.



Entrance



Artworks



Dining menu



Courtyard

2. Shonan Salon and Café provide community spaces for residents

Shonan Salon is a community space for residents with a concierge in attendance at all times. The salon provides information about activities they can enjoy in the Shonan area and consultation on day-to-day problems, helping residents communicate with each other. General and special-interest magazines with up-to-date information about the local area are also provided so that residents can experience the full Shonan lifestyle.

The café adjoining the property serves a menu associated with its setting, such as local craft beer, Shonan Gold fruit juice, and hot dogs made using Kamakura Ham sausages. Drinks served in the café can be consumed in the Shonan Salon.



Shonan Salon



Café

3. Collaboration with adjoining sports facility as well as wellness salon and fitness gym to support health improvement

The property provides a wellness salon focused on health so that residents can maintain their health and beauty and be their best selves. Resident fitness trainers offer a wellness program including yoga. Nursing staff and trainers are on duty at the Wellness Salon for consultations on health and exercise to support residents' mental and physical wellbeing. Medical fitness Re-Birth, a fitness gym run by Sigma Co., Ltd., is located within the property, offering personal conditioning services tailored to individual goals and physical condition for a fee.

The property also collaborates with the adjoining sports facility run by Mizuno Sports Service, which offers time slots for residents only to create opportunities for residents to make friends and discover new pastimes as well as improve their health.



Wellness salon



Fitness gym

4. Abundant communal facilities including a private garden for appreciating the four seasons, a library, and a communal bath

The property offers a lush green private garden for the emotional enrichment of residents. It is a verdant space where flowers bloom in all seasons, with an open feel and sense of natural calm.

The library is stocked with 1,200 titles selected by Culture Convenience Club Co., Ltd. (CCC), which operates Shonan T-SITE, a cultural facility complex that offers lifestyles unique to Shonan. Other diverse communal facilities that add variety and fulfillment to daily life include the communal bath, which uses hot spring water transported from Shuzenji Onsen in Izu, Shizuoka Prefecture, with the addition of seasonal botanicals, a billiards room, mahjong room, piano room, karaoke room, and barber and hairdressing rooms.



Exterior structure



Communal bath



Library



Billiards room

5. Medical collaboration with Shonan Fujisawa Tokushukai Hospital as well as health support and nursing services to support peace of mind

This property will offer medical care in collaboration with Shonan Fujisawa Tokushukai Hospital and health support for peace of mind and nursing care services. Nurses are on duty at the property 24 hours a day to provide support for residents' peace of mind. The on-site clinic will open to provide day-to-day consultations, doctor home visits, and health checks to help residents live a safe and comfortable life.

Some floors of the property are devoted to care services for residents who require care later in life. On these floors, dedicated care staff provide 24-hour life support services. Combined with outsourced care insurance services (with the option of selecting the care insurance service provided by the care insurance office in the property), the property provides life support tailored to individual needs.



Image of on-site clinic



Image of care and nursing

Overview of PARK WELLSTATE Shonan Fujisawa SST

Location	6-15-1 Tsujido Motomachi, Fujisawa City, Kanagawa Prefecture
Site area	Approx. 199,528 ft ² (approx. 18,536.77 m ²)
Total floor area	Approx. 488,044 ft ² (approx. 45,340.74 m ²)
Structure/Scale	Reinforced concrete structure, 14 floors and 13 floors above ground (communal building: steel, three floors above ground)
Total number of residences	566 units
Total residential area	Approx. 463 ft ² to 786 ft ² (approx. 43 m ² to 73 m ²)
Schedule	Construction start: April 2022 Completion: June 2024 Opening: October 2024
Architect/Builder	Haseko Corporation
Exterior design	UDS Ltd., Haseko Corporation
Interior design / Exterior design and landscaping	UDS Ltd.
Lighting design	sola associates
Care and nursing partner	ALSOK Group (LIFE Co., Ltd.)
Medical collaboration	Shonan Fujisawa Tokushukai Hospital, MBS Medical Corporation (Shonan Ishiguro Clinic)
Official website	https://mfrw.co.jp/parkwellstate/fujisawa/ (in Japanese)

■ 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 long-term 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/> (in Japanese)

■ 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 and 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.mitsuifudosan.co.jp/english/corporate/innovation2030/>

• Group Materiality

https://www.mitsuifudosan.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 property. In this way, the Company aims to realize carbon neutrality in both homes and living.

The initiatives outlined in this release contributes toward two of the Sustainable Development Goals (SGDs).

