October 31, 2022

Sumitomo Realty & Development Co., Ltd.

Mita 3- and 4-chome Area Type 1 Urban-Redevelopment Project

Sumitomo Realty's largest office tower with a gross floor area of approx. 200,000 m²

Acquired "ZEB Ready" certification in recognition of superior environmental performance

Scheduled to complete in February 2023

Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima; hereinafter "Sumitomo Realty") is pleased to announce that the office building (42 floors above ground and 4 floors below ground), the core of the Mita 3 & 4-Chome District Type 1 Redevelopment Project, was certified as "ZEB Ready" on October 31 under the Building-Housing Energy-Efficiency Labeling System (BELS). Sumitomo Realty has been promoting this redevelopment project as a project partner and participating cooperative member. This is the first time receiving this certification among office buildings we developed.

The Shinagawa and Tamachi area, where the Mita 3- and 4-chome project site is located, is expected to function as the south gate of Tokyo due to its location adjacent to Haneda Airport, and Shinagawa Station which is planned to be a stop on the future Linear Chuo Shinkansen. There are multiple development projects planned for the area, including this project, and the area is in the midst of a phase of great transformation. The project site, which has been designated as a national strategic special zone, covers approximately four hectares facing the Fudanotsuji Intersection. It is a large-scale development with a total gross floor area of approximately 229,000 m², consisting of four buildings, including offices and residences with diverse functions. It will function as a hub for business exchange and a living environment to contribute to attracting foreign-owned businesses and workers from overseas, and making the city more attractive.

Exterior rendering of the office building, the core of the project

The office building, the core of the project, has been certified as "ZEB Ready," indicating that it reduces primary energy consumption by 50% or more. It accomplishes both high product performance and environmental performance befitting a flagship building by adopting highly effective thermal insulation glass that enhances thermal insulation of the building, and by installing energy-saving equipment such as high-efficiency air conditioning systems and lighting.

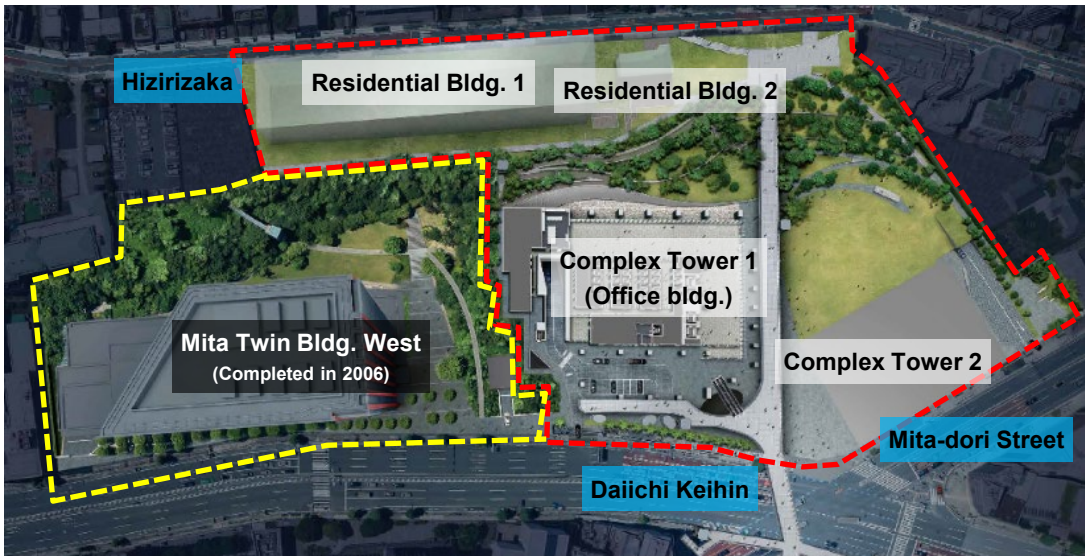
We have been promoting development that ensures a high level of environmental performance, and we will make further efforts to achieve carbon neutrality by 2050.

Certification label

* ZEB stands for "Net Zero Energy Building," a certification standard for rating buildings which seek to achieve net zero building energy consumption while providing comfortable indoor environments.

■ Large-scale development of a complex with a gross floor area of approx. 229,000 m²

This large-scale project consists of four buildings which include offices, residences, a cultural and community facility, a commercial and lifestyle support facility, and an educational facility. The office building, the core facility of the project, is planned to be used mainly as offices, and its lower floors and underground floors are developed with eating and drinking establishments. Furthermore, there are education facilities (an elementary school and a nursery school) along Mita-dori Street and two urban residential buildings with 225 units along Hijirizaka Street on the north side of the site, thereby forming an attractive new hub that combines diverse functions.



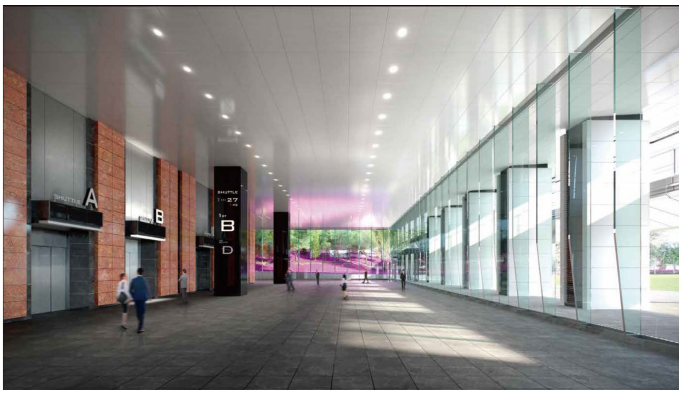
Project site map

■ A new landmark - the approx. 215 meter tall office building

The office building, which is the heart of the project, stands approx. 215 meters tall (42 floors above ground and 4 floors below ground), and has a gross floor area of approx. 200,000 square meters, making it the largest among the buildings we have developed. The building's exterior inherits the elegant red brick design of the nearby Sumitomo Fudosan Mita Twin Building West/East, which are operated by Sumitomo Realty.

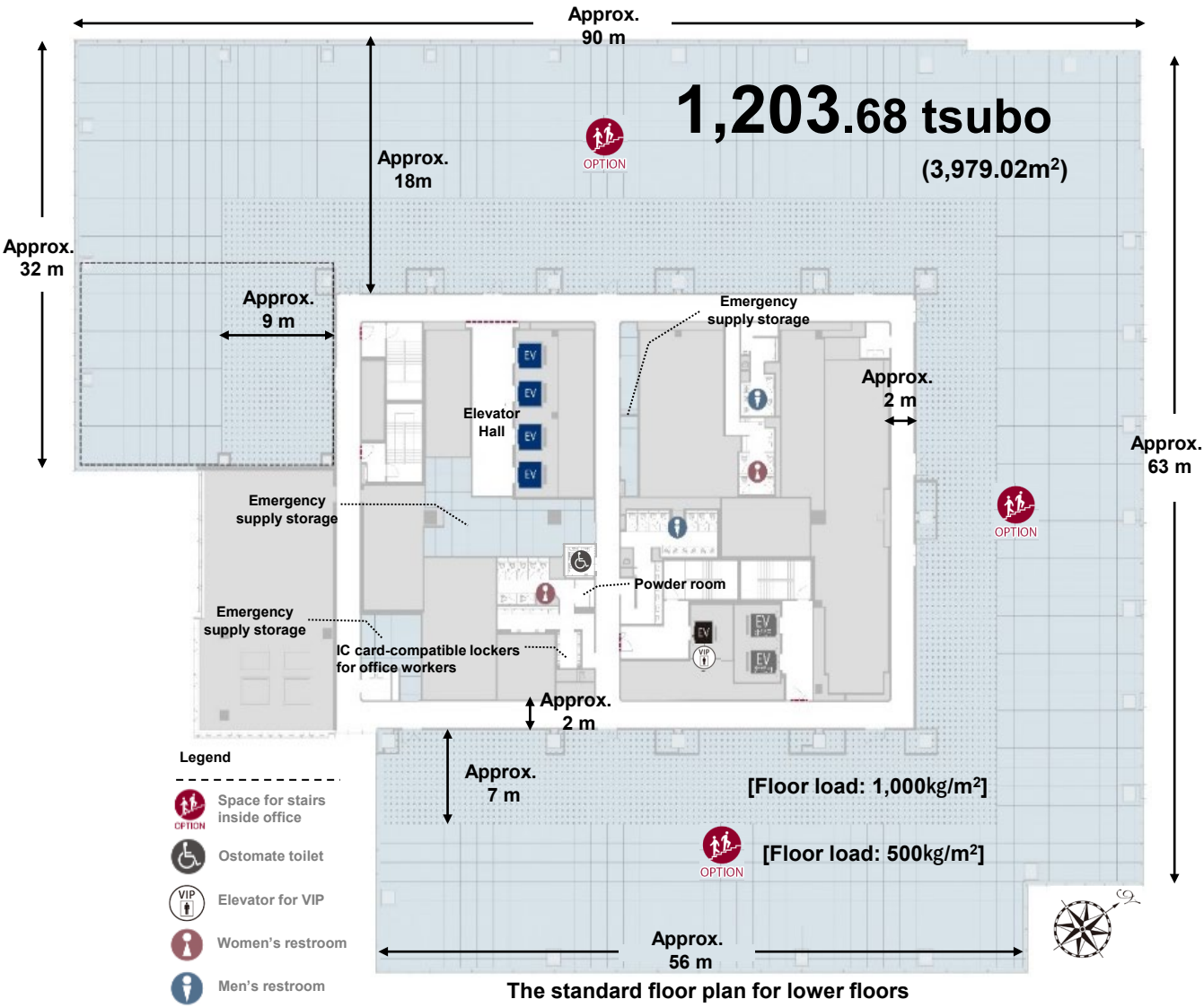
Exterior rendering of the office building

Representing the tenant companies, the office entrance welcomes visitors with an open space featuring a two-story atrium with 9.5 meter high soaring ceilings and a floor area of approx. 1,500 m^2. There is also a Sky Lobby on the 27th floor, welcoming visitors for upper floors, and four shuttle elevators with a speed of 540 meters per minute provide smooth access to the Sky Lobby.



Entrance hall rendering (shuttle elevator side)

Entrance hall rendering (garden side)



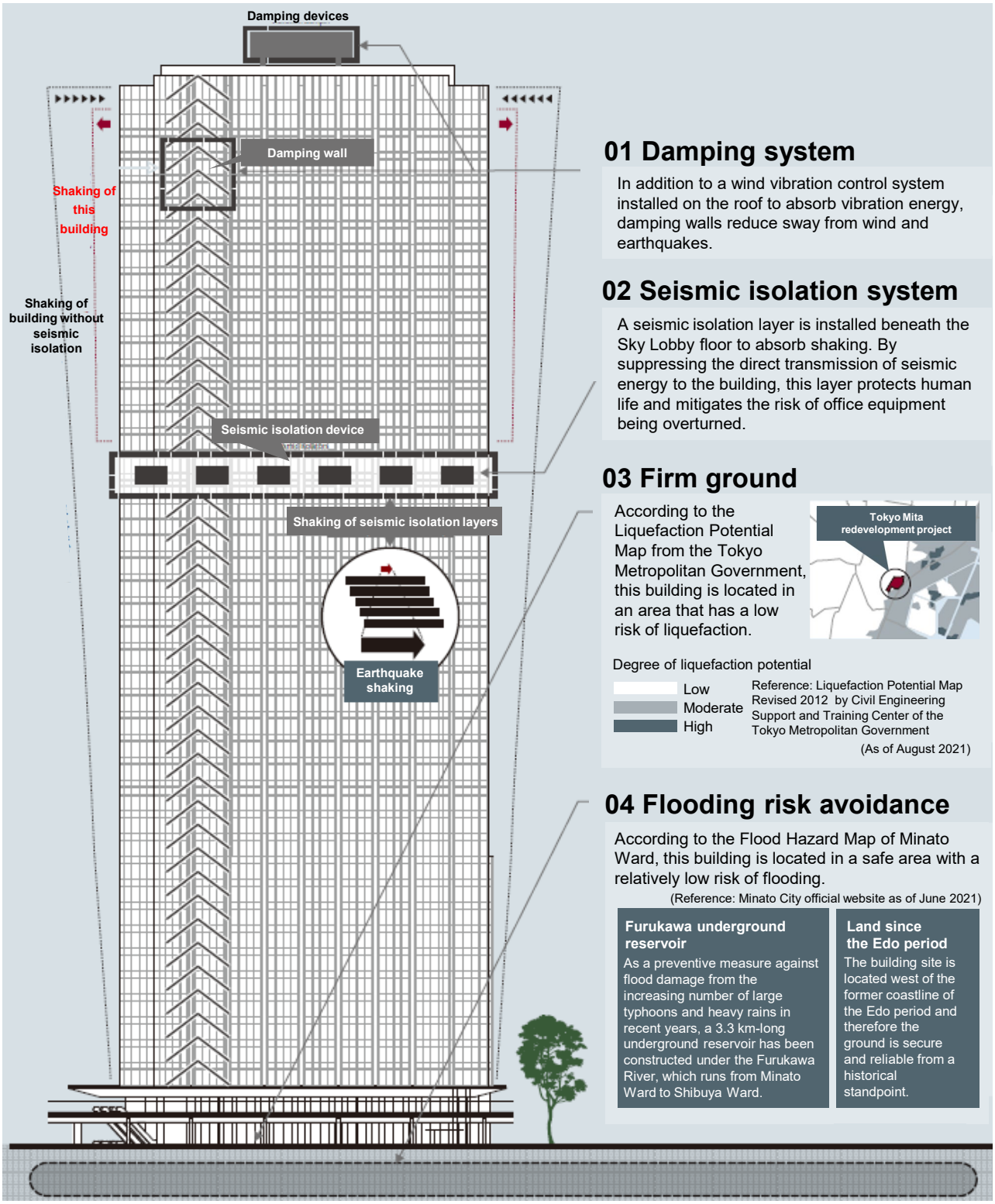
The standard floor plan for lower floors

The standard floor area features a large space of approx. 3,980 m^2 (approx. 1,200 tsubo) on the 4th to the 11th floors and approx. 2,940 m^2 (approx. 890 tsubo) on the 12th to the 42nd floors, which is free of pillars or columns with a ceiling height of 3.0m, enabling efficient and flexible layouts. In addition to the open views, the building is provided with state-of-the-art equipment such as fully-independent HVACs, low-e double glazing glasses, grid-system ceilings, LED lights with brightness sensor, making it suitable for the headquarters of large enterprises and adequate for functioning as Tokyo head office of foreign-owned companies and major regional companies.

■ BCP compliance for the peace of mind

The building features a hybrid structure of seismic isolation and damping systems, with an intermediate seismic isolation layer installed beneath the Sky Lobby on the 27th floor, seismic control walls equipped on each floor, and seismic damping devices implemented on the roof, reducing shaking in the event of earthquake and ensuring the safety and security of tenants' staff and visitors.

A two-line power receiving system is adopted in which an auxiliary line continues to supply power if the main line ceases to supply power due to an accident, etc. In the event of a power outage, emergency power generators that run on medium-pressure gas will be used to supply power not only to common areas but also to leased spaces. In addition, even if the medium-pressure gas is not available due to a gas line rupture or other incident, heavy oil power generation will supply electricity to common areas and leased spaces for 72 hours, thus establishing triple backup system.



01 Damping system

In addition to a wind vibration control system installed on the roof to absorb vibration energy, damping walls reduce sway from wind and earthquakes.

02 Seismic isolation system

A seismic isolation layer is installed beneath the Sky Lobby floor to absorb shaking. By suppressing the direct transmission of seismic energy to the building, this layer protects human life and mitigates the risk of office equipment being overturned.

03 Firm ground

According to the Liquefaction Potential Map from the Tokyo Metropolitan Government, this building is located in an area that has a low risk of liquefaction.

Degree of liquefaction potential

Low
Moderate
High

Reference: Liquefaction Potential Map Revised 2012 by Civil Engineering Support and Training Center of the Tokyo Metropolitan Government

(As of August 2021)

04 Flooding risk avoidance

According to the Flood Hazard Map of Minato Ward, this building is located in a safe area with a relatively low risk of flooding.

(Reference: Minato City official website as of June 2021)

Furukawa underground reservoir

As a preventive measure against flood damage from the increasing number of large typhoons and heavy rains in recent years, a 3.3 km-long underground reservoir has been constructed under the Furukawa River, which runs from Minato Ward to Shibuya Ward.

Land since the Edo period

The building site is located west of the former coastline of the Edo period and therefore the ground is secure and reliable from a historical standpoint.

Conceptual drawing of the structure

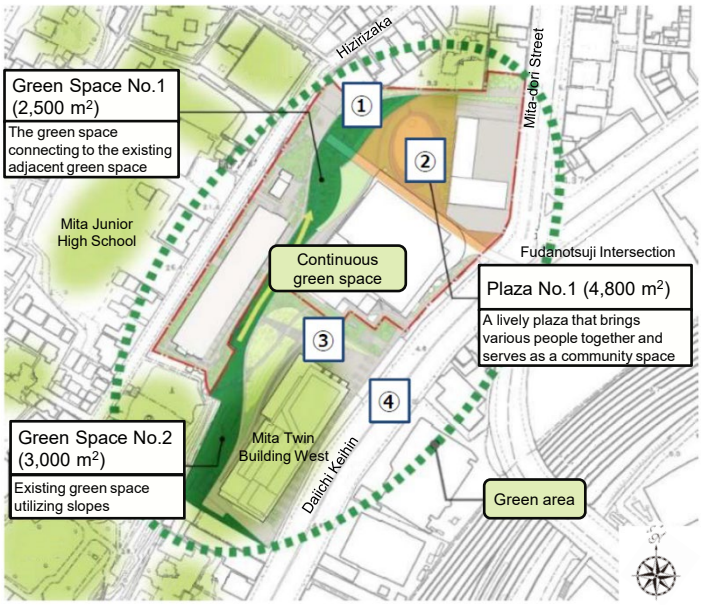
■ “Tsuki no Misaki” (Cape of the Moon), a popular spot in the Edo period, has become a notable site for a moss phlox* that is without parallel in Tokyo

* “Shibazakura” in Japanese, meaning “lawn cherry blossoms.”

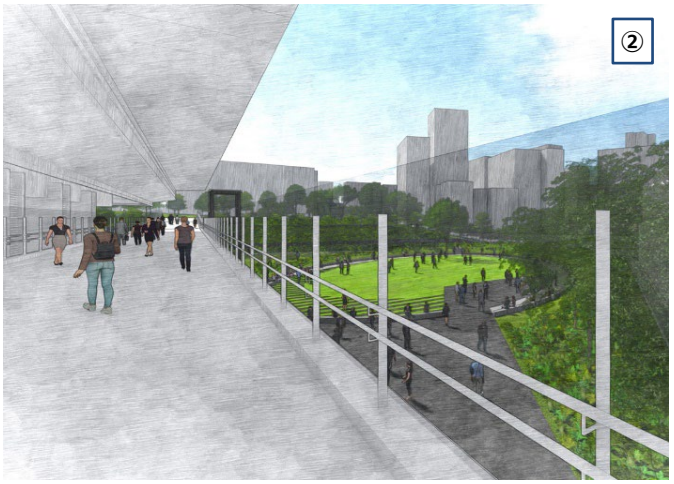
We created a greenbelt and plaza spanning approx. 15,400 m^2, connecting to the premises of the Sumitomo Fudosan Mita Twin Building West. It is close to the bustling Fudanotsuji Intersection, and can be widely used for revitalization of the community, community interaction, and disaster preparedness.

The surrounding area of the site is called “Tsuki no Misaki,” one of the One Hundred Famous Views of Edo. During the Edo period, part of the area was famous as a place to watch the moon over the sea. However, the landscape has been lost due to past development of the area. In this development project, we have restored the slope green with native plant species, taking advantage of historical elevation differences. We have also created a spacious garden landscape befitting a landmark with moss phlox covering green space (No. 1 and No. 2) of approx. 5,500 m^2.

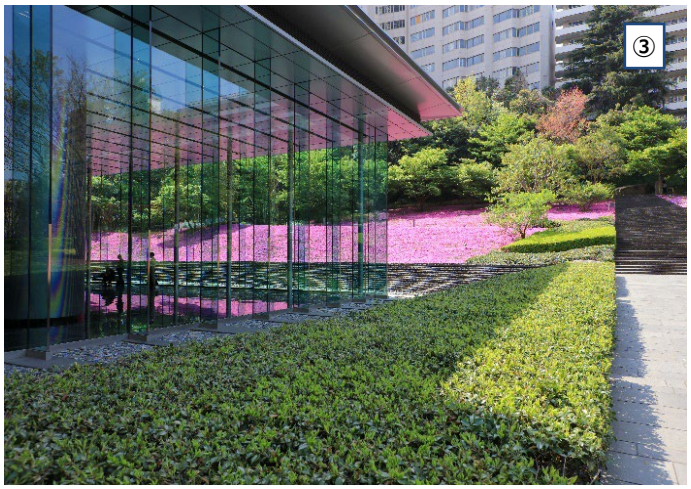
The plaza and green space that covers approximately 4,800 m^2, which are also open to residents and visitors, not only serve as a space with benches for rest and relaxation, but also function as a disaster prevention plaza with cooking stove benches, manhole toilets, and emergency supply storages, etc. Coordinated with the entrance of the office building, it provides a temporary evacuation site for people who have difficulty returning home in the event of a disaster.



Conceptual drawing of Green Space No. 1 as viewed from the north side



Conceptual drawing of a view from a pedestrian deck

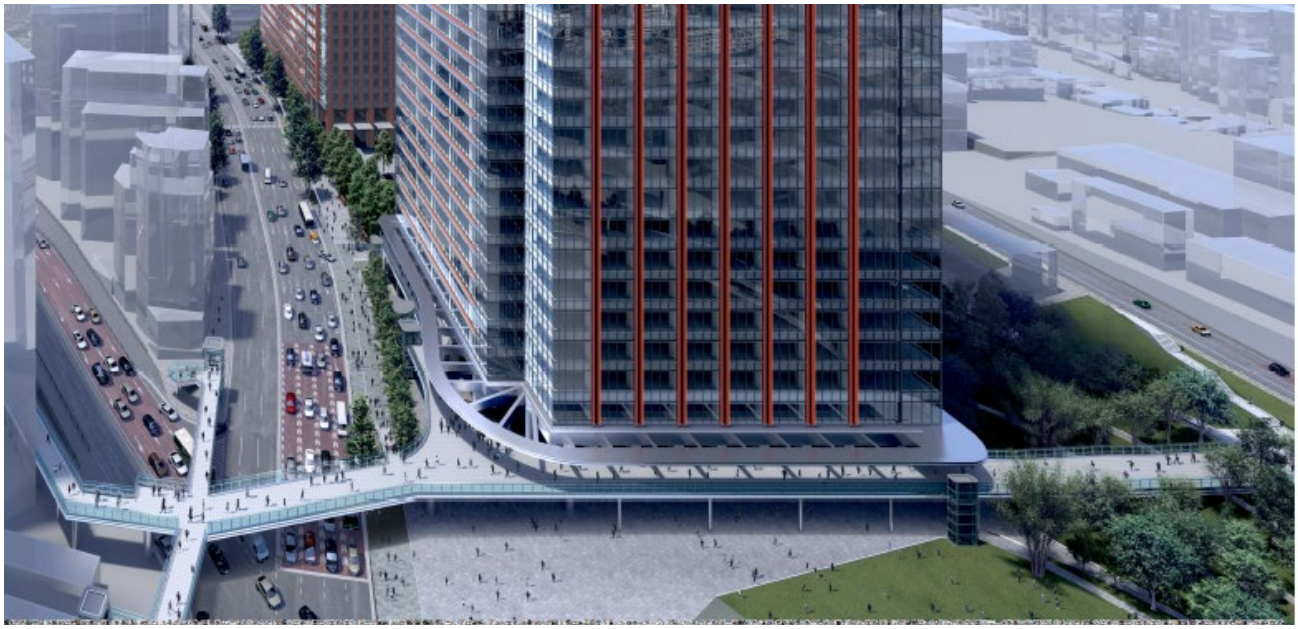


Existing slope green of Mita Twin Building West

Conceptual drawing of a view from Daiichi Keihin side

■ Developing a pedestrian network that makes the area easier to get around

In the past, the area's pedestrian network faced problems such as a broken line of flow due to elevation differences between the Fudanotsuji Intersection and the Hijirizaka-side residential area at the top of a rise, along with highways and JR train lines preventing movement between the Mita and Shibaura areas. In conjunction with the replacement of the existing pedestrian bridge, a pedestrian deck that passes over the Dai-Ichi Keihin Road will be constructed, together with barrier-free elevators. The deck will connect multiple areas such as Mita, Shibaura, the Tamachi Station West Exit, Shinagawa Station, and Hijirizaka, with the aim of making the area easier to get around in, and providing greater convenience.

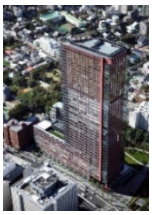


A pedestrian deck as viewed from Tamachi Station side

■ Urban development in conjunction with surrounding facilities

The project is being carried out in coordination with our other facilities that are located nearby, such as La Tour Mita, a premium leasing residence and Bellesalle Mita, which provides rental conference rooms in Sumitomo Fudosan Mita Twin Building West, as well as Hotel Villa Fontaine Grand Tokyo – Tamachi in Sumitomo Fudosan Mita Twin Building East, to provide business interchange features and create a living environment that contributes to strengthening the function of attracting foreign-owned businesses and workers from overseas.

Mita Twin Building West

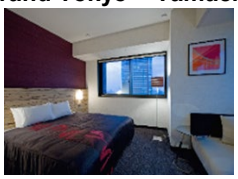


Bellesalle Mita

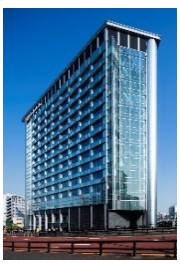
La Tour Mita

Mita Twin Building East

Hotel Villa Fontaine Grand Tokyo – Tamachi



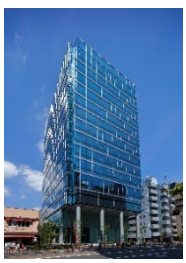
Mita Building



Tamachi Ekimae Building

Tamachi First Building

Tamachi Building



Tamachi Building East

■ Background to the development

FY 2010	The Mita 3 & 4-Chome District Urban Redevelopment Preparation Association established
FY 2017	Urban Planning Decision Notice issued
FY 2018	Approval issued for establishment of the Mita 3 & 4-Chome District Urban Redevelopment Association
FY 2019	Right transfer plan approved, construction started
FY 2022	The office building (Complex Tower 1): Operation starts (planned)
FY 2025	Construction completes (Planned)

■ Overview of the office building

Site area:	Approx. 4 ha	
Gross floor area:	Total of four buildings	Approx. 229,000 m^2
	Of which, the office building	Approx. 200,000 m^2

(42 floors above ground and 4 floors below ground, 215 meters tall, purposes: office, conference room, retail, etc.)

Site area