

Birth of a Luxury Hotel in an Area Connected to the Mitsui Family near Nijo Castle in Kyoto

Kyoto Nijo Hotel Project (Tentative Name) to Open for Business in Summer 2020

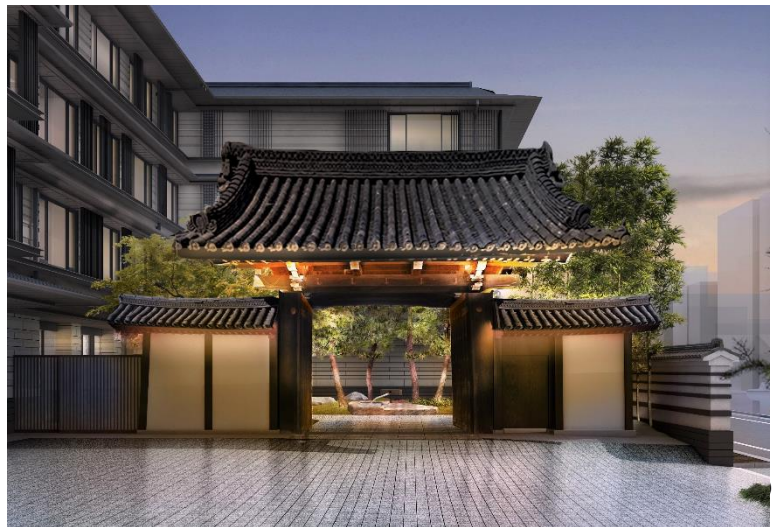
Tokyo, Japan, February 7, 2019 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that the facility plan details for the Kyoto Nijo Hotel Project (tentative name) underway in Nakagyo-ku, Kyoto City, have been decided. The hotel is expected to open for business in the summer of 2020.

The project covers an expansive area of over 75,347 ft² (7,000 m²) located in a central area of Kyoto City, east of Nijo Castle facing Horikawa-dori. The site is connected to the Mitsui Fudosan Group, as it was the residence of the Mitsui ruling family (Kitake) for more than 250 years, spanning from the end of the 17th century to the mid-Showa period. Mitsui Fudosan acquired this land in 2015, and is currently proceeding with construction of a flagship hotel that it will directly operate.

In terms of development, the newly built hotel will utilize the site's ancient structures in its features, such as the entrance and stone gardens. By adopting facility designs that are taken from Kyoto's traditional culture and spirit, and created by top designers in the modern architecture and design industries inside and outside Japan, Mitsui Fudosan will realize a hotel space endowed with both history and innovation.

The hotel will provide open and relaxing spaces, such as 161 guest rooms of various types that span over approx. 538 ft² (approx. 50 m²), including a presidential suite room with an average space of 2,260ft² (approx. 210 m²), and a spa area 10,763 ft² (approx. 1,000 m²) wide. Guests can enjoy cuisine made with the freshest ingredients from all over Japan with two restaurants, all-day dining and a signature restaurant, both of which have views of the garden.

In addition, in terms of services, the hotel will strive to provide an exceptional stay experience through refined and meticulous hospitality to win the adoration of its guests, with features such as a concierge available to address a variety of guest needs, valet parking, and 24-hour room service.



Operation of the hotel will be carried out by Mitsui Fudosan Resort Management Co., Ltd.,*¹ with Mr. Manabu Kusui as General Manager*², who has a wealth of experience in the management of luxury hotels. Mitsui Fudosan Group will concentrate all of its efforts towards creation of a luxury hotel to open in summer 2020, so please look forward to further developments in this project.

< Features for this Hotel Project >

- (1) Located near Nijo Castle in a central area in Kyoto City that has convenient access to tourist spots
- (2) Creation of a designer space endowed with both history and innovation in an area connected to the Mitsui family
- (3) Participation of top designers from within and outside Japan who represent the modern architecture and design industry
- (4) Appointment of Mr. Manabu Kusui as General Manager, who has extensive experience in luxury hotel management

*1 Mitsui Fudosan Resort Management Co., Ltd. is a wholly-owned subsidiary of Mitsui Fudosan, and the operating company for this hotel and Halekulani Okinawa (360 rooms), which is expected to open for business on July 26, 2019

*2 Please refer to Item 5 of this press release for more details.

■Mitsui Fudosan Group Hotel and Resort Business

The Mitsui Fudosan Group has actively developed its own company brands in Japan with Mitsui Garden Hotels and THE CELESTINE HOTELS, along with inviting internationally renowned hotels such as Mandarin Oriental, Tokyo and The Ritz-Carlton, Tokyo for mixed-use projects in the Tokyo metropolitan area.

The Mitsui Fudosan Group also invited the international brand AMAN as part of NEMU RESORT (Shima City, Mie Prefecture) to open “AMANEMU” for business in March 2016. The Group also owns and operates Halekulani in Hawaii, as a renowned resort beloved by its guests. The Group has decided to develop the Halekulani brand in Japan, and Halekulani Okinawa is expected to open for business on July 26, 2019.

In addition, among the mixed-use buildings that the Group is developing, Four Seasons Hotels and Resorts (Chiyoda-ku, Tokyo) is expected to open for business in spring 2020 and Bvlgari Hotels & Resorts (Chuo-ku, Tokyo) is expected to open a hotel at the end of 2022.

The Group has now decided to open the Kyoto Nijo Hotel Project (tentative name)^{*3} in summer 2020 in Kyoto, in anticipation of an increase in foreign tourists and further growth in the luxury hotel market.

^{*3} The formal hotel name and brand are currently undecided, but the hotel will be directly operated by Mitsui Fudosan Group.

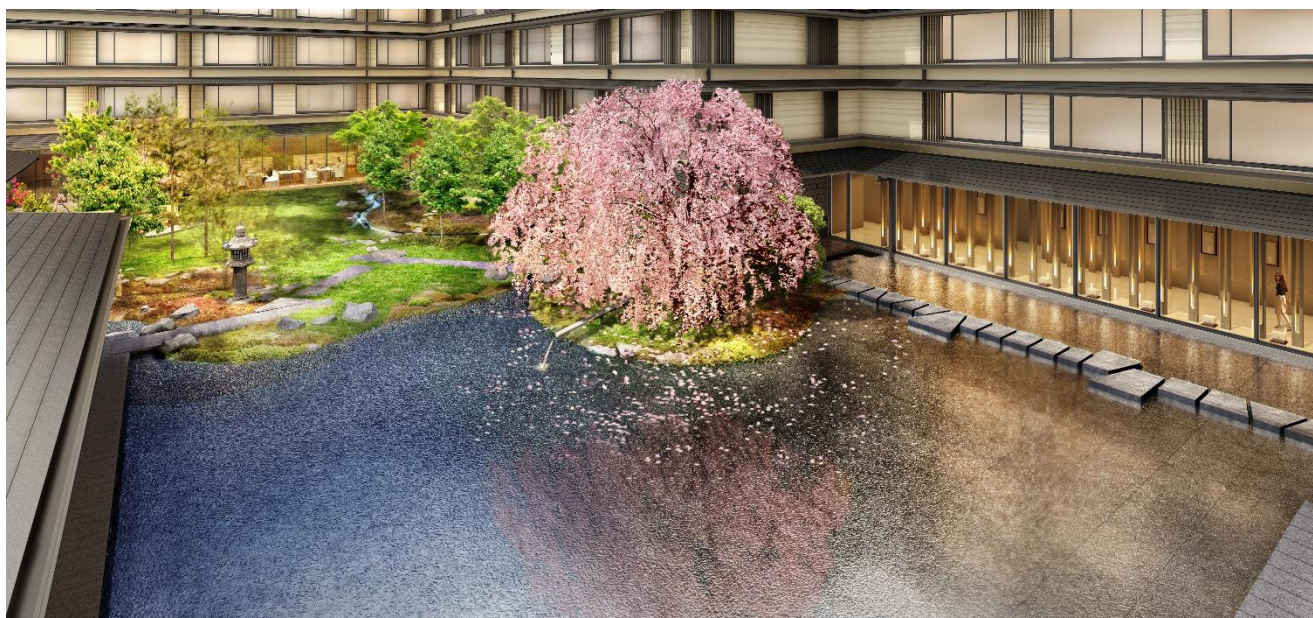
■Features for the Hotel Project

(1) Located near Nijo Castle in a central area in Kyoto City that has convenient access to tourist spots

The project area is located approx. 1.8 miles (approx. 3 km) north of JR Kyoto Station and in front of Nijo Castle, a UNESCO World Heritage site that is very popular with tourists from overseas. The hotel will be three minutes on foot from Nijojo-mae Station on the Kyoto Municipal Subway Tozai Line and ten minutes on foot from Karasuma Oike Station on the Kyoto Municipal Subway Karasuma Line, a very convenient location as a base in Kyoto City for tourist spots such as Kiyomizu-dera Temple and Gion in the east, Arashiyama in the west, Kinkakuji in the north, and others. The project site will be designed in harmony with Kyoto’s townscape, with an exterior suitable for the city’s quarter for historical and aesthetic heritage.

(2) Creation of a designer space endowed with both history and innovation in an area connected to the Mitsui family

The project area is connected to Mitsui Fudosan Group as the residence site of Takahira Mitsui, the second patriarch of the Mitsui ruling family at the end of the 17th century; the land was owned by the Mitsui family and served as the place for its overall governing institution and command center for their enterprises from the start of the 18th century to the start of the Meiji era. This project follows the concept of a strolling garden that existed in the era of the Mitsui ruling family, while utilizing present-day designs and technology for the garden and water feature to create a new space that exceeds approx. 14,000 ft² (approx. 1,300 m²). A part of the original building will be reproduced in the restaurant as a special room that overlooks this garden, where guests can get a feel for the delicate change in seasons with their cuisine.



Garden and water feature (conceptual CG image)

(3) Participation of top designers from within and outside Japan who represent the modern architecture and design industry

Building planning for the hotel project is currently underway, gathering leading designers in the modern architectural and design industries from both inside and outside Japan. Mr. Akira Kuryu of A.KURYU ARCHITECT & ASSOCIATES Co., Ltd. will be the master design advisor, with landscape design by Mr. Shunsaku Miyagi of PLACEMEDIA, guest room and lobby interior design by Mr. Andre Fu of AFSO, and spa and restaurant interior design by Mr. Yohei Akao of STRICKLAND Inc.



Master Design Advisor
Mr. Akira Kuryu

Born in Chiba Prefecture. After receiving his Master's degree at the Graduate School of Science and Engineering at Waseda University, worked at the Maki and Associates. Established A.KURYU

ARCHITECT & ASSOCIATES Co., Ltd. in 1979.

Pursues architectural designs with dignity that blend with the environment so they become part of the scenery as they are, along with designing buildings with a comprehensive atmosphere through collaborations with designers of various backgrounds.

Principle works include Uemura Naomi Memorial Museum, Byodoin Temple (Hosho-kan), Nagasaki National Peace Memorial Hall for the Atomic Bomb Victims, Ise Jingu (Sengukan), Nara National Museum (Nara Buddhist Sculpture Hall) and others. Served as architectural director for The 2005 World Exposition, Aichi, Japan, "Pacific Flora 2004," the Sizuoka International Garden and Horticulture Exhibition, and other exhibitions.



Interior Design
(Guestrooms & Lobby)

Mr. Andre Fu

Was born in Hong Kong. A graduate at The University of Cambridge for Masters in Architecture. Established AFSO in 2000.

An ethos of modernity, contemporary comforts and relaxed luxury rooted Fu's design philosophy, an aesthetics that is transversal in different cultures and a reflection of Fu's nomadic lifestyle.

His design for The Upper House Hong Kong instantly pushed him up to the worldwide top-rank, followed by his creations for Andaz Singapore and The Berkeley, London (The Pavilion Suites) .

His major works in Japan include Shangri-La Hotel, Tokyo (Piacere, Nadaman and Horizon Club Lounge) and Four Seasons Hotel Tokyo at Marunouchi (Motif.)



Landscape Design
Mr. Shunsaku Miyagi

Born in Kyoto Prefecture. After receiving his Master's degree at the Graduate School of Design at Harvard University, became an assistant professor at the Graduate School of

Horticulture at Chiba University, specialization professor at the Department of Residential Architecture and Environmental Science at Nara Women's University, then professor at the Open University of Japan from 2017. Appointed as a partner at the PLACEMEDIA architecture firm in 1992. He has participated in many projects inside and outside Japan related to landscape design and urban design.

Principal works in recent years include landscape designs for Tokyo Garden Terrace Kioicho, GINZA SIX GARDEN, JP Tower/KITTE, Ise Jingu (Sengukan), and others. Served as a representative director for the religious institution Byodoin Temple since 2009.



Interior Design (Spa and restaurants)
Mr. Yohei Akao

Born in Hiroshima Prefecture. A graduate at Scenography, Display, and Fashion Design Department of Musashino Art University. Established STRICKLAND Inc. in 2011 after

working for Space Environment Planning Institute Co., Ltd. And then for Super Potato Co., Ltd. Has a wealth of experience in interior design for hotel dining facilities.

Principle works include The Ritz-Carlton, Langkawi (Langkawi Kitchen, The Beach Grill, Hai Yan, Horizon), The Ritz-Carlton, Macau (Lai Heen), and Four Seasons Hotel Kyoto (Sushi Wakon).

In charge of Hyatt Centric Ginza Tokyo interior design for the entire building in recent years.

■ Access

(Map of surrounding area)



(Area Map)



■ Project Overview

Project Name	Kyoto Nijo Hotel Project (Tentative Name)
Location	284 and other lots, Nijo-Aburanokoji-cho Aburanokoji-dori Nijo-Sagaru Nakagyo-ku, Kyoto
Site area	80,297.26 ft ² (7,459.86 m ²)
Transportation (Access)	3 minutes on foot from Nijojo-mae Station on the Kyoto Municipal Subway Tozai Line 10 minutes on foot from Karasuma Oike Station on the Kyoto Municipal Subway Karasuma Line
Total floor area	204,377.81 ft ² (18,987.32 m ²)
Structure / scale	Steel structure, 4 floors above ground, 1 floor below ground
Construction start	March 2018
Open for Business	Summer 2020 (planned)
Design and construction	Shimizu Corporation
Guestrooms	161
Adjoining facilities	Two restaurants, a bar, a spa, a fitness gym, etc.

<Memo>

Comment from General Manager Manabu Kusui



“I feel incredibly honored to become the General Manager at a flagship hotel directly run by Mitsui Fudosan Group in Kyoto, a world-renowned city of tourism and culture. Under the theme of “Providing Japan’s Premium Luxury Experience in Kyoto to the World,” we are pursuing operation of a luxury hotel that represents Japan in a historic place, along with the finest team where guests can relax in sincerity. Please look forward to our business in the summer of 2020.”

Manabu Kusui
(Profile)

May 1994	Joined Park Hyatt Tokyo
May 2006-	Sales manager at The Ritz-Carlton, Tokyo
June 2010-	Sales and marketing manager at Four Seasons Hotel Tokyo at Marunouchi
June 2013-	Deputy sales and marketing manager at Mandarin Oriental, Tokyo
June 2018-	General Manager of Kyoto Nijo Hotel Project (tentative name)