



July 4, 2017

Tokyu Corporation

Mitsubishi Corporation

Mitsubishi Jisho Residence Co., Ltd.

Obayashi-Shinseiwa Real Estate Co., Ltd.

A condominium fully equipped with various facilities (co-working space, nursery, after-school facility and more) essential to the community.

**Realizing the Vision of “Next-Generation Suburban Town Planning”
“DRESSER WISE Tama-Plaza to Be Completed in September 2018**

Court A (88 units) immediately sold out through membership priority sales. Guest Salon to open later this month.

Tokyu Corporation, Mitsubishi Corporation, Mitsubishi Jisho Residence Co., Ltd., and Obayashi-Shinseiwa Real Estate Co., Ltd. are pleased to announce that “DRESSER WISE Tama-Plaza”, a condominium designed based on the WISE City concept (※1), will be completed in September 2018. The WISE City concept is outlined in the “Next-Generation Suburban Town Planning” framework elaborated by the public and private interests, and is meant to foster the development of suburban communities in which the daily needs of residents are available within walking distance while providing a safe living environment.

At just four minutes’ walk from Tama-Plaza Station on the Tokyu Den-en-toshi Line, which connects Tokyo and Yokohama, the property is at a prime location and provides a total of 278 units across three towers - Courts A, B, and C. The lower level will include “CO-NIWA Tama-Plaza”, a multi-purpose facility equipped with a co-working space, nursery, after-school child care facility, community café, and event space, which will also be open to non-residents. The residential complex will provide a safe living environment for the elderly, and encourage interaction between generations by including facilities attractive to younger generations.

Court A was sold through priority sales to home seekers registered in the proprietors’ real estate member database from February to April 2017. All 88 units were immediately sold out. Approximately 70 percent of the buyers are currently living in surrounding areas such as Yokohama’s Aoba Ward. The home ownership rate among them was 80 percent, which demonstrates that there is high demand among home owners considering relocating to a more convenient spot within the same area. General sales, including requests for documents and pre-booked information sessions, have been taking place since late April, and the grand opening of the Guest Salon, a showroom and consultation corner, is scheduled to take place on July 8.

The northern area of Tama-Plaza Station, where the property is located, has been a part of a framework for “Next-Generation Suburban Town Planning” being executed by the City of Yokohama and Tokyu Corporation since 2012. The plan is aimed at solving a number of issues faced by suburban residential communities and falls with the context of increased collaboration between public, private, industrial, and academic sectors. “DRESSER WISE Tama-Plaza” is expected to play an integral role in making the “Community Living” concept (※2), where all residents have access to essential facilities and can live in a safe and wholesome environment, a reality.



Exterior Image



“CO-NIWA Tama-Plaza” - Illustration

Inquiry Recipient

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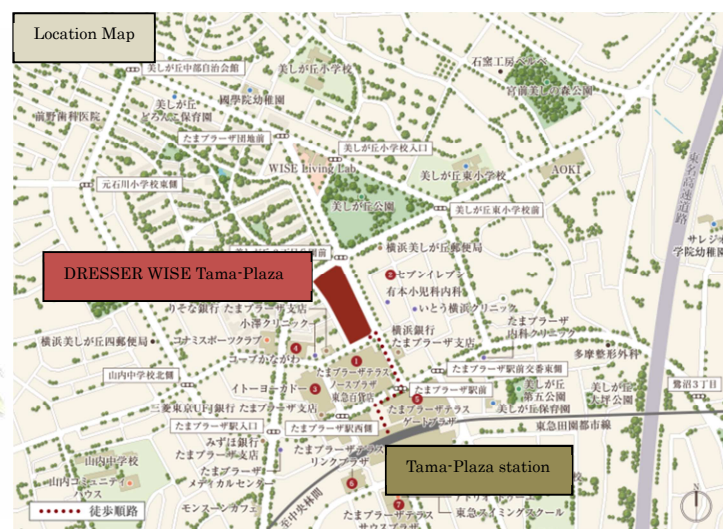
(Please refer to Tokyu Corporation regarding this property)

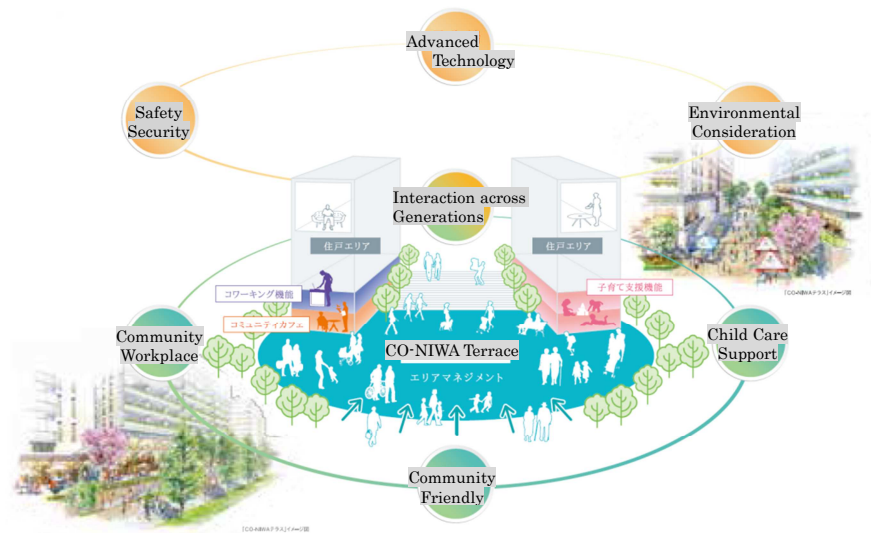
Property Overview



Location	1-8-1, Utsukushigaoka, Aoba-ku, Yokohama-shi, Kanagawa, Japan (lot number)
Access	4-minute walk from Tokyu Den-en-toshi Line Tama-Plaza Station
Number of Units	278 (including 88 units in Court A previously sold out to members)
Exclusive Area per Unit	61.92 - 130.87 m ² (tentative)
Layout	2LDK - 4LDK (tentative)
Structure／Stratum	Reinforced concrete structure / 10 stories above, 1 story below ground (COURT A and COURT C); 9 stories above, 1 story below ground (COURT B)
Vendors	<p>Tokyu Corporation (Vendor) Minister of Land, Infrastructure, Transport and Tourism(11) No. 2621 Member of the Real Estate Companies Association of Japan & the Real Estate Fair Trade Council 〒150-8511 5-6 Minami-Nanbeidaicho, Shibuya-ku, Tokyo</p> <p>Mitsubishi Corporation (Vendor) Minister of Land, Infrastructure, Transport and Tourism(14) No. 642 Member of the Real Estate Companies Association of Japan & the Real Estate Fair Trade Council 〒100-8086 2-3-1 Marunouchi, Chiyoda-ku, Tokyo</p> <p>Mitsubishi Jisho Residence Co., Ltd. (Vendor&Distributor) Minister of Land, Infrastructure, Transport and Tourism(14) No. 408 Member of the Real Estate Companies Association of Japan, the Association of Real Estate Agents of Japan & the Real Estate Fair Trade Council 〒100-8189 1-6-1 Ootemachi, Chiyoda-ku, Tokyo</p> <p>Oobayashi Shinseiwa Real Estate Co., Ltd. (Vendor) Minister of Land, Infrastructure, Transport and Tourism(14) No. 312 Member of the Real Estate Companies Association of Japan, The Association of Real Estate Agents of Japan, National Association for Real Estate Transaction Guaranty & the Real Estate Fair Trade Council 〒102-0074 3-3-6 Kojimachi Building, Kudan-minami, Chiyoda-ku, Tokyo</p>
Contractor	Tokyu Construction Co., Ltd.
Management Company	Tokyu Community Corporation (expected)
Scheduled Completion Date	Late July 2018
Scheduled Move in Date	Late September 2018

Site Layout • Location Map





A project realizing the “WISE City” vision of

“Next-Generation Suburban Town Planning”

Connecting the city, people and region, “DRESSER WISE Tama-Plaza” to be constructed.

The multi-purpose facility “CO-NIWA Tama-Plaza” will be at the core of the community

Designed differently from conventional residences, this property will entail a compound facility “CO-NIWA Tama-Plaza”, equipped with a co-working space, nursery, after-school facility, community café, and “CO-NIWA Terrace” which will be open to non-residents. It aims to create a space with four functions: interaction between generations, child care support, accessibility, and working space. Events and area management will be executed accordingly to create energy and livelihood in the community.

The open-spaced “CO-NIWA Terrace” will be open to residents in the surrounding community as a place for interaction. Various trees will be planted, and together with the spring Sakura blossoms, the property will provide a lively ambiance throughout the four seasons.



The stair-cased space connecting Court B and C. The three spaces created by the difference in elevation will be open to events held by residents and others in the surrounding community to best create a lively atmosphere.



The open terrace along Yurinoki street. The livelihood of the compound facility and the surrounding trees will attract people to gather and take a walk.

Residential Common Space – Creating a wholesome living

“DRESSER WISE Tama-Plaza” entails various facilities to provide a wholesome living experience. “Skyfarm” is a rooftop community garden where residents can grow seasonal vegetables, and cook in the communal “Kitchen Studio”. The “Common Lounge” and “Dining Lounge (available for reservation)” may be used to hold parties among friends. The inner “Courtyard” and two “Guestrooms” are at the residents disposal as well.

Various plans to suit multiple generations with the Latest Facilities

“DRESSER WISE Tama-Plaza” offers various plans to suit different needs, including the “Elderly Consideration Plan” and “Two Generation Adjacent Living Plan”. The “Elderly Consideration Plan” adopts a sliding door and includes ample space around the bath and toilet areas. The “Two Generation Adjacent Living Plan” connects two units by a door and enables two generations to be connected and to live closely.

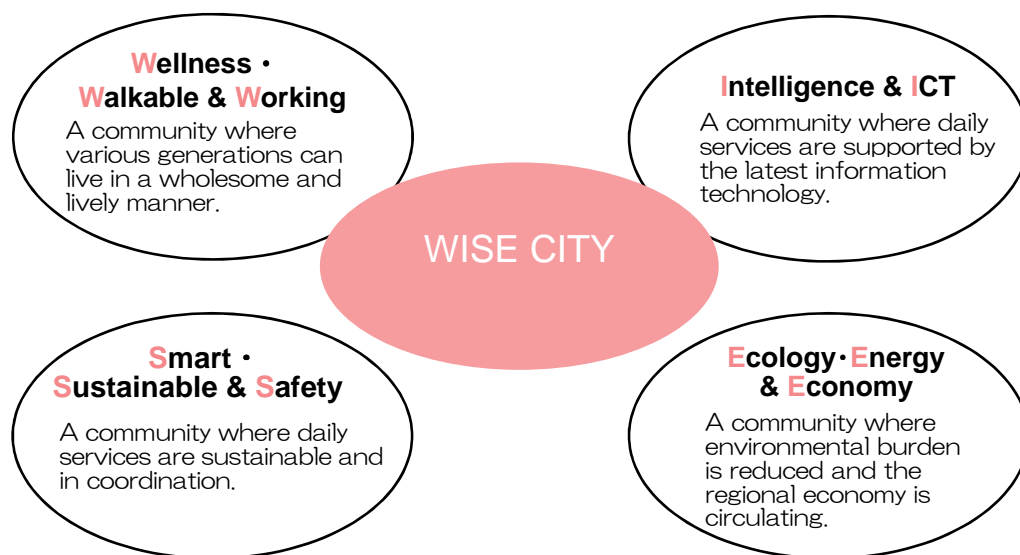
All units are equipped with ENE FARM and Intelligent Home by iTSCOM. Residents can control the AC and bathtub from outside by using their smartphones.

In case of emergency, partial electricity in the communal space and water supply in individual units will be supplied by solar panels, storage batteries, emergency generators, and dispersion type power sources from shared EV cars. The continued power generation function on ENE FARM will function during power failures, enabling power supply through specific plugs in individual units.

“DRESSER WISE Tama-Plaza” received the premier S rating on “CASBEE (Comprehensive Assessment System for Built Environment Efficiency) Yokohama”, a system indicating the general environmental consciousness of properties. As well, the property received the summit level rank 4・5 for its energy-saving measures in its housing performance evaluation, which indicates the environmentally friendly design of “DRESSER WISE Tama-Plaza”.

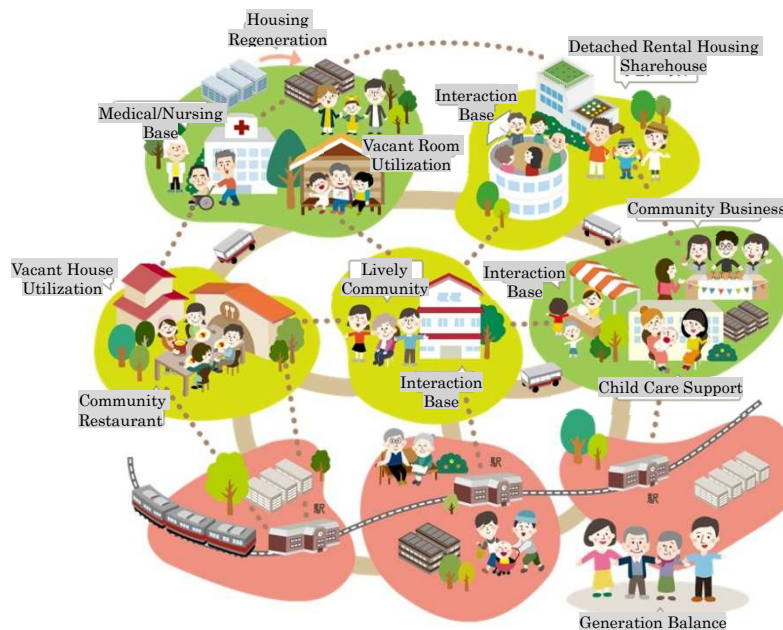
※1 Reference : “WISE CITY” illustrated in the “Next-Generation Suburban Town Planning” plan

“WISE CITY” is the future vision of a sustainable and pleasurable living community. “WISE” represents the first letters of Wellness & Walkable & Working, Intelligence & ICT, Smart・Sustainable & Safety, and Ecology・Energy & Economy. The word “wise” also connotes intelligence and discretion, indicating the intention of building a “wise, intelligent community”.



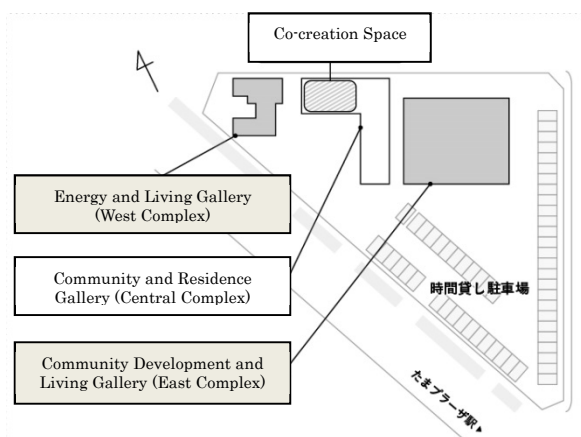
※2 Reference: Community Living

“Community Living” is the idea of consolidating shopping, welfare, medical, child care, and community activity facilities within walking distance, by utilizing vacant houses and lots. “Community Living” will enable elderly residents to access daily needs by walking distance with safety being assured. This is a central idea in promoting “Next-Generation Suburban Town Planning.”



Reference: WISE Living Lab

“WISE Living Lab” is the center of promotion and various projects regarding the “Next-Generation Suburban Town Planning” plan. This lab is situated on land and building owned by Tokyu Corporation and consists of three towers.



Wise Living Lab General View

WISE Living Lab Central (right) and West (left) Complex

Location: 2-23-1&3, Utsukushigaoka, Aoba-ku, Yokohama-shi

Site Area: 3,892.38 m²

Owner and Operator: Tokyu Corporation

HP: <http://sankaku-base.style/>