

NEWS RELEASE

June 23, 2017

For Immediate Release

Tokyo Tatemono Co., Ltd.
Sumitomo Corporation

Quake-resistant tower condo complex with a combination of city and nature
Brillia Tower Yoyogi Park CLASSY
Received same-day applications for all units in the first (116 units) and second rounds (15 units) of Phase 1 sales

Tokyo Tatemono Co., Ltd. and Sumitomo Corporation hereby announce that same day applications were received for all units in the first and second rounds of Phase 1 sales of Brillia Tower Yoyogi Park CLASSY condo units (Tomigaya 1-chome, Shibuya-ku, Tokyo).

The condo complex was built in the 1-chome area of Tomigaya, a residential area that is within walking distance from Shibuya Station, which is currently under redevelopment. The 19-floor, 195-unit quake-resistant condo complex is conveniently located. It is just a two-minute walk from either Yoyogi-koen Station on the Tokyo Metro Chiyoda Line or Yoyogi Hachiman Station on the Odakyu Odawara Line.

We opened a homepage to advertise the property on September 14, 2016. Since then, we have received approximately 6,600 requests from customers for brochures and other materials. On and after February 18, 2017, which was the start date for preliminary tours, more than 1,400 interested parties (as of June 11, 2017) viewed the model rooms. The response has been avid.

[Summary of Round 1 & 2 of Phase 1 sales]

- Preliminary viewing from February 18, 2017
- Model room for Phase 1 sales opened April 8
- Units for sale: (Round 1) 116 units
(Round 2) 15 units
- Sales schedule: (Round 1) Registration period: May 20-28
Lottery: May 29
(Round 2) Registration period and lottery date: June 11
- Number of registrations (total for both rounds): 210
- Average acceptance rate (Rounds 1 & 2): 1.6x
(maximum acceptance rate: 15x *Round 1)
- Price range (Rounds 1 & 2): ¥62.90 million - ¥349.90 million
- Floor space (Rounds 1 & 2): 50.36m² - 142.79m²
*Trunk room storage space: 0.69m² - 1.97m² (inclusive)



(Computer generated image of the exterior)

[Applicant demographics]

Age: 30s (28% of total applicants), 50s (23%), and 40s (23%)

Family makeup: Two people (38% of total applicants), one person (29%), and three people (23%)

Occupation: Company workers (44%), company executives (25%), and doctors (9%)

32% of total applicants are residents of Shibuya-ku, while 16% are residents of Setagaya-ku

[Key points commended by applicants]

Two-minute walk to Yoyogi-koen Station on the Tokyo Metro Chiyoda Line, which provides direct city center access

Two-minute walk to Yoyogi Hachiman Station on the Odakyu Odawara Line, which takes you directly to Shinjuku in five minutes

Unique location: Close to Yoyogi Park, which puts you in touch with nature year-round, but also located in the center of Tokyo

Build in accordance with the comprehensive design system in the Building Standards Law, Classy offers a view of green open spaces and Yoyogi Park as well as a magnificent panoramic view of central Tokyo.

[Property overview]

Address: 1-1534-1 Tomigaya, Shibuya-ku, Tokyo (lot number)

Access: 2-minute walk from Yoyogi-koen Station on the Tokyo Metro Chiyoda Line
2-minute walk from Yoyogi Hachiman on the Odakyu Odawara Line

Area/district: Commercial area nearby, fire-prevention zone, parking garage zone, minimum building height restriction of 7 meters and maximum height restriction of 40 meters

Total number of residences: 195 with store area

Total area: 2,624.31 m²

Total floor space: 21,111.40 m²

Structure/No. of floors: Reinforced concrete structure, 19 floors above ground and 1 below ground

Height: Approximately 60 meters

Parking garage capacity: 58 cars (Mechanical parking facility: 57 cars; Service garage: 1 car)

Sellers: Tokyo Tatemono Co., Ltd. and Sumitomo Corporation

Sales agents: Tokyo Tatemono Co., Ltd. and Sumisho Tatemono Co., Ltd.

Design: Shimizu Corporation architectural office (first-class registered architect license)

Builder: Shimizu Corporation (Tokyo branch)

Management company: Tokyo Tatemono Amenity Support Co., Ltd.

Exclusive area: 50.36 m² - 142.79 m² (Trunk room storage space: 0.69 m² - 1.97 m² (inclusive))

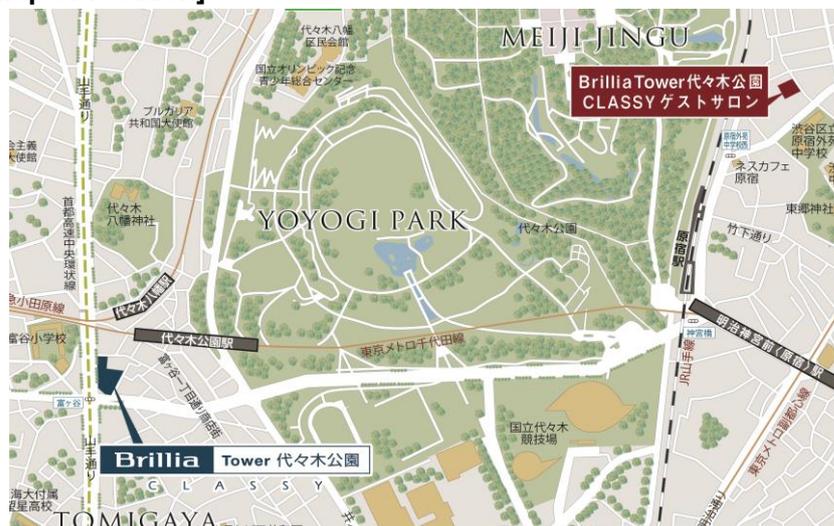
Floor plans: 1LDK - 3LDK

Estimated selling price: ¥60 million range (*¥10 million increments) - ¥300 million range (*¥100 million increments)

Construction: Completion scheduled for late January 2019

Delivery: Late February 2019 (tentative)

[Map of location]



Features of Brillia Tower Yoyogi Park CLASSY

(1) Overlooks the evolving area in front of Shibuya Station, which is under redevelopment, and Yoyogi Park, a protected patch of nature in Central Tokyo

The condo complex is within walking distance of Shibuya Station, which is undergoing redevelopment, and Harajuku Station, an epicenter of fashion and trends (1.5km range). It is also a five-minute walk from Yoyogi Park, a protected piece of nature. The condo complex is situated exactly between the ever-changing center of Tokyo, and the peace and warmth exuded by nature. It is also extremely conveniently located, just a two-minute walk from Yoyogi-koen Station, on the Tokyo Metro Chiyoda Line, which offers access to central Tokyo, including Otemachi, and a two-minute walk from Yoyogi Hachiman Station, on the Odakyu Odawara Line, which provides access to the Shinjuku Fukutoshin area.



(Conceptual diagram of the area in the development plan)

(2) Refined landscape design that takes advantage of the view (made possible owing to the Tokyo Metropolitan Government's Comprehensive Design System) and the adjacent public space

Brillia Tower Yoyogi Park CLASSY was granted permission under the Tokyo Metropolitan Government's Comprehensive Design System, as it was assessed to be a contribution to the development of an attractive urban landscape, including the establishment of a public space and a regional warehouse for disaster prevention supplies. In light of this, regulations were relaxed making it possible to achieve a larger floor-area ratio and the tower-style condo complex with a height of around 60 meters. (The height restrictions for buildings in this areas is conventionally 40 meters.)

There will be a rooftop terrace that offers a magnificent view of Yoyogi Park with central Tokyo in the background. In addition, we selected tree varieties for planting in the adjacent public space that are mainly the same as those in Yoyogi Park. Furthermore, we will build a water feature that replicates Shibuya River, which was the inspiration of the nursery song, Haru no Ogawa (spring brook).



(Rendering of view from building (left); Rooftop terrace (upper right); Public space on north side (bottom right))

(3) Common area produced by a design team, which comprises the world’s foremost talent

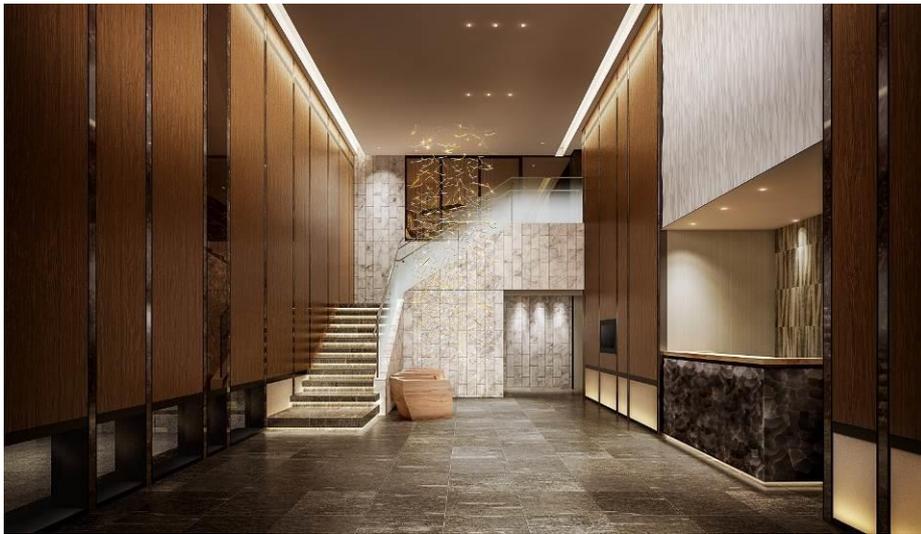
Kenji Muro, director of Asia at Garde U.S.P., a leading design company, aimed to create a high-quality and refined space. The concept for the common area is to produce a “gentle, highly sensitive space.” Furthermore, an aquarium will be set up in the lounge area. Takayuki Fukada, who was selected as the world’s No. 1 aquarium artist two years in a row, participated in the design team. The concept of the aquarium is connecting humans and nature. The aquarium replicates a natural landscape and ecosystem, creating a unique world that looks as if it were cut out of the water. In addition, Tetsuo Haniwa and Yoichiro Haniwa, who have handled a number of development projects in Tokyo, were in charge of landscape design. The planning brings up the memory of the land and warmth and aims to create a beautiful garden that will serve as a gathering place that connects people with nature.



(Rendering of Art lounge and aquarium (left) and vacant lot on south side (right))

4. Butler service aims to provide a wide range of high quality services to residents

In addition to traditional concierge services, such as accepting parcels and cleaning deliveries, and calling taxis, we will offer porter services, including luggage carrying. Furthermore, in the private areas, butlers will offer services that assist residents with daily chores, including cleaning windows and bathrooms, changing light bulbs, and assembling furniture. The aim is to provide soft services that offer a higher level of satisfaction to residents by offering a wider range of assistance in the lives of residents.



(Image: Entrance hall and butler counter)

*A fee will be charged for services for private-owned areas; portion contributed to management association (tentative)