MITSUI FUDOSAN

NEW VALUE, REAL VALUE — N.R.E. Group
NOMURA REAL ESTATE HOLDINGS

October 8, 2026

For immediate release

Mitsui Fudosan Co., Ltd.
Nomura Real Estate Development Co., Ltd.

Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project

Tokyo Midtown Nihonbashi Completed on September 30, 2026

Key Points of this Press Release

- As the first project in the Nihonbashi River Walk redevelopment area along the Nihonbashi River, **Tokyo Midtown Nihonbashi was completed on September 30.** The grand opening is scheduled for 2027.
- The logo design for Tokyo Midtown Nihonbashi has been finalized. It embodies the concept of **"Toward Japan's Starting Point, Admired by the World."** The district aims to be a starting point for sharing new value from Nihonbashi with the world.
- The head office of Nomura Holdings, Inc., the head office of Daiichi Sankyo Co., Ltd., the Japan base of Bank of America, and other **companies operating in Japan and abroad will move into the offices in phases**.

Tokyo, Japan, October 8, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Nomura Real Estate Development Co., Ltd. (hereafter, "Nomura Real Estate"), announced today that the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project (district name: Tokyo Midtown Nihonbashi), which the two companies have been developing, was completed on September 30, 2026, and that the design of its logo has been finalized. The grand opening is scheduled for 2027.



Tokyo Midtown pursues a common vision of being a city that continues to share JAPAN VALUE with the world. Tokyo Midtown Nihonbashi's JAPAN VALUE is "Toward Japan's Starting Point, Admired by the World." Building on the spirit of taking on challenges that thrives in Nihonbashi, which has flourished as a center of commerce, finance, and culture since the Edo period, the district aims to be a starting point for sharing new value with the world.

Tokyo Midtown Nihonbashi is the first project in the Nihonbashi River Walk, an area covering approximately 27 acres (approximately 11 hectares) where five redevelopment projects along the Nihonbashi River and the Metropolitan Expressway Nihonbashi Section Underground Relocation Project are being carried out in coordination to create a neighborhood centered around the waterfront. The project will make use of the waterfront area, which is rare in central Tokyo, to create a new urban experience integrating diverse urban functions, including working, socializing, staying overnight, and living.

TOKYO MIDTOWN
NIHONBASHI

<Tokyo Midtown Nihonbashi logo>

* This project forms an integrated district together with the Nihonbashi 1-Chome Mitsui Building (also known as: South), and the entire Tokyo Midtown Nihonbashi district will be complete when the renovation of that building is finished in 2027.

Tokyo Midtown Nihonbashi's JAPAN VALUE: "Toward Japan's Starting Point, Admired by the World"

Tokyo Midtown Nihonbashi has set "Toward Japan's Starting Point, Admired by the World" as its JAPAN VALUE and will carry out a new form of urban development that shares value from Nihonbashi with the world.

Building on the spirit of taking on challenges
and the mercantile tradition passed down through generations in Nihonbashi,

we will create new dynamism in the city
alongside the Nihonbashi River.

"Toward Japan's Starting Point, Admired by the World"

Tokyo Midtown is a brand for mixed-use urban development in central Tokyo. Under the common vision of being a city that continues to share JAPAN VALUE with the world, Tokyo Midtown pursues four core values: Diversity, Hospitality, Creativity, and Sustainability. In addition, each district of Tokyo Midtown draws on its own individual character as a unique value proposition and aims to carry out urban development that improves with age.

Nihonbashi, home to the fourth Tokyo Midtown development following Roppongi, Hibiya, and Yaesu, has flourished since the Edo period as the starting point of the Five Highways and has continued to generate new value through commerce. The Nihonbashi River, the center of the water transportation that supported the exchange of people, goods, and culture, has been at the heart of people's lives since that time.

Drawing on this local character, Tokyo Midtown Nihonbashi has defined its unique value propositions as With the River (a district open to the waterfront, where people gather and time is shared alongside the Nihonbashi River), Tradition & Innovation (a district that builds on tradition and pioneers the future through continued innovation), and Elegance (a district that offers refined experiences and the freedom to enjoy moments of luxury).

Tokyo Midtown's common vision: A city that continues to share JAPAN VALUE with the world

Tokyo Midtown Nihonbashi's JAPAN VALUE:
"Toward Japan's Starting Point, Admired by the World"

Shared VALUE	+	Individual character of the district		
		With the River	Tradition & Innovation	Elegance
Diversity		A district open to the waterfront, where people gather and time is shared alongside the Nihonbashi River	A district that builds on tradition and pioneers the future through continued innovation	A district that offers refined experiences and the freedom to enjoy moments of luxury
Hospitality				
Creativity				
Sustainability				

Concepts Expressed through the Logo: The Flow of the Nihonbashi River and the Dynamism of a City Where People Come and Go

The logo incorporates the M mark and signature green color that are the shared design elements of the Tokyo Midtown brand, while adding light blue at the left end to express the concept of With the River. The graceful yet bold curves of the M evoke the elegant curves of the building's exterior, the flow of the river, the wake of boats, and shop curtains swaying as customers come and go. The logo expresses an attitude of connecting tradition to the future while also changing with the times, like the water flowing in the river. It also conveys the vibrancy of a city where people and cultures come and go and new energy that captivates the world is born.

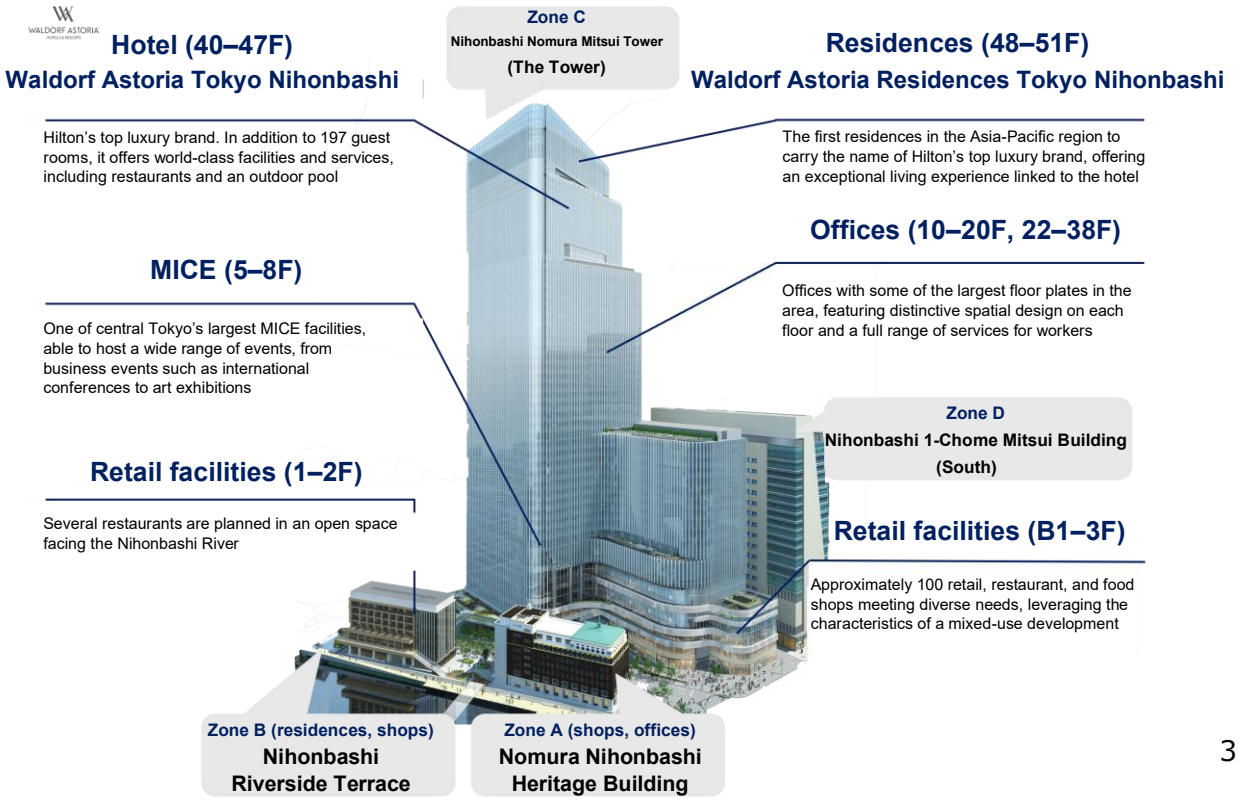
TOKYO MIDTOWN
NIHONBASHI

Leveraging the Character of a City Where Tradition and Innovation Coexist to Offer Refined Value Experiences Unique to Nihonbashi

Tokyo Midtown Nihonbashi is a landmark mixed-use development that leverages its waterfront space and integrates diverse urban activities such as working, socializing, staying overnight, and living. Carrying on the pioneering spirit it has nurtured since the Edo period, the district will share new value experiences from Nihonbashi with the world. It also aims to be a district where people can freely enjoy moments of luxury, offering refined, unhurried experiences with world-class hospitality.

Facility Layout

Tokyo Midtown Nihonbashi consists of four zones. It is a large-scale mixed-use complex with diverse urban functions, including high-quality and sophisticated retail facilities, a luxury hotel, rental residences, MICE facilities, and offices.



Zone A - Nomura Nihonbashi Heritage Building

The exterior of the Nomura Nihonbashi Heritage Building, a designated tangible cultural property of Chuo City, is preserved and utilized, with its lower floors reborn as a retail facility.

Zone B - Nihonbashi Riverside Terrace

A mixed-use facility facing the Nihonbashi River. A promenade along the river, waterfront retail facilities, and 48 residential units have been developed, forming a walkable space that more closely connects the river and the city.



<Exterior rendering of the low-rise section along the Nihonbashi River (from right: Zone A, Zone B)>

Zone C - Nihonbashi Nomura Mitsui Tower (also known as: The Tower)

A mixed-use skyscraper, approximately 931 ft (approximately 284 m) tall with 52 floors above ground and 5 floors underground, that creates a new skyline for Nihonbashi. The B1 to 3rd floors house retail facilities; the 5th to 8th floors, MICE and business support facilities; and the 10th to 20th floors and 22nd to 38th floors, offices. Waldorf Astoria Tokyo Nihonbashi, the top luxury brand operated by Hilton, will open on the 39th to 47th floors, and Waldorf Astoria Residences Tokyo Nihonbashi, the first residences in the Asia-Pacific region to carry the brand's name, have been developed on the 48th to 51st floors.



<Bird's-eye rendering (night view)>

<u>Main Functions of the Nihonbashi Nomura Mitsui Tower (Also Known as: The Tower)</u>

(1) Offices

The offices offer some of the largest floor plates in the area, with a low-rise section (10th to 20th floors, with a standard floor area of approximately 70,098 ft^2 (approximately 6,512 m^2)) and a high-rise section (22nd to 38th floors, with a standard floor area of approximately 48,748 ft^2 (approximately 4,529 m^2)). Overlooking the Nihonbashi River, each floor features a distinctive design tailored to its space and use. The outdoor terraces on

the 10th and 21st floors offer sweeping views of Tokyo's cityscape in an environment filled with natural light and fresh air.

In addition to Nomura Holdings, Inc., which will relocate its head office to the building, tenants including the head office of Daiichi Sankyo Co., Ltd., the Japan base of Bank of America, and other companies operating in Japan and abroad will move into the building in phases.



<Rendering of the 22nd floor office sky lobby>



<Rendering of the 21st floor outdoor sky garden (daytime view)>

(2) Retail Facilities

The retail zone of Tokyo Midtown Nihonbashi consists of three areas: Zone C, the Nihonbashi Nomura Mitsui Tower (The Tower) (B1 to 3rd floors); Zone D, the Nihonbashi 1-Chome Mitsui Building (South)*1 (B1 to 4th floors); and Zone B, the Nihonbashi Riverside Terrace (1st and 2nd floors). The three areas are interconnected by decks and underground walkways and are scheduled to open as an integrated facility in 2027.

The retail zone comprises approximately 100 units of retail, restaurant, and food shops covering approximately 215,278 ft^2 (approximately 20,000 m^2). Leveraging the characteristics of a mixed-use development with diverse functions, it will offer high-quality services and experiences to a wide range of people, including local workers, visitors, and tourists from Japan and abroad.

*1 COREDO Nihonbashi, on the B1 to 4th floors of the Nihonbashi 1-Chome Mitsui Building, will close on October 15, 2026, and reopen in 2027 as part of the retail zone of Tokyo Midtown Nihonbashi.



<Exterior rendering of the low-rise section seen from the Chuo-dori side (evening view)>



<Rendering of the retail facility's 1st floor>

(3) Hotel - Waldorf Astoria Tokyo Nihonbashi

Waldorf Astoria Tokyo Nihonbashi, the top luxury brand operated by Hilton, is scheduled to open on the 39th to 47th floors*2. With 197 guest rooms, 3 restaurants, the Peacock Alley lounge and bar, an indoor pool, a spa, a fitness center, banquet halls, and a chapel, the hotel will welcome guests from around the world.

WALDORF ASTORIA
TOKYO NIHONBASHI

*2 Guests will have access to the 40th to 47th floors.

(4) Rental Residences - Waldorf Astoria Residences Tokyo Nihonbashi

The 48th to 51st floors house the first residences in the Asia-Pacific region to carry the name of Hilton's top luxury brand. The residences comprise a total of 71 units, ranging in size from approximately 645 ft^2 (approximately 60 m^2) to approximately 4,628 ft^2 (approximately 430 m^2), offering a tranquil, fulfilling, and exceptional living experience with coordinated hotel services.



<Rendering of the 50th floor terrace in front of the party lounge>



<Rendering of the 50th floor lobby lounge>

(5) MICE and Business Support Facilities

One of central Tokyo's largest MICE facilities will open in October 2027 on the 5th to 8th floors, serving as a venue for a wide range of events, from international conferences and corporate exhibitions and events to concerts, art exhibitions, and fashion events. The facility features 2 halls, each measuring approximately 16,146 ft^2 (approximately 1,500 m^2) and capable of accommodating approximately 1,600 people, and 12 conference rooms with a total area of approximately 15,069 ft^2 (approximately 1,400 m^2), for a total floor area of approximately 72,118 ft^2 (6,700 m^2) including corridors and foyers.

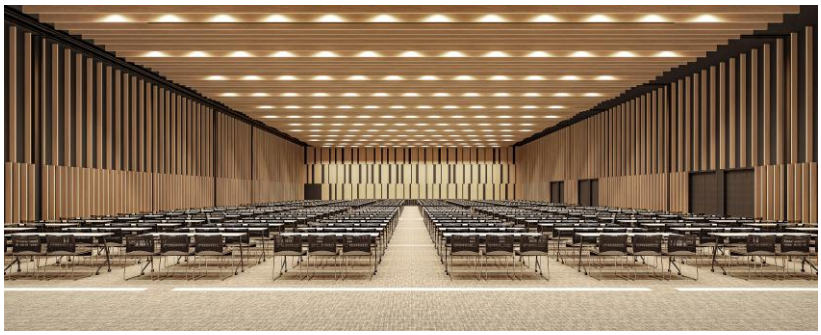
The halls are accompanied by a foyer of approximately 10,763 ft^2 (approximately 1,000 m^2). This refined space, which offers views of the Nihonbashi cityscape through large, open windows, can be used not only for reception and cloakroom functions but also for product displays and parties, enabling a wide variety of uses tailored to the nature and scale of each event, from business to entertainment.

In addition, the rich food culture and traditional culture of Nihonbashi will be leveraged as part of the experiential value of MICE events. In partnership with DMO TOKYO Nihonbashi*3, the facility plans to provide an integrated range of services, including offering and introducing food- and culture-related content unique to Nihonbashi and providing transportation information for the area, as well as after-MICE programs and accommodation arrangements.

Furthermore, an operational framework will be established to meet diverse MICE needs, including large elevators dedicated to the MICE facility, a waiting area for large buses, the hiring of multilingual staff, and catering tailored to international needs.

*3 DMO TOKYO Nihonbashi: An organization that conducts projects to enhance the competitiveness of the Nihonbashi area as a venue for MICE events

Official website (reservations also accepted here): https://www.tokyo-nihonbashi-mice.jp/ (in Japanese)



<Rendering of the MICE hall>



<Rendering of the MICE area outdoor deck>

■ (Reference) Nihonbashi River Walk

Nihonbashi River Walk is the name of the area encompassing the redevelopment districts along the Nihonbashi River and the surrounding area, centered around waterfront spaces and a riverside pedestrian network. In this area, the Metropolitan Expressway Nihonbashi Section Underground Relocation Project and five redevelopment projects are being carried out in close coordination to create a neighborhood open to the sky and the river. This initiative is being advanced in collaboration with the national government, the Tokyo Metropolitan Government, Chuo City, the Metropolitan Expressway, private-sector businesses including redevelopers, and the local community. The combined area of the 5 development zones is approximately 27 acres (approximately 11 hectares). By creating an expansive waterfront space, the aim is to transform the Nihonbashi-Yaesu area into a new face of Tokyo as a “city of water.”

Official website: https://www.nihonbashiriverwalk.jp/ (in Japanese)



View of Nihonbashi River Walk from above Edobashi Bridge after removal of the Metropolitan Expressway viaduct*



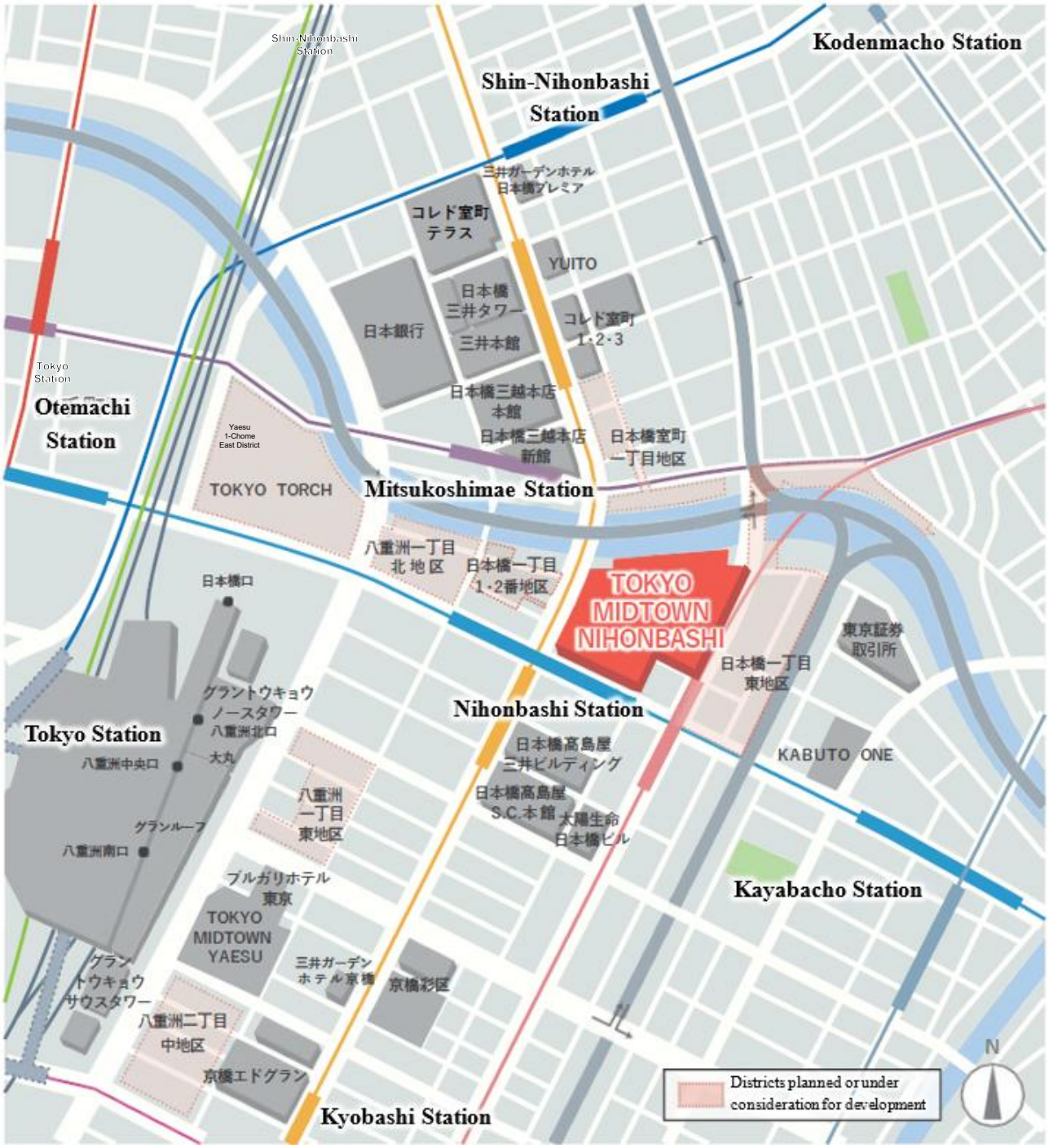
The viaduct is scheduled for removal around 2040. An open cityscape connected to the sky and river will emerge.*

* The CG images and renderings in this press release are for illustrative purposes only and do not represent the actual project details.

[Project Overview]

Project name	Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project		
Project manager	Nihonbashi 1-Chome Central District Urban Redevelopment Association		
Location	Zone A: 1-9-1 Nihonbashi, Chuo-ku, Tokyo Zone B: 1-9-2 Nihonbashi, Chuo-ku, Tokyo Zone C: 1-5-1 Nihonbashi, Chuo-ku, Tokyo		
District area	Approx. 7 acres (approx. 3.0 hectares)		
	Zone A	Zone B	Zone C
Site area	Approx. 14,747 ft^2 (approx. 1,370 m^2)	Approx. 22,174 ft^2 (approx. 2,060 m^2)	Approx. 167,486 ft^2 (approx. 15,560 m^2)
Total floor area	Approx. 57,048 ft^2 (approx. 5,300 m^2)	Approx. 71,041 ft^2 (approx. 6,600 m^2)	Approx. 4,034,313 ft^2 (approx. 374,800 m^2)
Use	Business facilities, retail facilities	Residences, retail facilities	Offices, retail facilities, hotel, rental residences, MICE facilities, business support facilities, parking lots, etc.
Number of floors/Height	4 floors above ground, 2 floors below ground Approx. 108 ft (approx. 33 m)	7 floors above ground, 2 floors below ground Approx. 104 ft (approx. 32 m)	52 floors above ground, 5 floors below ground, 3 penthouse floors Approx. 931 ft (approx. 284 m)
Architect/Builder	Urban planning / business consultant / basic design / execution / management: Nikken Sekkei Ltd. Zone B: Design architect: Nikken Sekkei Ltd., Jun Mitsui & Associates Inc. Architects Zone C: Design architect: Nikken Sekkei Ltd., Pelli Clarke & Partners Inc. Contractor: Joint construction group formed by the Nihonbashi 1-Chome Central District Category 1 Urban Redevelopment Project		
Access	Direct access from Tokyo Metro Ginza Line and Tozai Line Nihonbashi Station and Toei Asakusa Line Nihonbashi Station A three-minute walk from Tokyo Metro Hanzomon Line Mitsukoshimae Station and an eight-minute walk from JR Tokyo Station		
Overall completion	Completed on September 30, 2026		

[Location]


Shin-Nihonbashi Station
Kodenmacho Station
Shin-Nihonbashi Station
三井ガーデンホテル日本橋プレミア
コレド室町テラス
YUITO
日本銀行
日本橋三井タワー
三井本館
コレド室町1・2・3
Tokyo Station
Otemachi Station
日本橋三越本店本館
日本橋三越本店新館
日本橋室町一丁目地区
Yaesu 1-Chome East District
TOKYO TORCH
Mitsukoshimae Station
八重洲一丁目北地区
日本橋一丁目1・2番地区
日本橋口
TOKYO MIDTOWN NIHONBASHI
東京証券取引所
日本橋一丁目東地区
グラントウキョウノースタワー
八重洲北口
Tokyo Station
Nihonbashi Station
八重洲中央口
大丸
日本橋高島屋三井ビルディング
KABUTO ONE
日本橋高島屋S.C.本館
太陽生命日本橋ビル
八重洲一丁目東地区
グランルーフ
八重洲南口
ブルガリホテル東京
Kayabacho Station
TOKYO MIDTOWN YAESU
三井ガーデンホテル京橋
京橋彩区
グラントウキョウサウスタワー
八重洲二丁目中地区
京橋エドグラン
Kyobashi Station
Districts planned or under consideration for development
N

■ 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/

■ The Sustainability of the Nomura Real Estate Group

The Nomura Real Estate Group has set its 2030 vision as "Be a 'Life & Time Developer,' as never seen before—Becoming a Group That Maximizes Happiness and Abundance." As the business environment undergoes significant changes due to factors such as the increasing severity of climate change and the diversification of values, the Group views these changes as long-term growth opportunities and has formulated its sustainability policy "Earth Pride," which shows the Group's vision for 2050.
Under this policy, the Group has established five priority issues (materiality)—Diversity & Inclusion, Human Rights, Decarbonization, Biodiversity, and Circular Design—to address by 2030. Through the Group's business activities, it aims to resolve social issues and create a sustainable society.

[Reference]

- Nomura Real Estate Group Business Plan https://www.nomura-re-hd.co.jp/english/ir/management/plan.html
- Nomura Real Estate Group Sustainability https://www.nomura-re-hd.co.jp/english/sustainability/

<Attachment >

Nomura Real Estate Group Initiatives at the Nihonbashi Nomura Mitsui Tower

■ Business Support Functions to Support Corporate Growth and Co-Creation

Nomura Real Estate plans to introduce business support functions at the Nihonbashi Nomura Mitsui Tower to support the business growth of tenant companies and collaboration between companies. Beyond simply providing office space, it is exploring initiatives aimed at contributing to corporate growth and the creation of new value.

This initiative will bring together diverse players, including startups, small and medium-sized enterprises, large corporations, and academia, to promote practical business co-creation that goes beyond interaction and the exchange of information. Plans for the facility include small office units that can be used to accommodate companies at each phase of growth, a coworking area that promotes interaction and communication between companies, an event space for a wide range of events, pitches, seminars, and the like, and a media studio that supports the communication of tenant companies' initiatives and new technologies and services. By encouraging the spontaneous encounters and ongoing relationship-building that can only occur in physical spaces, it will support the creation of collaboration opportunities leading to new business creation, open innovation, expansion of sales channels, and more.

Nomura Real Estate also intends to create connections between tenant companies through community building, events, business matching, and the like, while considering ongoing, personalized support for exploring collaboration and commercialization. The aim is to create a platform that helps companies take on challenges and grow, rather than being a mere venue for interaction.

Going forward, with the facilities in this district serving as a flagship location, Nomura Real Estate will consider implementing services that contribute to the further growth of tenant companies, including through coordination with offices and other assets owned and operated by the Nomura Real Estate Group.

Details of this initiative and the services to be offered will be announced in stages.





<Rendering of the business support facilities>

■ The Birthplace of Nomura Real Estate

Nomura Real Estate Development Co., Ltd. was established in 1957, prompted by the construction of a new head office building for Nomura Securities Co., Ltd.

It subsequently expanded into large-scale residential land development to help resolve the housing shortage, a social issue during the economic boom that accompanied postwar reconstruction, and set out on the path to becoming the comprehensive developer it is today.

This redevelopment area is the birthplace of Nomura Real Estate and a place with which it has deep ties, having been based here for approximately 20 years until relocating in 1978.

Through this redevelopment, which includes the preservation and renovation of the historic Nomura Nihonbashi Heritage Building, Nomura Real Estate will continue to contribute to urban development that connects the Nihonbashi area to the future, guided by its Group Corporate Philosophy of “New Value, Real Value.”



<Nihonbashi at the time of Nomura Real Estate’s founding>