

[Translation]

June 23, 2020

Company Name: Prospect Co., Ltd.

Representative: President and CEO Masaru Oka

(Security Code: 3528 TSE 2nd Section)

~First newly built condominium in 11 years

within a 3-minute walk from Minami-Senju Station ~

『Gro-bel Minami-Senju Station Square』

Condominium gallery grand opening on June 25!

Prospect Co., Ltd. (the “Company”, Headquarters: Shibuya-ku, Tokyo; President: Masaru Oka) is pleased to announce the gallery grand opening of “Gro-bel Minami-Senju Station Square” (located in Arakawa-ku, Tokyo, 14 stories above ground, 39 units in total) on June 25 and the start of the first phase sales.



The property is located in a convenient location, 3-minute walk from Minami Senju Station on the Tokyo Metro Hibiya line, 5-minute walk from Minami Senju Station on the JR Joban line/Tsukuba Express. From Minami Senju Station, there is access to multiple city centers such as Tokyo Station (11 minutes) and Ginza Station (17 minutes).

Floor plans are available in 1LDK/2LDK types with all units facing south and 26 out of 39 units being corner units. In addition, a new concept of space design “GB (Gro-bel) Space Plus Design” has been implemented in order to maximize the comfort of compact condominiums.

■ Characteristics of the property

<A redeveloped town>

- Large commercial facilities (LaLa Terrace Minami-Senju, BiVi Minami-Senju) and medical mall opened, as well as a large park of approximately 12.9ha (Shioiri Park).
- Beautiful cityscape with underground power lines, wide sidewalks separating pedestrians and bicycles, and full of roadside trees.
- This project marks the first newly built condominiums in 11 years within a 3-minute walk from “Minami-Senju” station where redevelopment is ongoing.

<Location near stations with multi-access to 3 lines>

- A 3-minute walk from Minami-Senju Station on the Tokyo Metro Hibiya Line, which connects major city centers such as Ginza, Hibiya, Roppongi, Hiroo, and Ebisu. The new Toranomon Hills Station also opened on June 6.
- The JR Joban Line, directly connects to the Ueno Tokyo Line, 15 minutes to Tokyo Station and 24 minutes to Shinagawa Station.
- 2 minutes directly to Asakusa Station and 7 minutes directly to Akihabara Station by Tsukuba Express.

<Floor plans with concentration of south-facing corner units>

- 26 out of 39 units are south-facing corner units with excellent lighting and air circulation.
- The 2LDK corner units have a wide span design, with wide open sash windows on the balcony. In addition, the 1LDK corner unit on the top floor comes with a wide roof balcony.

<Implementation of the Glo-bel Space Plus Design>

- A cubic design that reduces the corridor area as much as possible and increases the effective living area.
- All units are equipped with Western-style rooms and walk-in closets are installed in and.
- The living rooms do not face the common corridor to prevent crime and protect privacy.
- Sliding doors provide flexible uses of space.



■ Property overview

Location	Tokyo Arakawa-ku, Minamisenju, 2-89-13 (Registration record)
Access	3-minute walk from the Tokyo Metro Hibiya Line Minamisenju Station 5-minute walk from the JR Joban Line / Tsukuba Express Minamisenju station
Total units	39 units
Units for sale	39 units
Site area	391.07 m ²
Floor plans	1LDK+WIC, 2LDK+2WIC+SIC
Floor area	31.92 m ² - 53.68 m ²
Scale and structure	RC structure, 14 stories above ground
Design and supervision	Kyodo Engineering Corporation
Construction	Daisue Construction CO., LTD.
Seller	Prospect Co., Ltd.
Completion	Scheduled for March 25, 2021
Move in date	Scheduled for March 25, 2021
Sales start time	The first phase sales start from June 25, 2020



Computer image of building appearance



Computer image of the entrance hall

- ※ There have been no newly built condominiums since November 2008 within a 3-minute walk from the Minami-Senju Station on the Tokyo Metro Hibiya Line, JR Joban Line, and Tsukuba Express Line. (Summary Net Research, as of June 2020)

End

※Inquiries regarding this matter

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