

# PRESS RELEASE

Press Release

December 9, 2016  
Nomura Real Estate Development Co., Ltd.

## Funabashi Morino City Becomes the First Project Outside France to Win ÉcoQuartier Certification (Eco-district Certification) Awarded by the French Government

Nomura Real Estate Development Co., Ltd. (head office: Shinjuku-ku, Tokyo; president: Seiichi Miyajima; hereinafter, “Nomura Real Estate Development”) has been pursuing town development under the “Smart & Share Town Concept” in collaboration with Funabashi City, Chiba Prefecture in the Funabashi Morino City Project, a joint development project with Mitsubishi Corporation. Funabashi Morino City has become the first project outside France to win ÉcoQuartier Certification (eco-district certification), a certification awarded by the Ministry of Housing and Sustainable Homes of France. The project was recognized particularly for continuously creating environmental value and developing a town that strives to be a low-carbon society through collaboration among the government, the private sector, and civil society.



Toru Matsudo, the mayor of Funabashi City (left), and Kamezo Nakai, Chair of Nomura Real Estate Holdings (right), receive the certification from Emmanuelle Cosse, Minister of Housing and Sustainable Homes.

### ◆ What is ÉcoQuartier certification (Label ÉcoQuartier, eco-district certification)?

The Ministry of Housing and Sustainable Homes of France awards ÉcoQuartier Certification (eco-district certification) with the aim of realizing high-quality living through sustainable urban development. The certification is awarded to sustainable town development projects undertaken by governments, private businesses, and community residents. Since the award was established in 2012, over 800 cities in France have signed the EcoDistrictCharter (Charte des ÉcoQuartier), which sets forth town development principles, and joined the nationwide network of signatories through which they can share information concerning town development. With 51 projects selected for certification from among 353 entries by 2016, the ÉcoQuartier Certification system has an impressive record of promoting sustainable community development in France.



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In 2015, the Ministry of Housing and Sustainable Homes began studying the application of ÉcoQuartier Certification to projects outside of France, with the goal of sharing the common principle of sustainable city/community development across borders.

Following a review process of approximately one year, the Funabashi Morino Project was deemed to have satisfied all certification criteria based on its town meetings, energy management system, community development, and support for the local circular economy, and was awarded the certification. Funabashi Morino City was particularly recognized for its participatory community development and its spirit of putting the community first. On December 8, 2016, an awards ceremony was hosted by the Ministry of Housing and Sustainable Homes in Paris, France, and the certification was officially awarded by Emmanuelle Cosse, Minister of Housing and Sustainable Homes.

Capitalizing on its town development records, Nomura Real Estate Development will continue to advance its strategy of creating multifunctional and highly convenient “urban-type compact towns” in an effort to further develop sustainable communities for multigenerational and eco-friendly living.

## ◆ÉcoQuartier certification review process

An application form for ÉcoQuartier Certification covers a total of 20 assessment criteria under four categories specified in the EcoDistrictCharter: (1) Approach and process; (2) living environment and uses; (3) territorial development; and (4) preservation of resources and adaptation to climate change.

No numerical targets are set for any of the assessment criteria, and applicants are expected to understand how they apply to their district, define the themes for each criterion, specify the actions taken, and analyze their effectiveness. Through the certification assessment process, Nomura Real Estate Development was recognized for its record of pursuing comprehensive town development in its capacity as a real estate development company.

## ◆ What is Funabashi Morino City?

Funabashi Morino City is an eco-friendly town development project undertaken by Nomura Real Estate Development and Mitsubishi Corporation on a former factory site of Asahi Glass Co., Ltd. in Kita-Honcho 1-chome, Funabashi City, Chiba Prefecture. In order to both share and make sensible use of space and energy, the project capitalizes on advanced environmental technology and ICT to lay the foundation for a low-carbon city, while at the same time incorporating the traditional wisdom and ingenuity associated with housing, including the flow of wind and the relationship between greenery and the sun.

The project also aims at creating a “future hometown” which is open to the local community while continually re-energizing the town and supporting the residents’ daily lives, which reduces environmental impact by connecting people, nature and technology, and which evolves and improves through connections and mutual help between people. To that end, the project helps residents nurture and share civic pride, making them feel attached to or proud of their town, provides support for community creation and development, and promotes activities closely related to the local community and the town.

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## ◆ The participatory community development pursued in Funabashi Morino City

Funabashi Morino City adopts a participatory community development approach to ensure that the community can continue to develop while reducing its impact on the environment. As residents participate in activities that enhance their attachment to the community and choose to become more deeply involved with the community, they form bonds with one another and work together for the community's continuous development.

The Morino City Community Building Association was established in February 2013 in collaboration with the City of Funabashi, in response to calls from project owners. Members of the association, which include not only the residents but also the businesses based in the community, discuss how to make Morino City an even better community. In April 2015, the Council was registered as a residents' association of Funabashi City. Over 90% of the residents have joined the Association. The residents and businesses continue to be actively involved in many programs, including the summer festival and disaster drills.



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## ◆ A town developed through a partnership between Funabashi City, Nomura Real Estate Development, and Mitsubishi Corporation

Initiatives undertaken by Funabashi City and the two corporations in this project are as follows:

Funabashi City	Formulates the Funabashi City Urban Development Master Plan and the District Development Plan. Supports the management of community activities with the goal of fostering a sense of community.
Nomura Real Estate Development Co., Ltd.	Manages the residential development project for implementing the concept of town development. Oversees the entire project with respect to the operations for implementing the concept.
Mitsubishi Corporation	Formulates the town development concept, forms the consortium for implementing the concept, and manages the entire project from project site acquisition to zoning

## ◆ Past press releases related to Morino City and PROUD Funabashi

▼ The “Smart & Share Town” Concept for Eco-Friendly Town Development Launched on Full Scale (March 23, 2012)

<https://www.nomura-re-hd.co.jp/cfiles/news/o2012032300176.pdf>

▼ PROUD Funabashi, One of the Largest Condominium Development Projects in the Metropolitan Area: All 1,497 Units Sold Out Immediately (September 6, 2013)

<http://www.nomura-re.co.jp/cfiles/news/o2013090600004.pdf>

▼ Funabashi Morino City won a World Smart City Award in the Project category (December 13, 2013)

<http://www.nomura-re.co.jp/cfiles/news/n2013121300765.pdf>

▼ One of Japan’s Largest Energy Conservation Validation Project for Large Condominium Complex Held at PROUD Funabashi (January 17, 2014)

<http://www.nomura-re.co.jp/cfiles/news/n2014011700774.pdf>

## ◆ Funabashi Morino City Project Outline

Location	811-2 Kita-Honcho 1-chome, Funabashi City, Chiba Prefecture, etc.
Access	14-minute walk from Funabashi Station on the JR Sobu Line 1-minute walk from Shin-Funabashi Station on the Tobu Urban Park Line 6-minute walk from Higashi-Kaijin Station on the Toyo Rapid Railway Line
Total site area	About 11.2 ha (about 34,000 <i>tsubo</i> ) at Shin-Funabashi Station East Zone (plus about 6.4 ha (about 19,000 <i>tsubo</i> ) at AEON Mall Funabashi)
Project outline	1,497 condominium units (Blocks 1 to 5), 42 detached houses, a large shopping center, a supermarket, a hospital, childcare support facilities
Project owners	Mitsubishi Corporation Nomura Real Estate Development Co., Ltd.
Construction schedule	Completed in July 2014

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Reference: Photos of streets of Funabashi Morino City and community activities