

To members of the press

February 14, 2023

Funabashi City

Morino City Resident's Association

Nomura Real Estate Development Co., Ltd.

Funabashi Morino City becomes the First Development Project in the World* to Acquire Step 4, the Final Stage of the ÉcoQuartier Certification Certified by the French Government.

(*Outside France)

Sustainable Urban Development through Coordinated Efforts of Public Sector, Resident's Association, and Private Sector



The Morino City Residents' Association (located in Funabashi, Chiba), Funabashi City Government, and Nomura Real Estate Development Co., Ltd. (hereinafter, "NRE") announced that they received Step 4 of the Label ÉcoQuartier certification (eco-neighborhood certification, hereinafter, "certification") on December 14, 2022 for sustainable urban development in the Funabashi Morino City project for the first time outside France. Step 4 is the final stage of the certification awarded by the Ministry of Housing and Sustainable Home of France.

This certification recognizes the ongoing efforts of the residents, including the Morino City Residents' Association, for creating an inclusive community in Funabashi Morino City, which was developed through the coordinated efforts of NRE and Funabashi City Government. Based on the experience of urban development in Funabashi Morino City, NRE and Funabashi City Government were applauded for promoting sustainable urban development in other areas and real estate developments where the residents become involved on their own initiative.

◆What is ÉcoQuartier Certification?

This certification is awarded by the French government's Ministry of Housing and Sustainable Home for exemplary projects with the aim of realizing a high quality of living through sustainable urban development. Certification is assessed in four stages, and more than 500 projects are entered in France. Of these, a total of 440 projects are in Steps 1 and 2, 78 projects have advanced to Step 3, and 16 projects to Step 4. Funabashi Morino City acquired Step 3 in 2016 and Step 4 in 2022.



(Left photo) Certification ceremony held in Paris on December 14, 2022

(Right photo) From left,

Olivier Klein, Minister Delegate of Cities and Housing in the Borne government; Seiichi Miyajima, Senior President and Director, Nomura Real Estate Development; Shinya Seki, Vice-chairman of the Morino City Residents' Association; Hiroki Yasui, First Secretary to the Japanese Ambassador to France and Deputy Mayor of Funabashi City; Florian Bercault, Director of the ÉcoQuartier Certification Committee

◆ **What is Funabashi Morino City?**

Funabashi Morino City is an eco-friendly town development project undertaken by NRE and Mitsubishi Corporation at Kita-Honcho 1-chome, Funabashi, Chiba. The city features a low-carbon urban infrastructure built upon advanced environmental and info-communications technology, incorporating wisdom and innovative ideas related to housing, such as wind flow and greenery.

The project aims at creating the “hometown of the future” where the city develops as its inhabitants interact and help each other. Efforts to form and develop the community foster civic pride, while connections between nature and technology help reduce the environmental impact.



◆ ÉcoQuartier Charter and Screening

The ÉcoQuartier Charter has 4 themes consisting of 5 goals each (20 goals), with each goal having its own plans and initiatives for the targeted district. The certification consists of Steps 1 to 4 and is awarded by the French government's Ministry of Housing and Sustainable Home for exemplary projects that achieve a high quality of living through sustainable urban development.

<The 20 goals of the ÉcoQuartier Charter>

<p>Promotion of project</p> <ol style="list-style-type: none"> 1. The project meets the people's needs 2. Management is in place throughout the project period 3. Financial considerations are taken into account throughout the project period 4. Considerations have been given to user practices and the administrator 5. An ongoing system for evaluation and improvement is in place 	<p>Local economy</p> <ol style="list-style-type: none"> 11. The local economy is promoted in a balanced manner 12. Diverse local functions are in place 13. Resource usage is optimized, and local consumption of locally produced products is promoted 14. Walking, bicycling, and usage of public transport is encouraged 15. The project promotes an IT-based smart city
<p>Living environment</p> <ol style="list-style-type: none"> 6. The environment fuses with existing cities and maintains an appropriate density 7. The environment is conducive to living by helping each other 8. The living environment is safe and healthy 9. The city shows consideration for landscape and architecture 10. Local promotion is based on local assets 	<p>Environment and climate</p> <ol style="list-style-type: none"> 16. Efforts are made to mitigate climate change risks 17. Energy saving and renewable energy are promoted 18. Efforts are made to reduce and effectively use waste 19. Conservation of water resources and water saving practices are encouraged 20. Biodiversity and conservation of the natural environment are in place

<Steps of ÉcoQuartier Certification>

<p>➤ Step 1: Signing the ÉcoQuartier Charter</p> <p>The developer (mainly the local government) must agree to the ÉcoQuartier Charter and designate the area to be developed.</p> <p>➤ Step 2: Screening of plan for sustainable urban development</p> <p>The plan formulated by the developer to achieve the 20 goals has been deemed appropriate.</p> <p>➤ Step 3: Screening of efforts based on plan</p> <p>When the development is completed, the efforts related to the 20 goals are deemed sufficient.</p> <p>➤ Step 4: Evaluation related to advancement of sustainable urban development after acquiring Step 3</p> <p>For developments that have aged at least 3 years after acquiring Step 3, the committee has deemed that the 20 goals are being addressed in an ongoing manner and are also being reflected in other developments, development guidelines, systems, and other aspects.</p>

◆ **Points recognized by this certification:**

- The evaluation and improvement process is ongoing
- The project instilled change in the behavior and awareness for both the community and the developers
- The vitality of the residents can be felt
- Efforts to improve the quality of living which are focused on living together and inclusion
- Dedicated efforts for disaster prevention

◆ **Urban development in Morino City**

In cooperation with Funabashi City Government, residents and local businesses joined the Morino City Community Building Association that was established in February 2013 at the urging of the developers and discussed ways to improve the city. In 2015, the association was registered with Funabashi City Government as the Morino City Residents' Association. The developers supported the activities of the Morino City Residents' Association until 2017.

<Activities of the Morino City Residents' Association>

The residents' association continues to carry out activities even after the operational support by the developers ended in 2017. With the aim of promoting interaction between residents and local businesses and fostering affection for the town, the residents' association's Event Working Group holds seasonal events in cooperation with the condominium's management partnership. A Senior Club, formed by the residents, also carries out activities for senior residents.

In addition, the *Anshin Anzen* (safe and secure) Working Group and the Clean Green Working Group lead activities aimed at making the community a better place to live, including traffic safety and crime prevention activities, disaster prevention activities, and clean-up campaigns.

<Efforts by Funabashi City Government>

Funabashi City Government aims to create a sustainable city by implementing projects related to the living environment, regional economy, environment, and climate in other communities. These projects, implemented through the cooperation of citizens, business operators, and local governments, apply the expertise learned from Funabashi Morino City to create a rich environment for the future. Currently, the government is working on a new urban development in the Minami-Funabashi Station South Exit area. This city-owned land has been under consideration as a large-scale project for incorporating many of the principles of the ÉcoQuartier Charter from the project conception stage.

<Efforts by Nomura Real Estate Development>

After the development of Funabashi Morino City, NRE set forth a new urban development concept, the BE UNITED Concept, in 2018. This concept aims for sustainable urban development where residents feel affection and pride in their community and connect with each other through urban development. It also aims to evolve in harmony with the local community. NRE is also promoting "Be ACTO" as an activity to realize this concept.

In Hiyoshi, Yokohama, Kanagawa and Kameido, Koto-ku, Tokyo, NRE promoted the creation of open local communities by planning and participating in community activities even before residents moved in. NRE is also promoting urban development in collaboration with local communities and governments, including the Shibaura Project*¹, a large-scale mixed-use development project that includes offices, hotels, retail facilities, and housings in Shibaura, Minato-ku, Tokyo.



Be-ACTO activity (Hiyoshi)



Shibaura Project

◆Press releases on Funabashi Morino City

- ▼Funabashi City obtains Eco Cartier Certification Step 4 by the French government (December 15, 2022)
<https://www.city.funabashi.lg.jp.e.ce.hp.transer.com/machi/keikan/008/p049601.html>
- ▼Nomura Real Estate acquires ÉcoQuartier Certification (eco-neighborhood certification) (December 9, 2016) (Japanese only)
<https://www.nomura-re-hd.co.jp/cfiles/news/n2016120901202.pdf>
- ▼The French Embassy in Japan awards the ÉcoQuartier (eco-neighborhood) Certification (December 9, 2016) (Japanese only)
<https://jp.ambafrance.org/article10863>
- ▼Nomura Real Estate Development conducts one of Japan's largest energy conservation demonstrations in a large-scale condominium (January 17, 2014) (Japanese only)
<http://www.nomura-re.co.jp/cfiles/news/n2014011700774.pdf>
- ▼Nomura Real Estate Development receives World Smart City Awards in the Project category (December 13, 2013) (Japanese only)
<http://www.nomura-re.co.jp/cfiles/news/n2013121300765.pdf>
- ▼Nomura Real Estate officially launches the Smart & Share Town Concept, an eco-friendly town development project (March 23, 2012) (Japanese only)
<https://www.nomura-re-hd.co.jp/cfiles/news/o2012032300176.pdf>

◆Project Outline

Location	811-2, Kita-Honcho, 1-chome, Funabashi, Chiba
Transportation	14-minute walk from Funabashi Station on the JR Sobu Line 1-minute walk from Shin-Funabashi Station on the Tobu Urban Park Line (Tobu Noda line) 6-minute walk from Higashi-Kaijin Station on the Toyo Rapid Railway Line
Total site area	About 11.2 ha (about 34,000 tsubo) at Shin-Funabashi Station East Zone (plus, about 6.4 ha (about 19,000 tsubo) at Aeon Mall Funabashi)
Project outline	1,497 condominium units (Blocks 1 to 5) - 42 detached housings - Large shopping center and supermarket - Hospital and child-raising support facilities
Main urban planning restrictions	- District planning based on Yamate District Town Development *2
PROUD Funabashi developers	Nomura Real Estate Development Co., Ltd. Mitsubishi Corporation
Completion	Overall completion in July 2014

(*1) Reference release of the Shibaura Project

Nomura Real Estate proposes "TOKYO WORKation" as a new way to work in the heart of Tokyo while experiencing the sky, sea, and greenery as part of the Shibaura Project (Japanese only)

<https://www.nomura-re-hd.co.jp/cfiles/news/n2022052302034.pdf>

(*2) About the Yamate District Town Development

In order to make better the Yamate district of Funabashi City, where urban land-use conversion of former factory sites and other plots of land is expected, this development plan proposes a vision for the future of the town and summarizes the roles of the public and private sectors to realize that vision.

◆Funabashi Morino City



This material is an English translation of a Japanese announcement made on December 15, 2022, by Nomura Real Estate Development Co., Ltd.