



April 12, 2017
Mitsui Fudosan Co., Ltd.
Prologis, Inc.

Mitsui Fudosan and Prologis to Jointly Develop MFLP Prologis Park Kawagoe

Tokyo, Japan, April 12, 2017—Mitsui Fudosan Co., Ltd. a leading global real estate company headquartered in Tokyo, , and Prologis Inc., a leading global real estate with a Japan headquarters in Tokyo, announced today that they intend to jointly develop a large-scale logistics facility in the Minamidai district of Kawagoe, Saitama Prefecture under the name MFLP Prologis Park Kawagoe.

The facility will be located approx. seven minutes by car from the Kawagoe interchange on the Kan-Etsu Expressway, providing excellent access to major freeways, the Tomei, Chuo, Kan-Etsu and Tohoku expressways, along with exceptional potential for efficient transportation connecting central Tokyo with points throughout Japan. The site is also only six minutes by foot from Minami-Otsuka Station on the Seibu Shinjuku Line, providing a convenient commute for employees and offering an advantage in recruiting facility workers.

Project plans call for a multi-tenant logistics facility with four above ground floors, double ramp ways and total floor area of approx. 1,399,308 ft² (approx. 130,000 m²) on a site of approx. 645,834 ft² (approx. 60,000 m²). It will be the largest logistics facility along the Kan-Etsu Expressway south of the Ken-O Expressway. The west side of the first floor is slated to have double-sided truck berths, flow lines on the premises for trucks and passenger vehicles will be divided to ensure high work efficiency and safety levels. In addition to building specifications showing consideration for the environment and BCP being illuminated fully by LED lighting and equipped with an emergency use generator, an environment has been put in place to provide comfort for employees with such facilities as a cafeteria and changing rooms. Construction is planned to start in August this year, with completion scheduled for October 2018.

Mitsui Fudosan, Japan's largest real estate company, and Prologis, a global leader in logistics real estate, will promote the project jointly and combine their respective expertise to develop an advanced, high-quality logistics facility.



Artist's impression of the completed MFLP Prologis Park Kawagoe

【Project Overview】

Facility name	MFLP Prologis Park Kawagoe
Location	Minamidai, Kawagoe, Saitama Prefecture
Structure	4 floors above ground
Planned site area	632,374.7 ft ² (58,749.53 m ²)
Planned total floor area	1,407,896 ft ² (130,797.85 m ²)
Schedule	Start of Construction: August 2017 Completion of Construction: October 2018



● About Prologis (www.prologis.co.jp)

Prologis (Japan headquarters: Marunouchi, Chiyoda-ku, Tokyo; President Japan: Mike Yamada; Global headquarters: San Francisco, California, U.S.; NYSE: PLD) is a leading global real estate company specializing in logistics facilities that has operations in 20 countries around the world. As of December 31, 2016, Prologis owns, operates or develops logistics facilities totaling over 62.9 million m², and these cutting-edge facilities are used by some 5,200 corporate customers in sectors that include third-party logistics, distribution, retail and e-commerce.



- Mitsui Fudosan Co., Ltd. (www.mitsuifudosan.co.jp)

Mitsui Fudosan operates office buildings including Kasumigaseki Building, the first skyscraper in Japan and Nihonbashi Mitsui Tower, as well as retail properties such as LaLaport regional retail facilities and Mitsui Outlet Park outlet malls. Mitsui Fudosan also conducts housing sales businesses including the Park Homes series. Recently, Mitsui Fudosan has also promoted neighborhood creation by developing large-scale multi-purpose redevelopment projects including Tokyo Midtown and Kashiwanoha Campus City.

Mitsui Fudosan launched the Logistics Properties Department (currently Logistics Properties Business Division) in the Retail Properties Division in April 2012 and began its full-fledged engagement in logistics facility development. A business statement was formulated in March 2015: "Connecting Values Together with Customers and Creating New Values Together with Customers." The company intends to continue taking on the challenge of creating value not bound by existing frameworks by connecting diverse people, goods and concepts as the solution partner of tenant companies.