

## Business Expansion of Mitsui Fudosan Logistics Park with Decision to Develop Four New Buildings

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total floor space of about 29 million ft<sup>2</sup> (approx. 2.7 million m<sup>2</sup>),  
cumulative investment of about ¥480 billion

### Promoting Neighborhood Creation-Type Development Projects in Funabashi and Haneda Areas

Tokyo, Japan, May 21, 2018 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it will be developing four new logistics parks as part of its efforts to develop more highly advanced logistics facilities to meet logistics-related needs that continue to diversify against the backdrop of growth in third-party logistics and online commerce.

➢ Mitsui Fudosan Logistics Park Hiroshima I (MFLP Hiroshima I)	Hiroshima City, Hiroshima Prefecture	Planned completion in August 2019
➢ Mitsui Fudosan Logistics Park Yokohama Kohoku (MFLP Yokohama Kohoku)	Yokohama City, Kanagawa Prefecture	Planned completion in October 2019
➢ Mitsui Fudosan Logistics Park Tachikawa Tachihi (MFLP Tachikawa Tachihi)	Tachikawa City, Tokyo	Planned completion in February 2020
➢ Mitsui Fudosan Logistics Park Funabashi III (MFLP Funabashi III)	Funabashi City, Chiba Prefecture	Planned completion in Autumn 2021

With these new projects, there are 18 properties in operation, and 14 under development, including the above-mentioned 4 properties, resulting in 32 buildings occupying approx. 29 million ft<sup>2</sup> (approx. 2.7 million m<sup>2</sup>) of floor space in the Mitsui Fudosan logistics business. From the start of the business in April 2012, cumulative investment is projected to exceed approx. ¥480 billion.

Guided by its business statement of “Connecting Values Together with Customers and Creating New Values Together with Customers,” Mitsui Fudosan is conducting new initiatives as a solutions partner and is currently developing Mitsui Fudosan Logistics Park Funabashi and HANEDA Industrial Park, two neighborhood creation-type development projects announced in 2017.

#### (1) Mitsui Fudosan Logistics Park Funabashi

At the planned site for the facility, Mitsui Fudosan will strive for neighborhood creation for both living and working by establishing the Gate Building with a cafeteria, childcare center, storage services and other amenities alongside the new logistics facility. There will also be an expansive green space of approx. 215,000 ft<sup>2</sup> (approx. 20,000 m<sup>2</sup>) that will be public and so open as well to people living in the Funabashi area. The plan is for the space to also serve as a temporary evacuation area during emergencies. MFLP Funabashi II, being built on the same site, is phase II of the Mitsui Fudosan Logistics Park Funabashi project. Construction got underway in February 2018 and is scheduled to be completed in October 2019. Construction on the adjacent Gate Building is slated to begin during fiscal 2018 and to be completed at the same time as MFLP Funabashi II. MFLP Funabashi III, announced today, is scheduled to begin construction in spring 2020 and to be completed in autumn 2021. This next-generation logistics park with a total site area of approx. 1,980,000 ft<sup>2</sup> (approx. 184,000 m<sup>2</sup>) will contribute to further vitalization of the Funabashi area. The goal is for neighborhood creation that will get better and better with age.



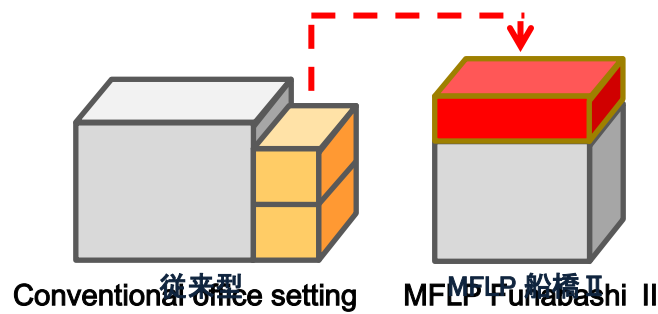
Layout of Mitsui Fudosan Logistics Park Funabashi



Perspective drawing of the exterior of Mitsui Fudosan Logistics Park Funabashi

●MFLP Funabashi II: Offices Consolidated on Top Floor

MFLP Funabashi II will consolidate a portion of standard floor offices on the highest floor, a change from the convention of putting office space for tenant companies on each floor. Grouping the offices on the top floor will allow the facility to provide innovative office space that takes better advantage of the views.



Conceptual Image of Offices Consolidated on the Top Floor at MFLP Funabashi II

●MFLP Funabashi II: Fully Air Conditioned

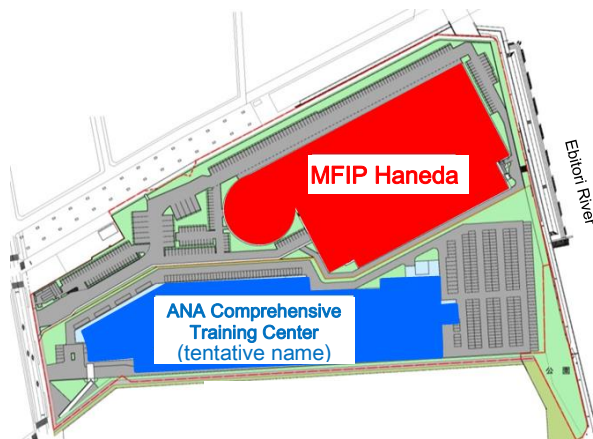
MFLP Funabashi II will be equipped with air conditioning throughout the entire facility, which is a first for a Mitsui Fudosan property in this category. This will create a more comfortable, worker-friendly indoor environment.

●MFLP Funabashi Gate Building: “MFLP ICT LABO 2.0” Concept

The MFLP ICT LABO showroom dedicated to logistics ICT that opened in September 2017 has attracted rave reviews, and so far over 200 companies have been hosted. MFLP ICT LABO plans to relocate the showroom to the MFLP Funabashi Gate Building and expand under the name MFLP ICT LABO 2.0. This initiative is intended to further strengthen specialized solution proposals for meeting the various needs of tenant companies.

(2) HANEDA Industrial Park

Mitsui Fudosan and ANA HOLDINGS INC. will collaborate to develop an industrial park on the project site that will contribute to industrial revitalization of the Haneda area. The site has outstanding access from land, sea, and air, being close to the Shuto Expressway, Haneda Airport, and the Port of Tokyo. Mitsui Fudosan plans to build a mixed-use facility with logistics functions on the site, while ANA HOLDINGS INC. plans to build a training facility. The site will feature a green road and pedestrian spaces, and there are also plans to encourage facilities that will contribute to local industry in Ota Ward.



Layout of HANEDA Industrial Park



Perspective drawing of an exterior view of Mitsui Fudosan Industrial Park Haneda

●Development Decided on Mitsui Fudosan Industrial Park Haneda

Mitsui Fudosan will be developing Mitsui Fudosan Industrial Park Haneda (MFIP Haneda) on the company’s planned site within HANEDA Industrial Park . It will be a mixed-use complex for industrial vitalization not limited to logistics applications. Construction on MFIP Haneda began in March 2018 and is scheduled to be completed in June 2019.



Mitsui Fudosan Industrial Park logo

●Mixed-Use Facility for Diverse Applications

MFIP Haneda is being planned not only for logistics uses but as office space and an industrial support facility for Ota Ward. Further, there will be paths around the facility lined with cherry trees and development is proceeding with due attention being paid to the surrounding environment.

**“Connecting Values Together with Customers and Creating New Values Together with Customers”**

As a partner in developing solutions for our tenants, we connect a wide variety of people, goods and ideas, tackling the challenge of creating value beyond conventional boundaries.

We contribute to making modern life and society more fulfilling for everyone.

## 【Project Overview】

### ■ Mitsui Fudosan Logistics Park Hiroshima I (MFLP Hiroshima I)

The site is located in the downtown area of Hiroshima within approx. 3.7 miles (approx. 6 km) of the Hiroshima Bus Center where land is extremely scarce. It is close to both Yoshijima IC and Kanon IC on Hiroshima Expressway Route 3, and access is good from both interchanges. It has strong potential as a distribution hub to western Japan, connecting the Kyushu and Kansai areas.



Perspective drawing of the exterior of Mitsui Fudosan Logistics Park Hiroshima I

Location	Kan-onshinmachi, Nishi Ward. Hiroshima City, Hiroshima Prefecture
Access	Approx. 0.2 miles (approx. 0.4 km) from Kan-on Interchange and approx. 1.9 (approx. 3.1 km) from the Yoshijima Interchange on the Hiroshima Expressway Route 3
Site Area	Approx. 362,000 ft <sup>2</sup> (approx. 33,700 m <sup>2</sup> )
Total Floor Area	Approx. 772,000 ft <sup>2</sup> (approx. 71,800 m <sup>2</sup> )
Structure	4 above-ground floors
Construction	September 2018 (planned)
Completion	August 2019 (planned)

■ **Mitsui Fudosan Logistics Park Yokohama Kohoku (MFLP Yokohama Kohoku)**

Located in the inland part of Yokohama, the facility will be close to three interchanges, including the Tomei Expressway, and also close to a highly populated area, which is rare for this type of site. Along with regional deliveries to the surrounding area, access is also good to central Tokyo.



Perspective drawing of the exterior of Mitsui Fudosan Logistics Park Yokohama Kohoku

Location	Kawawacho, Tsuzuki Ward, Yokohama City, Kanagawa Prefecture
Access	<p>Approx. 2.7 miles (approx. 4.3 km) from Kohoku Interchange on the Daisan Keihin Road</p> <p>Approx. 2.1 miles (approx. 3.4 km) from Yokohama-Aoba Interchange on the Tomei Expressway</p> <p>Approx. 3.8 miles (approx. 6.2 km) from Shinyokohama Interchange on Shuto Expressway Yokohama-kita Line</p> <p>14 minutes on foot from Kawawacho Station on the Yokohama Municipal Subway Green Line</p>
Site Area	Approx. 242,000 ft <sup>2</sup> (approx. 22,500 m <sup>2</sup> )
Total Floor Area	Approx. 541,000 ft <sup>2</sup> (approx. 50,300 m <sup>2</sup> )
Structure	4 above-ground floors
Construction	August 2018 (planned)
Completion	October 2019 (planned)



■ **Mitsui Fudosan Logistics Park Tachikawa Tachihi (MFLP Tachikawa Tachihi)**

The extremely rare site is within walking distance of Tachihi Station on the Tama Monorail and the population density is high in the neighboring area as well, so the potential for securing personnel is excellent. This project is being developed jointly with Tachihi Holdings Co., Ltd. and Tachihi Real Estate Co., Ltd.



Perspective drawing of the exterior of Mitsui Fudosan Logistics Park Tachikawa Tachihi

Location	Izumicho, Tachikawa City, Tokyo
Access	Approx. 4.3 miles (approx. 7.0 km) from Kunitachi-Fuchu Interchange on the Chuo Expressway 8 minutes on foot from Tachihi Station on the Tama Monorail Line
Site Area	Approx. 308,000 ft <sup>2</sup> (approx. 28,700 m <sup>2</sup> )
Total Floor Area	Approx. 721,000 ft <sup>2</sup> (approx. 67,000 m <sup>2</sup> )
Structure	4 above-ground floors
Construction	December 2018 (planned)
Completion	February 2020 (planned)

■ **Mitsui Fudosan Logistics Park Funabashi III (MFLP Funabashi III)**

Mitsui Fudosan is planning to develop a phase III building for Mitsui Fudosan Logistics Park Funabashi, a neighborhood creation logistics base. The planned facility will be located within walking distance from JR Keiyo Line Minami-Funabashi Station and will have an expansive green space and cafeteria, among other features. The facility has extremely strong potential as a dispatch base covering the entire country, located approx. 20 minutes from central Tokyo and close to the Yatsu-funbabashi Interchange on the Higashi-kanto Expressway and the Hanawa Interchange on Keiyo Road.



Perspective drawing of the exterior of Mitsui Fudosan Logistics Park Funabashi III

Location	Hamacho, Funabashi City, Chiba Prefecture
Access	Approx. 1.36 miles (approx. 2.2 km) from Yatsu-funbabashi Interchange on the Higashi-kanto Expressway Approx. 2 miles (approx. 3.3 km) from Hanawa Interchange on the Keiyo Road 9 minutes on foot from Minami-Funabashi Station on the JR Keiyo Line or JR Musashino Line
Site Area	Approx. 646,000 ft <sup>2</sup> (approx. 60,000 m <sup>2</sup> )
Total Floor Area	Approx. 2,900,000 ft <sup>2</sup> (approx. 270,000 m <sup>2</sup> )
Structure	8 above-ground floors, seismic isolation structure
Construction	2020 (planned)
Completion	2021 (planned)