

Mitsui Fudosan and Prologis Held a Completion Ceremony for MFLP Prologis Park Kawagoe in Kawagoe, Saitama Prefecture

Tokyo, Japan, November 6, 2018—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 that the two companies today held a completion ceremony for MFLP Prologis Park Kawagoe, a large-scale leasable logistics facility that they have been developing as a joint project.

The completion ceremony was attended by Mr. Toshiaki Nomura, Board Director and Vice Chairman of HAZAMA ANDO CORPORATION which is in charge of design and construction; Mr. Takayuki Miki, Chief Operating Officer, Logistics Properties Division and Executive Managing Officer of Mitsui Fudosan Co., Ltd.; and Mr. Mike Yamada, President of Prologis Japan, and their respective associates. The participants celebrated the completion of the facility.

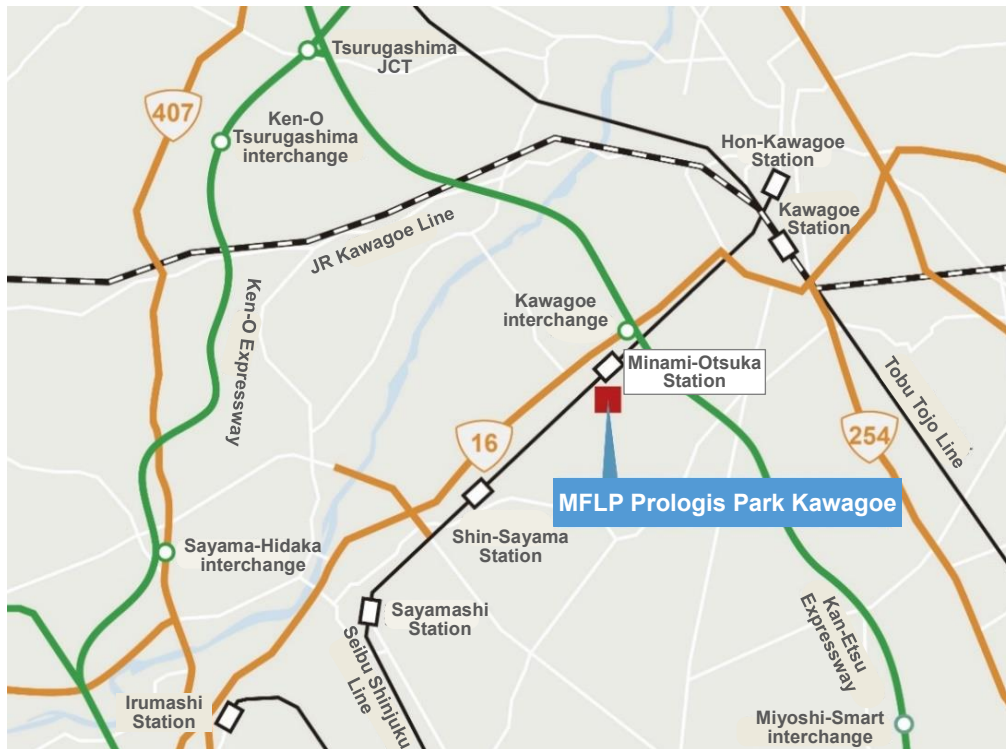
As Japan's largest integrated developer in the real estate industry, Mitsui Fudosan has been operating 19 facilities, including MFLP Prologis Park Kawagoe, since participating in the logistics business in 2012, and has been developing and planning 14 more facilities. On the other hand, Prologis is a leading global enterprise in the fields of logistics and real estate, and has newly developed or is in the process of developing 93 logistics facilities in Japan to date, thereby acquiring the experience of developing the largest number of logistics facilities in Japan. To fully leverage these strengths of both companies, and in the process of exploring possibilities for a joint project, the two companies have completed MFLP Prologis Park Kawagoe, a cutting-edge, high-quality logistics facility.



MFLP Prologis Park Kawagoe

■ Project site

MFLP Prologis Park Kawagoe will be located about seven minutes by car from the Kawagoe interchange, the closest interchange on the Kan-Etsu Expressway. The location provides 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 and offering an advantage in employment recruiting.



■ Facility Overview

MFLP Prologis Park Kawagoe will be a multi-tenant logistics facility with four above-ground floors, upward and downward ramp ways (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 double ramp ways enable a 45-foot container semi-trailer to access the truck berths on each floor. One floor is approx. 303,000 ft² (approx. 28,100 m²) and divided by the central roadway, the minimum leasing area is about approx. 71,166 ft² (approx. 6,611 m²), and the floor load on the first floor is set at 0.19 t/ft² (2 t/m²) (a standard floor is 0.14 t/ft² (1.5 t/m²)). The design is responsive to many different types of customer needs.

To ensure high work efficiency and safety levels on the premises, the flow lines on the premises for trucks and passenger vehicles will be divided, the west side of the first floor will have double-sided truck berths, and the east side adjacent to residences will have a dedicated passenger-car parking lot.

The facility is a state-of-the-art facility that takes into account the environment and BCP features, including the adoption of LED lighting throughout the building, the utilization of groundwater for watering plants and irrigation and for emergency household water, and the provision of emergency-use on-site power generators, satellite telephones, and an emergency earthquake-bulletin notification system. The facility has a solid foundation and is located in a

disaster-resilient area with little risk of flooding. It incorporates various disaster countermeasures based on lessons learned from the earthquake that occurred in northern Osaka Prefecture in June this year.

A facility has been created that respects the town and the surrounding areas. The outer walls have been designed to evoke images of Kawagoe's famous local product known as *kawagoe tozan*. Moreover, in front of the pedestrian entrance visitors will find an open plaza in which there are *edohigan* cherry blossom trees planted as a symbol for this Little Edo of Kawagoe.



Pedestrian entrance to MFLP Prologis Park Kawagoe

The shared areas on the top floor have been enhanced. To enable the people working in the facility to spend their time in comfort, the furniture and other items have been creatively refined, and there is a cafeteria equipped with some 250 seats and toilets with changing rooms.

Three logistics companies have already been decided as tenant companies: PLUS LOGISTICS CORPORATION, TAMAUNSO Co., Ltd., and one other logistics company. PLUS LOGISTICS plans to use MLFP Prologis Park Kawagoe as a new delivery center for stationery and miscellaneous daily items for the Tokyo metropolitan area, and TAMAUNSO plans to use MLFP Prologis Park Kawagoe as a delivery center for frozen and refrigerated foods.

Overview of MLFP Prologis Park Kawagoe

Facility name	MFLP Prologis Park Kawagoe
Development site	9-3, Minamidai 1-chome, Kawagoe, Saitama Prefecture
Structure	4 floors above ground, reinforced-concrete and steel structure
Site area	Approx. 632,368.9 ft ² (58,749 m ²)
Total floor area	Approx. 1,413,000 sq. ft. (131,272 m ²)
Construction	August 2017
Completion	October 2018



■ 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 2016: "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.



■ 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 19 countries around the world. As of September 30, 2018, Prologis owns, operates or develops logistics facilities totaling about 775 million ft² (approx. 72 million m²), and these cutting-edge facilities are used by some 5,500 corporate customers in sectors that include third-party logistics, distribution, retail and e-commerce.

In Japan, Prologis has developed new logistics facilities with floor area totaling approx. 67 million ft² (approx. 6.23 million m²) in 93 facilities (including facilities under development), and currently operates or is developing logistics facilities with total floor area of approx. 44 million sq. ft. (approx. 4.11 million m²) in 54 facilities. It also owns approx. 6.5 million sq. ft. (approx. 610,000 m²) of land for logistics facility development. Going forward, Prologis will continue to provide high-quality services to customers and develop environmentally sustainable, cutting-edge logistics facilities around the world to contribute to better logistics efficiency.