

Special Feature Life Science Initiatives

Research and development in the field of life science has never been as important as in recent years, and the life science clusters, where many companies and employers in that field reside, are rapidly growing on a global scale. By promoting the life science business in Japan and overseas, the Company will contribute to creating innovation and bring about a healthy longevity society.

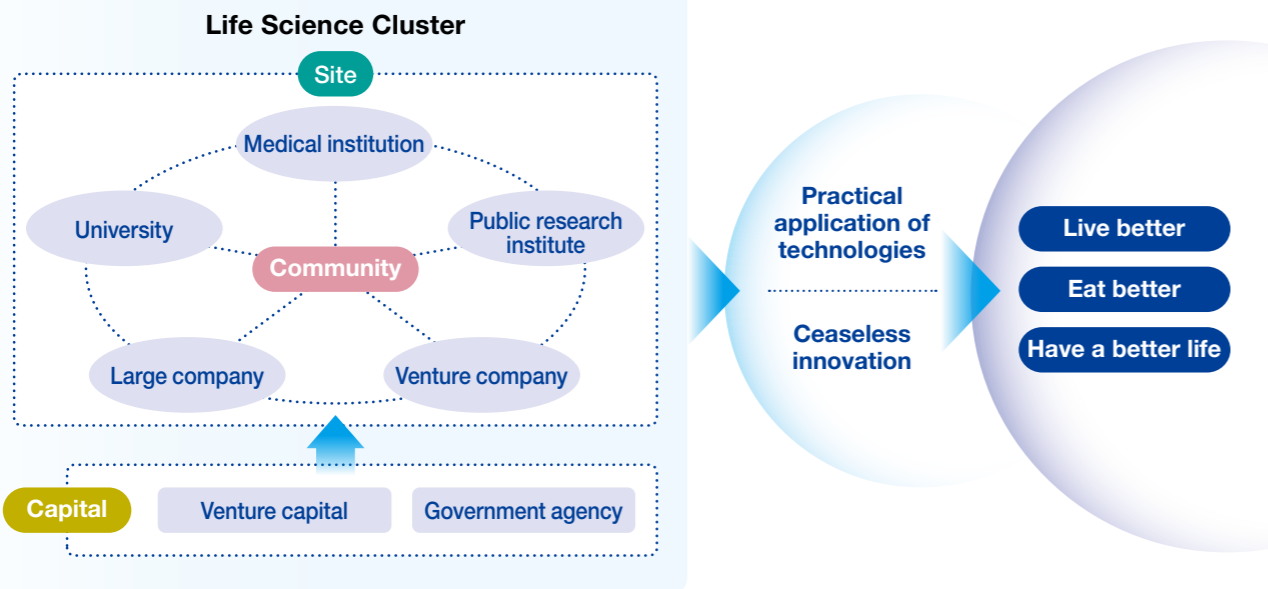
Importance of Research and Development in the Life Science Field

Life science is a field that is expected to contribute to the areas of “live better,” “eat better,” and “have a better life,” which are directly connected to people’s lives, such as overcoming diseases that plague humankind and solving food and environmental problems. Facing a declining birthrate and aging population and resulting increase in medical costs, developed countries are actively investing in research and development related to drug discovery and medical technology. Especially in recent years, due to the spread of the COVID-19 pandemic, research and development in this field has become increasingly important.

What Is a Life Science Cluster?

- Universities, public research institutes, hospitals, and healthcare companies (pharmaceutical and medical device manufacturers, etc.) engaged in R&D activities
 - Venture capital firms and government agencies that invest in research and development
- As such, an area where players of Life Science concentrate.

The interaction among these players serves to accelerate the commercialization of technology seeds, and a mechanism for promoting continuous innovation is created.



Role of the Company

The Company operates Rental Lab and Office business in Japan and the United States, providing a **site** for life science players to gather. Also in Japan, we are building **communities** and providing **capital** to startups to support the development of Life Science clusters from various perspectives and contribute to the realization of a healthy longevity society.

Practical example 1 Lab & Office Business in the United States

Promoting the Lab & Office Business in All of the Top 3 Life Science Clusters of the U.S.

The U.S. is known as the global leader in the Life Science field as it has created a mature market for the lab & office business to help support such research. In particular, Boston, San Francisco and San Diego have been recognized as the top three Life Science clusters in the U.S. for their size and amount of investments, and for being home universities that are highly regarded universities in the nation, and are highly valued not only within the country, but globally. The Company participated in Boston’s “Innovation Square Phase II” that commenced in 2019 and this got our Leasing Lab & Office business into full swing. Currently, the Company is participating in the Torrey View and Mission Rock Phase I projects. Participation in these projects means that Mitsui Fudosan is now operating the Lab & Office Business in the Top 3 Life Science clusters of the U.S.



Properties developed by Mitsui Fudosan

Boston

Approx. **500** life science companies are located in this area

Approx. **90,000** people are engaged in life science-related industries

[Major universities and research institutes]
Harvard University, Massachusetts Institute of Technology, Broad Institute, Whitehead Institute, and others

Innovation Square Phase II

Leased area Approx. 25,000 m²

Uses Lab & Office

Schedule Construction started in 2020 and completed in 2021



San Francisco

Approx. **1,480** life science companies are located in this area

Approx. **145,000** people are engaged in life science-related industries

[Major universities and research institutes]
University of California San Francisco, University of California Berkeley, Lawrence Livermore National Laboratory and others

Mission Rock Phase I

Leased area Approx. 105,000 m²

Uses Lab & Office, offices, stores, rental housing

Schedule Construction started in 2020 and is to be completed in 2023



San Diego

Approx. **960** life science companies are located in this area

Approx. **68,000** people are engaged in life science-related industries

[Major universities and research institutes]
University of California San Diego, Scripps Research Institute, Salk Institute for Biological Studies and others

Torrey View

Leased area Approx. 47,800 m²

Uses Lab & Office

Schedule Construction started in 2021 and is to be completed in 2023



Source: The Ministry of Economy, Trade, and Industry

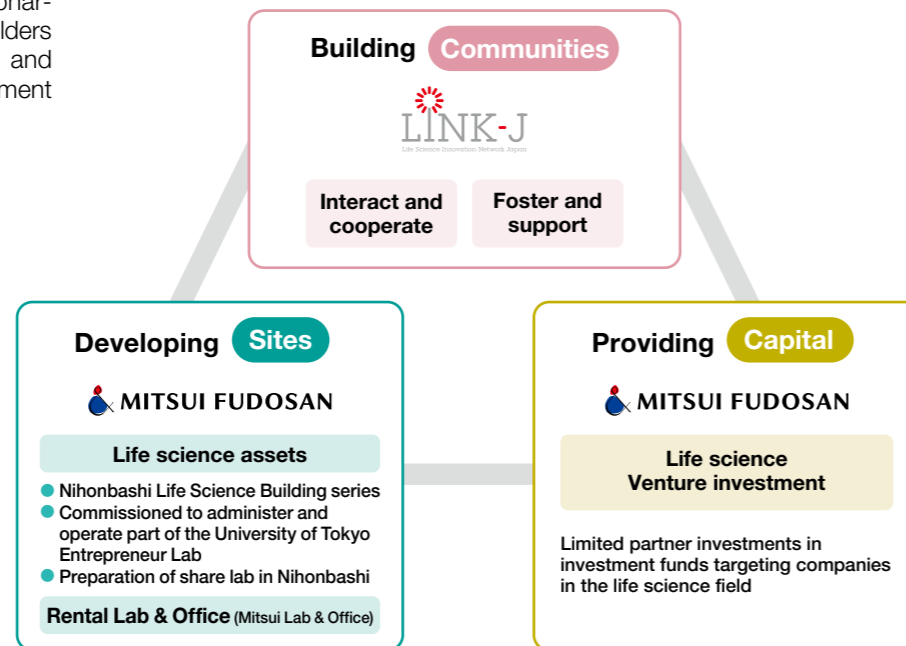
Practical example 2 Promoting Life Science Innovation in Japan

Through collaboration, key players such as start-ups, universities, hospitals, major pharmaceutical companies, and other stakeholders leverage mutual knowledge, technology, and capital to advance research and development that transcends industry boundaries. Such an ecosystem is to be built through an approach centered on the following three concepts:

- Building Communities
- Developing Sites
- Providing Capital

We are supporting the creation of innovation in the life science domain.

Essential Features of the Life Science Innovation Promotion Business



Building Communities : LINK-J

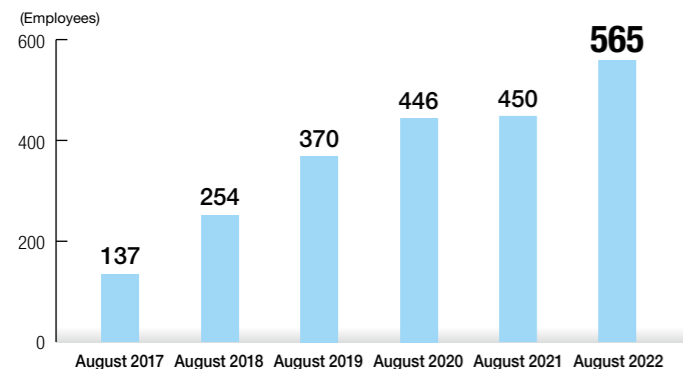
LINK-J is a general incorporated association that we jointly established with academia and industry in March 2016 to be a platform for people and information to interact for those working in the life science field. Aiming to promote open innovation and build an ecosystem in the life science domain, LINK-J undertakes events to “interact and cooperate” and provide “foster and support.”



LINK-J Special Members: **565**

Including companies, organizations and individuals * As of August 2022

Companies, start-up companies, non-profit organizations, academia, and individuals involved in the life science domain participate in LINK-J as special members. LINK-J provides various services to its members, such as congregate and connect, foster and support, information dissemination, and developing sites.



Events held in 2021: **524**

Various events are held for the purpose of interaction and cooperation among members.

- Networking
- Symposia
- Exchanges with overseas life science organizations
- Career forums
- Partnering support
- Support for commercialization

Cooperation partners in Japan and overseas: **Approx. 70**
* As of August 2022

Collaborating with life science organizations, local governments, universities, research institutes, and academia in Japan and overseas, we hold events and programs.

- Collaboration partners in Japan: Approx. 50
- Overseas collaboration partners: Approx. 20 (including embassies in Japan)

Developing Sites : Life Science Building, Mitsui Lab & Office

Development of the Life Science Buildings

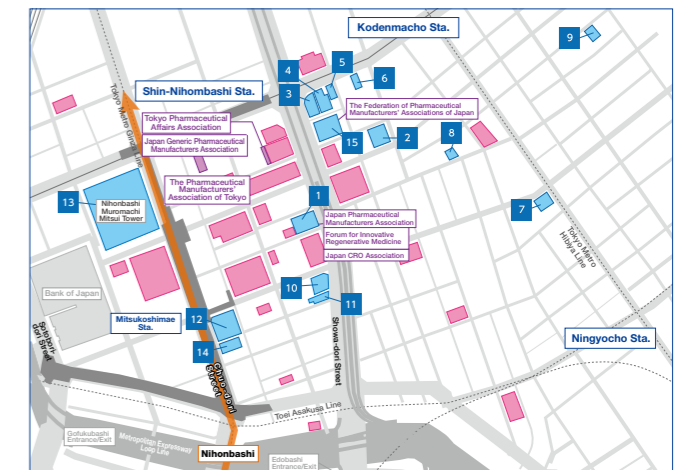
Including Nihonbashi Life Science Building where diverse players related to life science are located as a life science cluster in Japan, the Company provides 15 sites in the Nihonbashi area in Tokyo, to be utilized as multi-purpose spaces for interaction such as office rooms and conference rooms. Moreover, the Company has developed shared wet labs “Mitsui Lab & Office” and has been commissioned to administer and operate part of the University of Tokyo Entrepreneur Lab. In Osaka, we are also developing life science buildings (two sites, including an under-development site) and promoting the development of sites to create innovation.

In Nihonbashi, Tokyo * As of August 2022

Office buildings for life science companies **15 sites are located**

Life science tenants **Approx. 150 companies**

Expansion of Nihonbashi Life Science Building series



Blue square: Nihonbashi Life Science Building series
Pink square: Member's Company location of the Japan Pharmaceutical Manufacturers Association

Expansion of “Mitsui Lab & Office”



We will contribute to solving problems in R&D environments and will work to create innovation through rental labs and offices that integrate the offices and the full-fledged wet labs necessary for creating innovation in the life sciences.



Providing Capital

Limited Partner investment is made in investment funds targeting companies in the life science field established by venture capitals. By providing support according to the stage and working as a bridge, more advanced technology seeds are realized and faster creation of new industries is encouraged.

Concentration of venture capitals, accelerators, etc.

In our Company's properties in Nihonbashi and Yaesu, Tokyo,

11 venture capitals and accelerators are concentrated

* As of August 2022

