

Logistics

Market Environment

Risks

- Intensification of competition for land acquisition due to entry of new players
- Overheating of leasing competition due to high-volume supply of new properties

Opportunities

- Expansion of logistics facilities demand due to EC market growth and reworking of supply chains by cargo owners
- Faster digital transformation (DX) utilization against a backdrop of labor shortages

Competitive Advantages

- Track record of advanced logistics facility development extending to **53 properties** in Japan and overseas^{*1}
- Close tenant relationships that enable provision of CRE solutions and direct sales to cargo owners (Office tenants: **Approx. 3,000**^{*2}, Retail tenants: **Approx. 2,400**^{*3}, etc.)
- Diverse collaboration and business methods including joint ventures with originators
- MFLP quality which realizes industry top class customer satisfaction
- Ability to propose logistics solutions that leverage DX

*1 As of the end of July 2022 *2 As of the end of FY2021 *3 As of April 1, 2022

Business Strategy

- Achievement of business planning, leasing, etc. through provision of logistics consulting^{*4} and other solutions to customers
- Promotion of differentiation of MFLP brand from competitors by the use of DX to improve the efficiency of tenants' delivery and warehouse operations and enhance employee satisfaction
- Actively developing new products such as data centers, urban warehouses and freezer and refrigerated warehouses to meet diversifying customer needs by utilizing our know-how in the development of logistics facilities

*4 Mitsui Fudosan established MF Logisolutions Co., Ltd. in August 2018.

An Excellent Portfolio

Cumulative Totals including Properties Previously Developed by the Company (As of July 31, 2022)

Total facilities under development or operation in Japan and overseas

53 properties Of these, properties owned and operated by the Company: **14 properties**

Cumulative total investment

Over **¥700 billion**

Total floor space

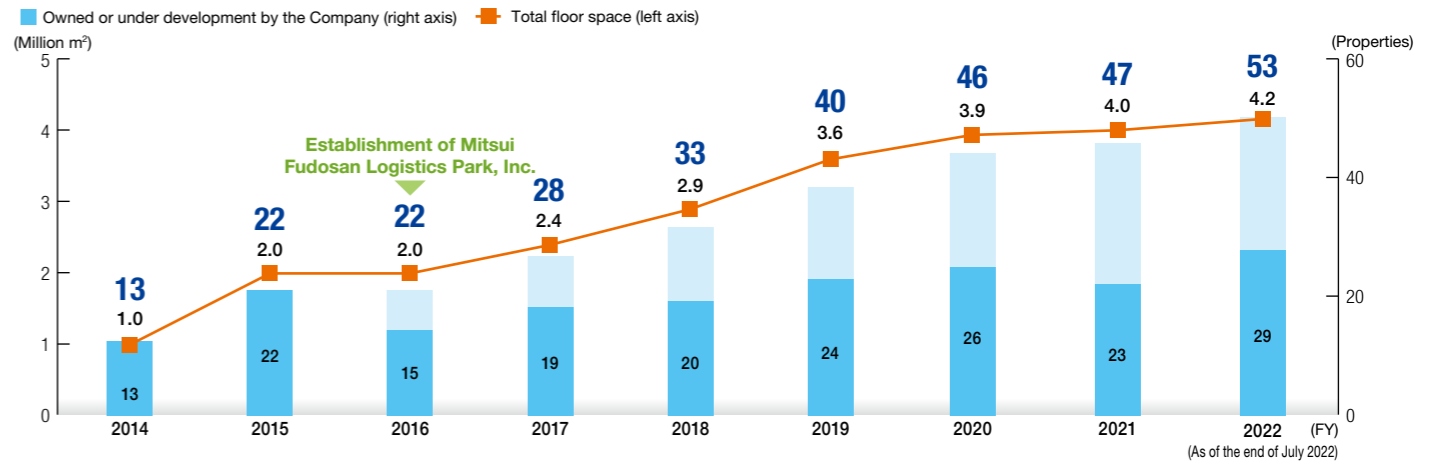
Approx. **4.2 million m²**
Of this, floor space owned and operated by the Company: **Approx. 1.6 million m²**

Major development areas

Tokyo metropolitan area: **33 properties**

Stable Business Expansion

Number of Facilities under Development/Operation and Total Floor Space at the End of Fiscal Years



Future Development Pipeline

Projects **16 properties** Includes **7 properties** in Tokyo metropolitan area, **3 properties** overseas

(As of the end of August 2022. However, as of the end of June 2022 for overseas projects)

TOPICS

MFLP ICHIKAWA-SHIOHAMA II, a state-of-the-art logistics facility that takes the environment and diversity into consideration

In addition to solving tenants' logistics issues, we contribute to the achievement of a sustainable society through environmental initiatives, such as decarbonization and conservation of ecosystems in the surrounding area, and initiatives to support diverse human resources and working styles.



MFLP ICHIKAWA-SHIOHAMA II

- Use 100% green energy in common areas by installing in-house solar power generators, etc.
- Supporting tenant companies via a service to supply green power to help solve their RE100 and ESG issues and promote SDGs
- Conservation of ecosystems in surrounding areas by developing green infrastructure (measures include a bird bath using rainwater and a rain garden for improving the water quality with soil microorganisms)
- Acquisition of four environmental certifications (ZEB certification (Nearly ZEB), CASBEE (S rank), BELS (5 STAR) and DBJ Green Building certification 5 star)
- Providing common spaces to support diverse human resources and working styles (Multilingual signs, mosques, genderless bathrooms, deck terraces, cafeteria and lounges, etc.)

Green infrastructure to conserve ecosystems in surrounding areas



Bird bath and rain garden

Common areas supporting diverse working styles



Deck terrace



Cafeteria lounge