

# 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

- Increased efficiency and consolidation of the logistics function in response to relocation needs from aging warehouses and growth in the e-commerce market
- Increased labor saving and the growing need for mechanization through DX against the backdrop of labor shortages

## Competitive Advantages

- Track record of advanced logistics facility development extending to **64 properties** in Japan and overseas\*<sup>1</sup>
- Close tenant relationships that enable provision of CRE solutions and direct sales to cargo owners (Office tenants: Approx. **3,000**\*<sup>2</sup>, Retail tenants: Approx. **2,500**\*<sup>3</sup>, 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
- Installation of solar power generators on the rooftops of new logistics facilities to the greatest extent possible

\*1 As of the end of August 2023 \*2 As of the end of FY2022 \*3 As of April 1, 2023

## Business Strategy

- Providing a platform that helps to resolve logistics issues for customers and society as a whole by maximizing the resources of the Mitsui Fudosan Group
- Contributing to the resolution of issues in the logistics industry, such as labor shortages, by utilizing DX, and promoting MFLP brand differentiation
- 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

## An Excellent Portfolio

### Cumulative Totals including Properties Previously Developed by the Company (as of the end of August 2023)

Total facilities under development or operation in Japan and overseas

**64 properties**

Of these, properties owned and operated by the Company: **19 properties**

Cumulative total investment

Over **¥850 billion**

Total floor space

Approx. **5.3 million m<sup>2</sup>**

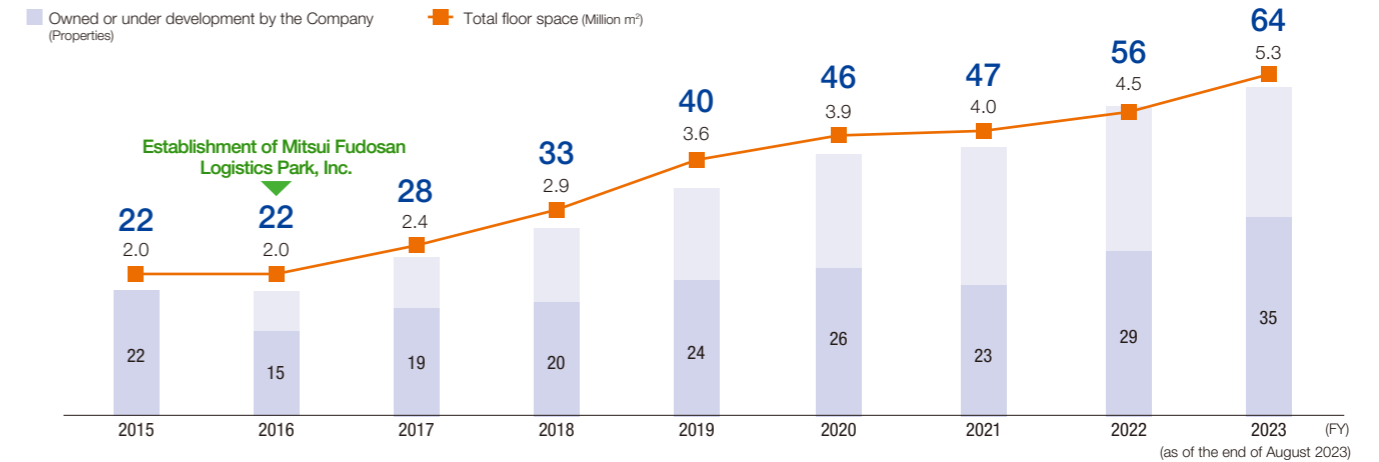
Of this, floor space owned and operated by the Company: Approx. **1.9 million m<sup>2</sup>**

Major development areas

Tokyo metropolitan area: **39 properties**

## Stable Business Expansion

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



## Future Development Pipeline

Projects **19 properties** include **9 properties** in Tokyo metropolitan area, **5 properties** overseas

(as of the end of August 2023)

## TOPICS

### MFLP EBINA I, ZEB certified environmentally conscious green energy logistics center

MFLP EBINA I is a green energy logistics center that can supply 100% of the electricity used in the facility as renewable energy and provide decarbonization support not only to Mitsui Fudosan but also to the tenant companies in accordance with their greening plans.



MFLP EBINA I

- Installation of solar power generators (Installed capacity: Approx. 2,000 kW; Power generation capacity: Approx. 2,200,000 kWh/year) and the supply of power to common and tenanted spaces
- Successful steps to achieve virtually zero CO<sub>2</sub> emissions across the facility as a whole in line with the use format through a green power supply service
- Obtained ZEB certification, the highest rank under the criteria set under Japan's Building Energy Conservation Act
- Received a Five-Star DBJ Green Building certification rating, a certification system established by the Development Bank of Japan to support environmentally and socially conscious real estate
- Active use of timber derived from forests owned by the Mitsui Fudosan Group as finishing materials at property entrances and lounges
- Steps to put in place green infrastructure as a biodiversity prevention measure, taking into consideration diversity and the surrounding environment



Solar panels installed on the rooftop

