

July 5, 2019

For immediate release

Mitsui Fudosan Co., Ltd.

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Birth of a new multi-use industrial base

## **Mitsui Fudosan Industrial Park Haneda Completed Construction on June 28, 2019**

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Tokyo, Japan, July 5, 2019 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today the completion of construction on June 28, 2019 of the multi-use facility Mitsui Fudosan Industrial Park Haneda (hereafter “MFIP Haneda”; including distribution functions), located in Haneda Asahi-cho, Ota-ku, Tokyo. With construction completed on this facility, Mitsui Fudosan’s logistics business now has 20 operating facilities and 13 facilities under development, totaling 33 in all.

MFIP Haneda is located approximately 0.6 kilometers from the Haneda IC on Route 1 of the Shuto Expressway, boasting outstanding access to key areas in Tokyo. It has excellent access to Haneda Airport and the Port of Tokyo in a prime location for a distribution facility. MFIP Haneda’s location is also convenient for commuting and beneficial for securing human resources as it is seven minutes on foot from Anamori-inari Station on the Keikyū Airport Line. Mitsui Fudosan plans for the facility to serve different purposes for companies that move in, such as for use as a distribution facility, office, or research center. An industrial support facility operated by Ota-ku is also slated to move into the facility. Tenant companies will also be able to use the facility with confidence during unexpected events thanks to enhanced BCP functions such as a 72-hour emergency power generator and seismic control system.

On this project site, Mitsui Fudosan collaborated with ANA HOLDINGS INC. to promote development of the HANEDA Industrial Park, a neighborhood creation-style project that contributes to industrial revitalization in the Haneda area. ANA HOLDINGS completed construction on a new training center (ANA Blue Base) in March 2019, and with the completion of MFIP Haneda, a new multi-use industrial base has been born.

MFIP Haneda was developed as an environmental creation business, planting vibrant vegetation, including cherry blossom trees, around the perimeter of the facility to realize a comfortable space for pedestrians. The perimeter is also equipped with grilling benches and emergency toilets, which contribute to improvements in the area’s emergency preparedness. In tandem with these developments, we are performing maintenance on the existing Asahieitorikawa Park to create a space that local residents can use to relax.

### **Main points of this press release**

- Mitsui Fudosan Industrial Park Haneda completed construction on June 28, 2019
- Created as a new multi-use industrial base not only for distribution purposes, but also for use as an office, research facility, industrial support facility, etc.
- Developed as a base that partners with the region as an environmental creation business



Mitsui Fudosan Industrial Park Haneda (exterior photo)

■Design features



A façade inspired by patterns used in Japanese weaving

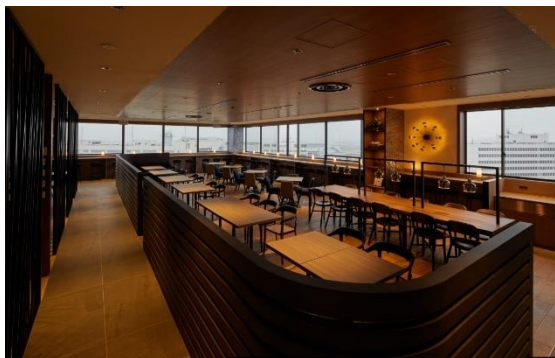


Building entrance

The exterior of the facility has a façade inspired by patterns in traditional Japanese weaving in accordance with the concept of “Weave Design.” The design of aluminum panels installed on the outer walls changes depending on the angle at which they are viewed. A water objet d'art has been installed in front of the building entrance, expressing a sense of unity with the Ebitori River that flows before the viewer.

■Enhanced communal areas

To make the facility more comfortable for workers, a lounge overlooking the airport was installed on the highest floor. Another lounge on the fifth floor has also been equipped with an unmanned shop that operates 24 hours a day for improved convenience. The facility’s entrance was also stylishly crafted with granite and welcomes visitors as the doorway to the facility.



5F Lounge



1F Entrance lobby

■ Facility Overview

Name	Mitsui Fudosan Industrial Park Haneda
Address	10-1 Haneda Asahi-cho, Ota-ku, Tokyo
Site area	389,793 ft <sup>2</sup> (36,213 m <sup>2</sup> )
Floor space	872,199 ft <sup>2</sup> (81,030 m <sup>2</sup> )
Design	NIPPON STEEL ENGINEERING CO., LTD.
Contractor	NIPPON STEEL ENGINEERING CO., LTD.
Start of construction	March 2018
Completion of construction	June 2019

【Map】



【Mitsui Fudosan’s Logistics Business】

Mitsui Fudosan launched the Logistics Properties Department (currently Logistics Properties Business Division) in April 2012, marking the start of its full-fledged engagement in logistics facility development. With Mitsui Fudosan Logistics Park (MFLP) as its flagship brand, Mitsui Fudosan is currently developing and operating 33 logistics facilities, including MFLP Funabashi I and MFLP Ibaraki, and it plans to continue proactively opening new facilities. Mitsui Fudosan has embraced “Connecting Values Together with Customers” as its business statement, and the Company not only intends to connect diverse people, goods and concepts, but also continues taking on the challenge of creating value not bound by existing frameworks as the solution partner of tenant companies.