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For immediate release

Mitsui Fudosan Co., Ltd.

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**Mitsui Fudosan Begins Construction on Mitsui Fudosan Logistics Park Ebina I,  
Industry's First Green Energy Logistics Center with Effectively Zero CO<sub>2</sub> Emissions**

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**Key Points of this Press Release**

- Start construction from May 6 on Mitsui Fudosan Logistics Park Ebina I, the industry's first green energy logistics center with effectively zero CO<sub>2</sub> emissions.
- Plans to acquire ZEB certification for the property, which will provide solutions to the RE100 and ESG issues faced by tenants by generating and supplying electricity on-site via a photovoltaic power system as well as a green energy supply service.
- To be developed as an environmentally conscious property that boasts green infrastructure and reduces traffic on the adjacent Ebina IC on the Ken-O Expressway.



Rendering of the exterior of MFLP Ebina I

Tokyo, Japan, May 12, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced that it began construction on Mitsui Fudosan Logistics Park Ebina I (“MFLP Ebina I”) in Ebina City, Kanagawa Prefecture on May 6. Construction is scheduled to be completed in September 2022.

Mitsui Fudosan intends to promote the greening of electricity used\*<sup>1</sup> at all of its facilities in the Tokyo metropolitan area by fiscal 2030. Along with continuing to carry out energy-saving measures at these facilities, it will expand its initiatives for achieving a decarbonized society by creating renewable energy on- and off-site and supplying green electricity in line with tenant needs to help solve social issues through urban development.

\*<sup>1</sup> Electricity used in common areas owned by the Company (including partial ownership, excluding electricity generated on-site).

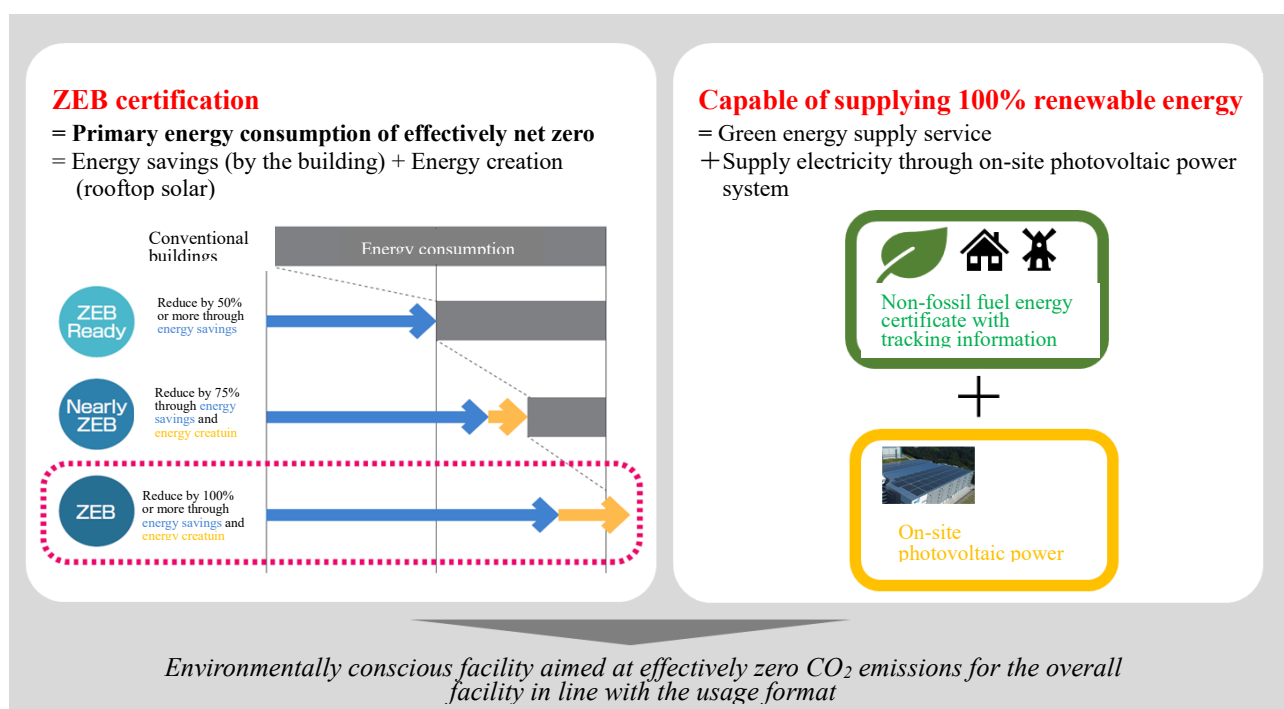
“Greening” means effectively switching from electricity to renewable energy consumption through the use of non-fossil fuel certificates.

## 1. Industry-first initiative

As the industry's first green energy logistics center\*<sup>2</sup>, MFLP Ebina I is expected to acquire ZEB certification\*<sup>3</sup>. The roof will have a photovoltaic power system with capacity of approximately 2,000 kilowatts and annual output of around 2.2 million kilowatts to provide on-site power generation and supply. A green energy supply service\*<sup>4</sup> will also be offered to make it possible to use renewable energy for 100% of the electricity used at the facility, which will help tenant companies address the RE100 and ESG issues they face. For common areas and office areas, excluding warehouse areas, energy efficiency measures will be employed, including desiccant air conditioning systems and geothermal heat pumps, which will reduce carbon dioxide emissions from primary energy consumption by 50% or more\*<sup>5</sup>.

### \*2 Green energy logistics center (trademark pending)

An environmentally conscious facility with ZEB certification that aims for effectively zero CO<sub>2</sub> emissions for the overall facility in line with the usage format by being capable of supplying 100% renewable energy.



### \*3 About ZEB certification

A net zero energy building (ZEB) is a building aimed at zero energy consumption while maintaining a comfortable indoor environment and that is capable of making its energy consumption net zero through energy savings and energy creation. ZEB certification is a third-party certification program for energy performance that ranks buildings as ZEB, Nearly ZEB, or ZEB Ready based on the Building-Housing Energy-Efficiency Labeling System (BELS) using the Building Energy Index (BEI, ratio of design primary energy consumption to standard primary energy consumption) and the use of renewable energy.

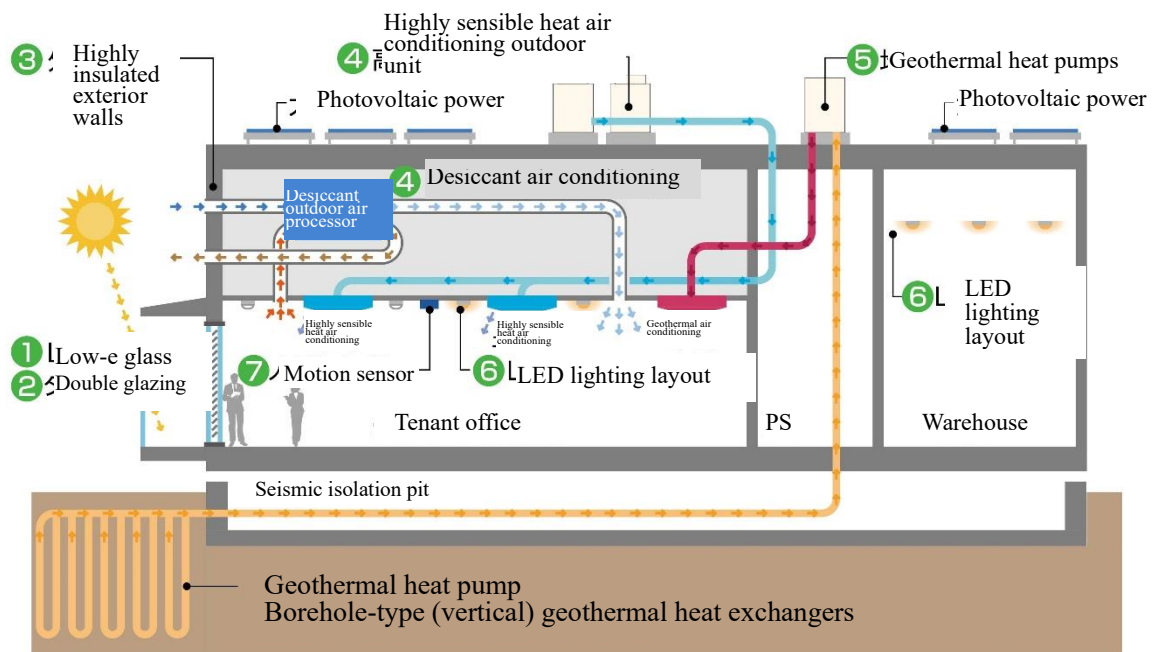
### \*4 Green energy supply service

This service for tenants and joint business owners at office buildings, etc. owned or leased by Mitsui Fudosan utilizes the Company's various power greening mechanisms to provide electricity used at office buildings, etc. that is effectively renewable energy by using non-fossil fuel energy certificates.

### \*5 Carbon dioxide reduction amounts for each type of energy efficiency measure are as follows.

CO <sub>2</sub> reduction amount		CO <sub>2</sub> reduction amount (tons-CO <sub>2</sub> /year)	Reduction rate of offices
[Standard emissions]		402.6	
Building	①Low-e glass②Double glazing③Highly insulated exterior walls	17.9	(4.4)%
Facilities	④Desiccant air conditioning⑤Geothermal heat pumps	81.2	20.2%
Electricity	⑥LED lighting⑦Lighting control with motion	103.2	(25.6)%
Other	Hot water supply Elevators	4.7	(1.2)%
Reduction meters		206.9	(51.4)%

### Overview of Office Facilities



## 2. Initiatives for various environmental considerations

A rainwater reservoir and greenbelt will be established as green infrastructure\*<sup>6</sup> in the buffer zone between the adjacent Ebina Sports Park in order to harmonize as much as possible with the surrounding environment.

- A rainwater reservoir with maximum capacity of approx. 74,100 ft<sup>3</sup> (2,100 m<sup>3</sup>) will be established with consideration for the landscape. Rainwater on the site will be collected in the reservoir and then gradually released. In addition to addressing natural disasters, it will also create a waterfront landscape to be enjoyed at all times.
- Approximately 107,600 ft<sup>2</sup> (10,000 m<sup>2</sup>), 20% of the site, will be established as a green space called Ebina no Mori (forest). Around 1,500 tall and medium-sized trees and some 15,000 small trees and shrubs will be planted. Rows of cherry trees will be planted on the border with Ebina Sports Park, which will function as borrowed scenery for the park out of consideration for the local landscape.





Rendering of the green infrastructure of MFLP Ebina I

**\*6 Green infrastructure**

A method for building social capital conceived of in the U.S., it is the idea of attempting to utilize the functions of the natural environment to solve various issues in society. The idea has started to gain traction in Japan in recent years, as evidenced, for example, by the establishment of the Green Infrastructure Public-Private Partnership Platform by the Ministry of Land, Infrastructure, Transport and Tourism on March 19, 2020.

**3. Location with excellent access**

MFLP Ebina I is next to the Ebina IC on the Ken-O Expressway, boasting outstanding access to major areas in the Tokyo metropolitan area, an excellent location for a logistics center. Furthermore, it is an 11-minute walk from Atsugi Station on the JR Sagami Line and Odakyu Odawara Line, a location excellent for commuting convenience and advantageous for recruiting human resources. Moreover, an exit on the automobiles-only prefectural road will be created to increase the safety of area transportation and alleviate traffic congestion. In the future, the plan is to accommodate autonomous driving trucks and vehicle platooning.

**4. Concept and construction plan**

**(1) Design features**

The exterior design of the facility has a façade abstracted from an organic pattern out of respect for nature based on the concept of “organic flow.” It uses wooden louvers that cause the appearance to change moment by moment with the sunlight and the changing seasons. The offices on the eastern side of the building are layered with high ceilings and greened balconies to provide highly pleasant workplaces.

**(2) Wood products from forests owned by the Group**

In addition, the Mitsui Fudosan Group owns and manages approximately 5,000 hectares of forestland in 31 cities and towns, primarily in the northern part of Hokkaido, and wood products made from trees harvested at appropriate times and thinnings from forest maintenance are actively used in the finishings and furniture in the property’s entrance and lounge, and employs an environmentally friendly design.

**(3) Enhanced common areas**

COVID-19 measures include body temperature cameras and disinfectant at entrances as well as non-contact security

gates and elevators. On the top floor of the facility there is a lounge with panoramic views of the Tanzawa Mountains and Mt. Fuji across the Sagami River where people working at the facility can comfortably spend time.

#### (4) Safety and security initiatives

Along with environmental measures, there are also enhanced BCP functions, including 72-hour emergency generators, seismic isolators, and a high foundation for potential flooding, which allow tenant companies to securely use the facility even in emergencies.



Rendering of lounge interiors using forest thinnings



Rendering of non-contact security gates



View over the Sagami River from the lounge

#### ■ Facility Overview

Name	Mitsui Fudosan Logistics Park Ebina I
Location	Nakashinden, Ebina City, Kanagawa Prefecture
Site area	Approx. 608,100 ft <sup>2</sup> (approx. 56,500 m <sup>2</sup> )
Total floor area	Approx. 1,315,300 ft <sup>2</sup> (approx. 122,200 m <sup>2</sup> )
Size and structure	Six floors, steel-reinforced concrete, seismic isolated structure
Architect/Builder	Nippon Steel Engineering Co., Ltd.
Construction	May 2021
Completion	September 2022 (planned)

## 【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 nationwide, 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.

Including MFLP Ebina I, facilities developed and operated by Mitsui Fudosan's logistics properties business total 46 properties, including 32 facilities in operation and 14 under development (13 in Japan and 1 overseas).

## ■Mitsui Fudosan Group's Contribution to SDGs

[https://www.mitsuifudosan.co.jp/english/corporate/esg\\_csr/](https://www.mitsuifudosan.co.jp/english/corporate/esg_csr/)

The Mitsui Fudosan Group aims for a society that enriches both people and the planet under the principles of coexist in harmony with society, link diverse values and achieve a sustainable society, and advances business with an awareness of the environment (E), society (S) and governance (G), thus promoting ESG management. By further accelerating its ESG management, the Group will realize Society 5.0, which the Japanese government has been advocating, and contribute significantly to achieving the SDGs.

\* The initiatives covered in this press release are contributing to five of the UN's SDGs.

Goal 7 Affordable and Clean Energy  
Goal 9 Industry, Innovation and Infrastructure  
Goal 12 Responsible Consumption and Production  
Goal 15 Life on Land  
Goal 17 Partnerships for the Goals



**SUSTAINABLE  
DEVELOPMENT  
GOALS**