

Mitsui Fudosan designated as business manager of “Industrial, Academic and Medical Collaborative Venture Ecosystem” at the International Hub for Healthcare Innovation in Nakanoshima, Osaka
First rental wet lab complex in central Osaka scheduled to open in 2024 in collaboration with LINK-J

Tokyo, Japan, May 19, 2021 – Mitsui Fudosan Co., Ltd., a leading global real company headquartered in Tokyo, announced today that it has signed a basic agreement which designates the company as the business manager of the “Industrial, Academic and Medical Collaborative Venture Ecosystem” at the International Hub for Healthcare Innovation, a research hub for healthcare innovation in Nakanoshima, Osaka that aims to open in spring 2024. Under this agreement, Mitsui Fudosan will support the construction of the ecosystem in Osaka together with Life Science Innovation Network Japan (LINK-J).

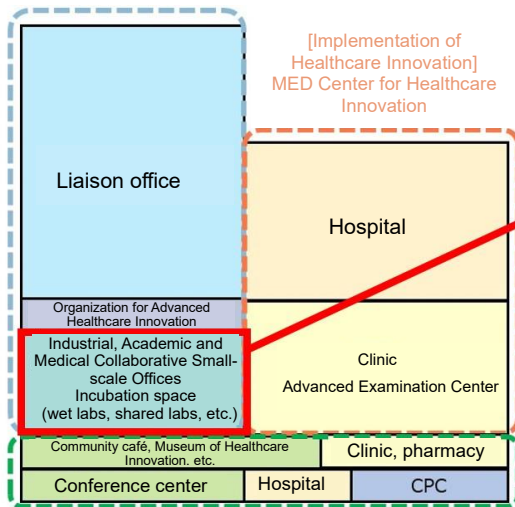
The International Hub for Healthcare Innovation is a facility which is scheduled to be completely managed by the Organization for Advanced Healthcare Innovation based on the concept of making contributions to international society by promoting the industrialization of and providing cutting-edge healthcare innovation. It aims to open in spring 2024 with the intention of becoming the first hub in Japan where medical institutions that provide cutting-edge healthcare such as genome therapy, including regenerative treatment, and AI diagnostics, companies working on development of that healthcare, venture capitals and supporting institutions will come together under one roof.

For Mitsui Fudosan and LINK-J, this facility will mark the second location to be established in Osaka following the facility in Honmachi in September 2020. There had been a high demand for rental wet labs in the Kansai region, particularly in central Osaka, from venture capitals related to life sciences and departments developing new business within major corporations, for instance. Mitsui Fudosan has now been praised for its proposal of a facility that combines multiple functions. This type of hub establishment will help invigorate the life science industry in Kansai toward acceleration of open innovation through both the hard aspects of the facility and the soft aspects provided by LINK-J.

Features of the facilities managed by Mitsui Fudosan within the International Hub for Healthcare Innovation

- The first facility in central Osaka that combines rental wet labs, communication lounges, and offices for startups
- Constructing a venture ecosystem with one-stop service by combining the soft aspects of constructing a congregation platform provided by LINK-J with the hard aspects of cutting-edge labs and office facilities

[Creation of Healthcare Innovation]
R&D Center for Healthcare Innovation



[Implementation of Healthcare Innovation]
MED Center for Healthcare Innovation



Rental wet lab



Communication lounge



Offices for startups

[Sharing Healthcare Innovation]
Nakanoshima International Forum

■ Facility Overview

(International Hub for Healthcare Innovation)

【Location】4-32-12 Nakanoshima, Kita-ku, Osaka

【Access】

- Five minutes on foot from Nakanoshima Station and Watanabebashi Station on the Keihan Nakanoshima Line
- Ten minutes on foot from Higobashi Station on the Osaka Metro Yotsubashi Line
- Ten minutes on foot from Fukushima Station on the JR Osaka Loop Line or Shin-Fukushima Station on the Tozai Line

【Total site area】Approx. 92,570 ft² (8,600 m²)

【Total floor area】Approx. 613,000ft² (Approx. 57,000 m²)

【Construction/scale】 Steel structure: 17 floors above ground

【Operating entity (Owner)】

Organization for Advanced Healthcare Innovation

【Completion date】 January 2024 (planned)



* Perspective drawing at time of proposal (January 2019) is subject to change.

* Proposal: Establishment of International Hub for Healthcare Innovation in Nakanoshima 4-Chome Site/Operating Business Developer

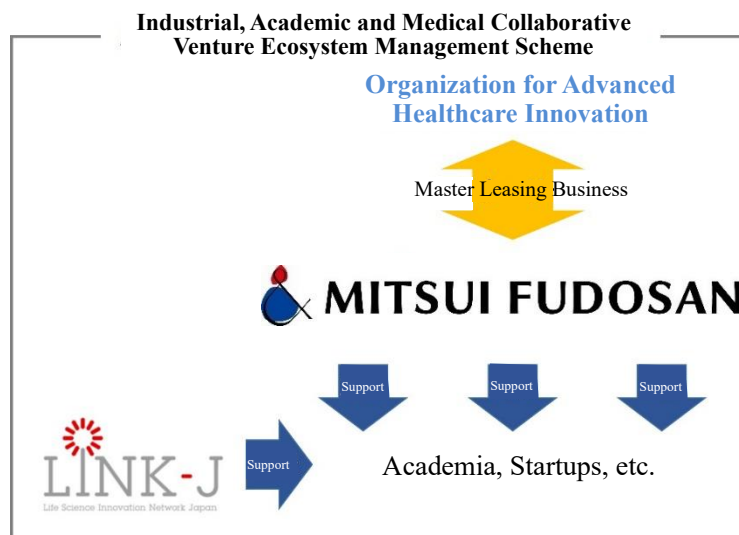
■About the Organization for Advanced Healthcare Innovation and International Hub for Healthcare Innovation

The Organization for Advanced Healthcare Innovation is an organization which was established in November 2019 by 22 people drawn from various types of private companies and the Osaka Prefectural Government in order to plan and organize the opening of the International Hub for Healthcare Innovation in spring 2024. Corporations, academia, and medical institutions will form a trifecta, with the aim of implementing and industrializing cutting-edge healthcare innovations such as regenerative treatment and genome therapy.

The hub features an “R&D Center for Healthcare Innovation” responsible for creation of healthcare innovations, an “MED Center for Healthcare Innovation” responsible for implementation of healthcare innovations, and the “Nakanoshima International Forum,” responsible for sharing healthcare innovations. As a hub in which functions such as medical institutions, companies, startups, and supporting institutions are grouped within a single facility, it is the first of its kind in Japan. For details, please see the Organization for Advanced Healthcare Innovation’s website. <https://miraikiko.jp/>

■The Industrial, Academic and Medical Collaborative Venture Ecosystem

The Industrial, Academic and Medical Collaborative Venture Ecosystem at the International Hub for Healthcare Innovation is included as a function of the “R&D Center for Healthcare Innovation.” Mitsui Fudosan is scheduled to manage a total of 40,827 ft² (3,793 m²) in the R&D building (3F: 12,378 ft² (1,150 m²), 4F: 12,378 ft² (1,150 m²), 5F: 16,070.52 ft² (1,493 m²)). Mitsui Fudosan plans to establish facilities such as a rental wet lab, a communication lounge, and offices for startups, and will handle everything from installation to management.



Mitsui Fudosan, who is the manager of the Industrial, Academic and Medical Collaborative Venture Ecosystem, will manage these facilities through a scheme in which it rents the floors (in a master lease business) from the Organization for Advanced Healthcare Innovation and then leases them (sub-leasing) to startups and venture capitals. LINK-J will use the knowledge related to construction of platforms for congregation of people and information which it has acquired up until now in the life science field based around Tokyo and Nihonbashi. It will promote exchanges between tenant companies, venture capitals, investors, etc.; help host events for tenant companies, among other things; and work to create an ecosystem that promotes creation of both innovation and new industries.

Mitsui Fudosan and LINK-J have previously gathered expertise cultivated in Tokyo, Nihonbashi, Osaka, and

Honmachi. Based on a partnership with the Organization for Advanced Healthcare Innovation, they will aim to create new innovation in Osaka and the Kansai region while constructing an ecosystem that creates and supports the growth of startups and venture capitals in the life science field collaborating with the industry-academia sector.

■Mitsui Fudosan Group’s Contribution to SDGs

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 four of the UN’s SDGs.

- Goal 3 Good Health and Well-Being
- Goal 8 Decent Work and Economic Growth
- Goal 9 Industry, Innovation and Infrastructure
- Goal 17 Partnerships for the Goals

