

Mitsui Fudosan Logistics Park to Develop Six New Properties in Japan

Cumulative Total Investment to Reach ¥1 Trillion in FY2023

Newly Established Innovation Department Contributes to Solving Issues in the Logistics Industry Through the Use of DX

Key Points of This Press Release

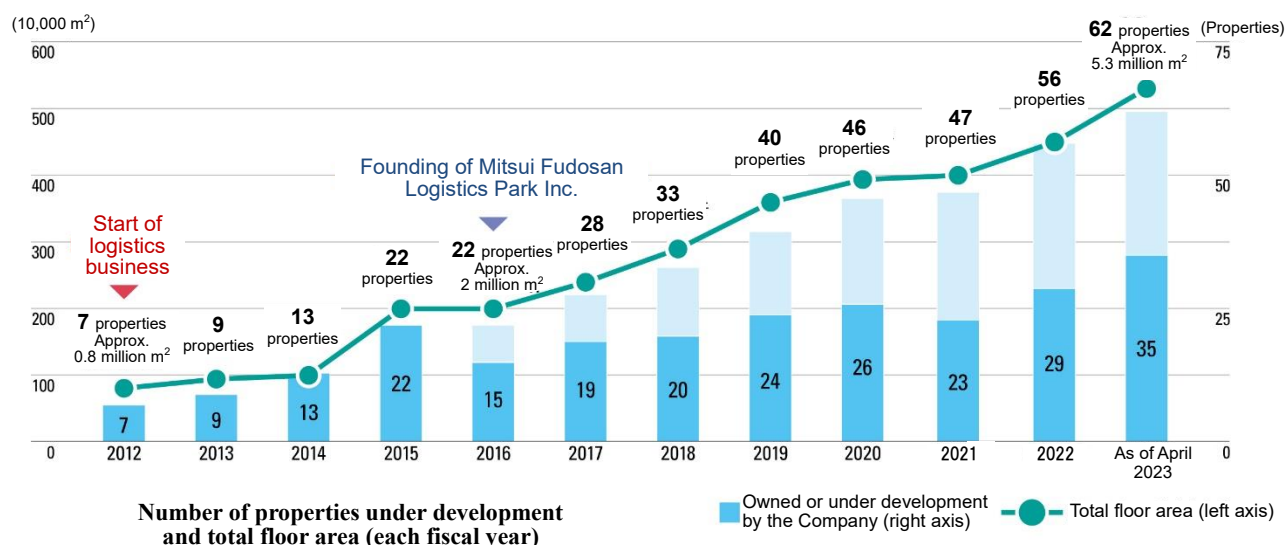
- Decision to develop 6 new properties in Japan, business expansion to 62 properties under development in Japan and overseas, for a total floor area of approx. 5.3 million m², and cumulative total investment of approx. ¥850 billion, which is projected to reach ¥1 trillion in FY2023.
- Establishment of the Innovation Department and today's launch of the logistics consulting platform MFLP& LOGI Solution to provide comprehensive support for customers by proposing optimal solutions and developing logistics strategies to address the challenges they face.
- Establishment of a logistics center specializing in e-commerce that automates the majority of warehouse operations and proposal for joint use of the center to e-commerce operators in the future.
- Becoming the first*¹ logistics facilities operator to achieve 100% green energy in common areas of all facilities and obtain 100% external certification in FY2023.

*1 Based on Company research

Tokyo, Japan, April 18, 2023 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, hereby announces the new development properties in its logistics business and the formulation of its business plan for the future.

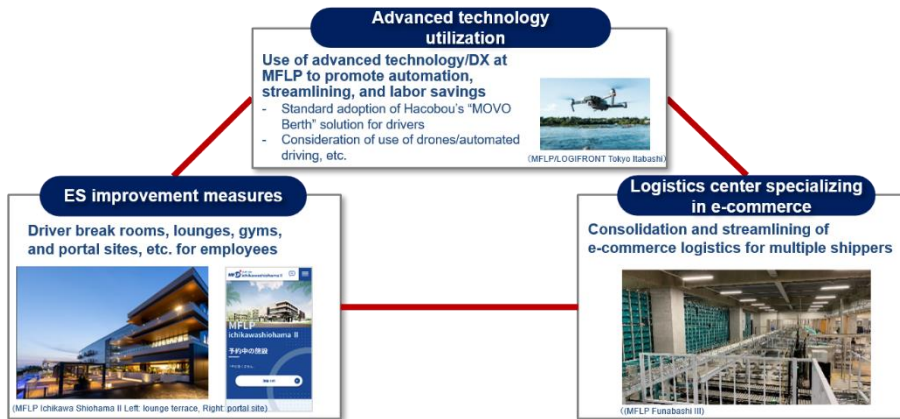
As the e-commerce market expands, long working hours and severe labor shortages are becoming an issue in the logistics industry. Limits on overtime work for truck drivers will be applied in 2024, which means that immediate action must be taken to build efficient operations with limited human resources and work to reduce the burden on employees.

In response to these changes in the social environment, Mitsui Fudosan will contribute to the realization of a sustainable society by developing and operating advanced logistics facilities that meet diverse needs, and by promoting sustainability initiatives.



Since 2012, Mitsui Fudosan's business has been expanding, with a total cumulative investment of approx. ¥850 billion to date, which is projected to reach ¥1 trillion in FY2023.

In addition to promoting digital transformation (DX) measures that utilize cutting-edge technology and measures to improve employee satisfaction (ES), Mitsui Fudosan has opened a logistics center specializing in e-commerce by utilizing its expertise in providing omni-channel services at its own retail facilities and e-commerce sites in its business. Mitsui Fudosan will further promote initiatives to solve issues in the logistics industry, including labor shortages, by leveraging its track record of developing and operating numerous logistics facilities to meet the needs of the industry and its network of partner companies and shipping companies.



Measures that contribute to solving the 2024 problem and other issues

1. Newly established Innovation Department contributes to solving issues in the logistics industry, such as labor shortages, through the use of DX

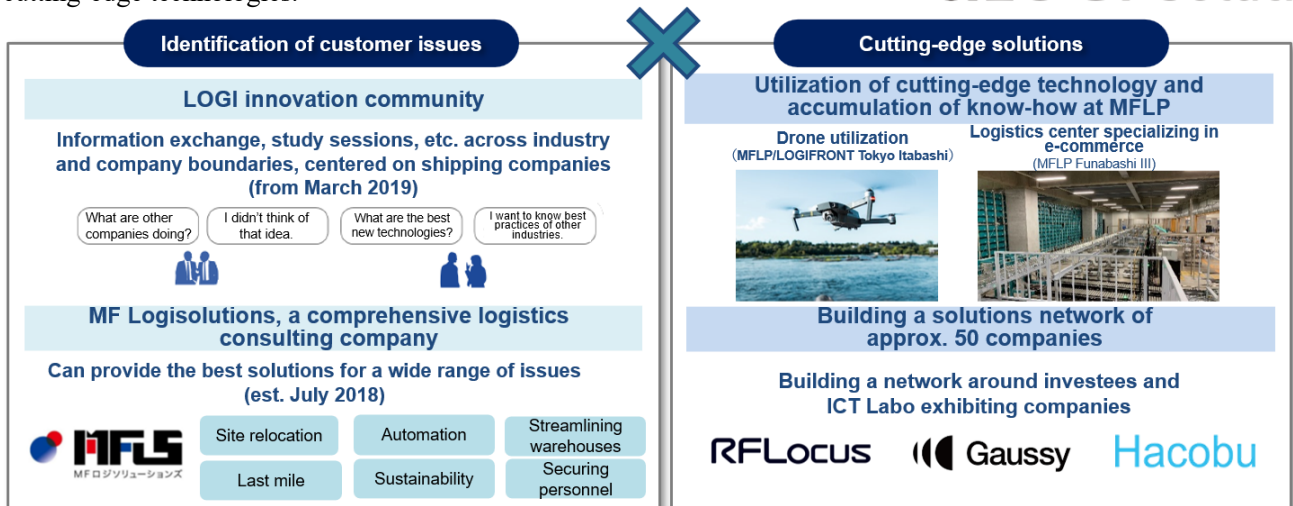
Mitsui Fudosan has been promoting innovation in the logistics business by utilizing DX and has been engaged in various initiatives, such as opening MFLP ICT LABO, a showroom for experiencing the latest logistics DX equipment, and establishing MF Logisolutions, a comprehensive logistics consulting company. This time it has newly established the Innovation Department as a department specializing in labor-saving and mechanization needs through DX, and will focus even more on supporting customers in solving their issues and developing logistics strategies.



「MFLP ICT LABO2.0」

(1) Launch of new service MFLP &LOGI Solution

Today, April 18, Mitsui Fudosan will be launching its logistics consulting platform, MFLP &LOGI Solution. This service first identifies the issues that customers face and then proposes optimal solutions by collaborating with approximately 50 support companies and linking each company's cutting-edge technologies.



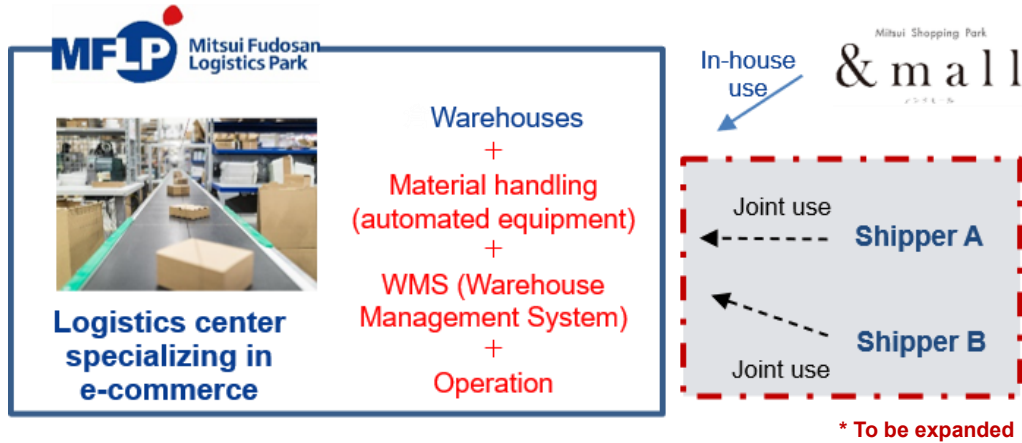
* MFLP &LOGI Solution website (Japanese): <https://mflp.mitsuifudosan.co.jp/andlogi/>



(2) Establishment of a logistics center specializing in e-commerce that automates the majority of warehouse operations

In November 2022, a logistics center specializing in e-commerce and equipped with automated equipment was opened in MFLP Funabashi III as a logistics base for &mall, the official shopping site of Mitsui Shopping Park, and Mitsui Fudosan has begun in-house use of the center.

Mitsui Fudosan plans to propose the joint use of this center to other e-commerce businesses in the future, and through this initiative, it will evolve MFLP into a warehouse leasing asset with higher added value.



(3) Development of R&D zone for lease in anticipation of future drone delivery

In order to advance the practical application of drones in logistics, MFLP/LOGIFRONT Tokyo Itabashi will develop a large drone flight field and a section of warehouse space as an R&D zone available for lease to drone operators and other businesses to provide a place for demonstration tests, such as last mile delivery by drone and transportation of relief supplies in times of disaster.



MFLP/LOGIFRONT Tokyo Itabashi R&D zone for lease

2. Sustainability initiatives

(1) Create an environment that promotes employee satisfaction and D&I

To create an environment where diverse people can work together, Mitsui Fudosan has installed childcare facilities, prayer rooms, multilingual signs, genderless restrooms, and other facilities. In addition, by further enhancing common areas such as shops and cafeteria spaces, lounges, and deck terraces, and by providing portal sites for employees, it will increase convenience and provide more comfortable environments for all employees, thereby contributing to higher employee job satisfaction, better working environments, and job security.



Childcare facilities



Prayer rooms



Multilingual signs

(2) Install solar power generators to the greatest extent possible for further use of natural energy

Mitsui Fudosan strives to install solar power generators on the rooftops of new facilities to the greatest extent possible. Solar panels are also being actively installed on the rooftops of existing facilities as well. In addition, further use of natural energy using storage battery systems is also under consideration.

(3) Use 100% green energy*2 in common areas of all facilities

Mitsui Fudosan plans to use 100% green energy*2 in common areas of all facilities of Mitsui Fudosan and Mitsui Fudosan Logistics Park Inc. during FY2023. In addition, in tenanted areas, Mitsui Fudosan will promote the use of green power to tenant companies and provide non-fossil certificates at their request.



*2 The term “greening” refers to the switching of electricity used to substantially renewable energy sources by using private solar power generators, non-fossil certificates and other means

(4) Acquire 100% external certification of all new and existing properties

Mitsui Fudosan intends to achieve a 100% rate of external certification for all properties, both new and existing, by acquiring DBJ Green Building Certification, which evaluates the sustainability of real estate from the following 5 perspectives based on ESG: Environmental performance of buildings, comfort of tenant users, responsiveness to crises, consideration for diversity and living environments, and cooperation with stakeholders; ZEB Certifications, which are evaluated based on BELS (Building-Housing Energy-efficiency Labeling System); or arc certification issued by Arc Japan Inc. for building performance in the individual categories of energy, water, waste, transportation, and comfort.

(5) Realize logistics facilities rooted in the community

Mitsui Fudosan redefines logistics facilities as places that handle “logistics plus something extra,” such as supplying infrastructure for disaster preparedness and medical care, education of the next generation who will be responsible for the future, and realization of better work styles, and it is implementing various initiatives to contribute to improving the sustainability of local communities. In the event of a disaster, logistics facilities will be used as storage and delivery bases for relief supplies, and events will be held for local residents to participate. In cooperation with the local community, Mitsui Fudosan will realize logistics facilities as places that enrich cities beyond mere distribution hubs.



Announcement of the signing of the Four-Party Basic Agreement on the Development of Disaster Preparedness Facilities in the Event of a Disaster, etc. (MFLP/LOGIFRONT Tokyo Itabashi)



Neighborhood creation-type event (MFLP Funabashi)

3. Six new properties to be developed in Japan

With the decision to develop 6 new properties in Japan, Mitsui Fudosan's logistics business has a total of 62 properties, for an overall total floor area of approx. 5.3 million m², with 43 properties completed and in operation in Japan and 1 property completed and in operation overseas, occupying a total floor area of approx. 3.7 million m², and 15 properties under development in Japan and 3 properties under development overseas. Since the start of the logistics business in April 2012, total cumulative investment is at approx. ¥850 billion and is projected to reach ¥1 trillion in FY2023.

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| ① | Mitsui Fudosan Logistics Park Funabashiminamikaijin | Funabashi City, Chiba Prefecture
Planned completion in January 2027 |
| ② | Mitsui Fudosan Logistics Park Iruma I | Iruma City, Saitama Prefecture
Planned completion in July, 2025 |
| ③ | Mitsui Fudosan Logistics Park Iruma II | Iruma City, Saitama Prefecture
Planned completion in June, 2026 |
| ④ | Mitsui Fudosan Logistics Park Tsukubamirai | Tsukubamirai City, Ibaraki Prefecture
Planned completion in February, 2025 |
| ⑤ | Mitsui Fudosan Logistics Park Amagasaki I | Amagasaki City, Hyogo Prefecture
Planned completion in May, 2025 |
| ⑥ | Mitsui Fudosan Industrial Park Ebina | Ebina City, Kanagawa Prefecture
Planned completion in June, 2026 |



Perspective drawing of the exterior of MFLP Iruma I



Perspective drawing of the exterior of MFLP Tsukubamirai

Domestic and overseas properties (as of April 18, 2023)	
Number of properties	Japan: 58 properties Overseas: 4 properties Total: 62 properties * Includes 6 properties announced in this news release (Properties completed and in operation: 43 properties in Japan and 1 property overseas)
Overall total floor area	Approx. 57 million ft ² (approx. 5.3 million m ²) (Properties completed and in operation: Approx. 40 million ft ² (approx. 3.7 million m ²))
Cumulative total investment	Approx. ¥850 billion (Since the start of business in April 2012)

◆Logistics Business History

FY	Major developments and activities
2012	Formed the Logistics Properties Department Entered the logistics business (GLP/MFLP ICHIKAWA-SHIOHAMA) GLP/MFLP ICHIKAWA-SHIOHAMA (Completed in January 2014) 
2014	Mitsui Fudosan's first property developed independently (MFLP YASHIO) Developed Mitsui Fudosan's first multi-tenant warehouse as its first development property in the Kansai region (MFLP SAKAI)
2015	Became independent as the Logistics Properties Business Division
2016	Held the MFLP THANKS PARTY as a means of deepening friendship with tenant companies Listed Mitsui Fudosan Logistics Park Inc. * Amount of assets as of March 2022: Approx. ¥340 billion
2017	Opened MFLP ICT LABO in MFLP Funabashi I, in response to heightened labor-saving and automation needs 
2018	Established MF Logisolutions Co., Ltd., a comprehensive logistics consulting company, to further strengthen marketing of logistics solutions, including automation and labor savings
2019	Completed a mixed-use complex including office space, training facility and industrial support facility (MFIP Haneda)
2020	Opened MFLP ICT LABO 2.0, a showroom that exhibits a "Full Automation Logistics Model" (February 2020) 
2021	Completed MFLP Funabashi, a neighborhood creation-type logistics facility project, with a total floor area of approx. 700,000 m ²
2022	Eco-friendly green energy warehouse with the highest rank ZEB certification Completed MFLP Ebina I (September 2022) Established logistics center specializing in e-commerce in MFLP Funabashi III
2023	New organization with a mission to solve logistics issues in terms of both tangible and intangible aspects Established Innovation Department

■ Mitsui Fudosan Logistics Business Statement



“Connecting Values Together with Customers and
Creating New Values Together with Customers”

As a partner in developing solutions for our tenants, we connect a wide variety of people, goods and ideas, tackling the challenge of creating value beyond conventional boundaries.

We contribute to making life and society more fulfilling for everyone.

■ 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. Additionally, the Group formulated the following Group guidelines related to “Realize a Decarbonized Society” and “Diversity & Inclusion Promotion” in November 2021. The Mitsui Fudosan Group will continue to work toward solving social issues through neighborhood creation.

【References】

· Group Action Plan to Realize a Decarbonized Society

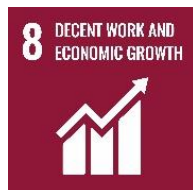
<https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1124/>

· Diversity & Inclusion Promotion Declaration and Initiative Policy

https://www.mitsuifudosan.co.jp/english/corporate/news/2021/1129_02/

* The initiatives covered in this press release are contributing to four of the UN’s SDGs.

Goal 7 Affordable and Clean Energy
Goal 8 Decent Work and Economic Growth
Goal 9 Industry, Innovation and Infrastructure
Goal 11 Sustainable Cities and Communities



<Attachment 1> Overview of the new development facilities

■ MFLP Funabashiminamikaijin

Close to the Funabashi interchange on the Keiyo Road, with good access to the Higashi Kanto and Tokyo Gaikan Expressways and the Bayshore Route

Excellent location with expected demand for distribution centers and frozen/refrigerated warehouses in the Tokyo metropolitan area



<Perspective drawing of exterior>

Location	Funabashi City, Chiba Prefecture
Access	Approx. 500 m from the Funabashi interchange on the Keiyo Road Approx. 22 minutes' walk from Futamatashinmachi Station on the JR Keiyo Line
Site area	Approx. 108,845 ft ² (approx. 10,112 m ²)
Total floor area	Approx. 221,414 ft ² (approx. 20,570 m ²)
Structure	4 aboveground floors / Box-type
Construction (planned)	July 2025 (planned)
Completion (planned)	January 2027 (planned)

【Location map】



■ **MFLP Iruma I**

Close to National Route 16 and the Iruma interchange on the Ken-O Expressway, its location is suitable for wide-area delivery
 One of the few multi-tenant logistics facilities in around Iruma



<Perspective drawing of exterior>

Location	Iruma City, Saitama Prefecture
Access	Approx. 300 m from the Iruma interchange on the Ken-O Expressway Approx. 3.6 km from Irumashi Station on the Seibu Railway Ikebukuro Line Approx. 15 minutes from the Kogyo Danchi Iriguchi bus stop on the Seibu Bus, from Irumashi Station on the Seibu Railway Ikebukuro Line Approx. 3 minutes' walk from Funakubo Kojo-mae bus stop
Site area	Approx. 441,945 ft ² (approx. 41,058 m ²)
Total floor area	Approx. 973,230 ft ² (approx. 90,416 m ²)
Structure	4 aboveground floors / Rampway-type
Construction (planned)	March 2024 (planned)
Completion (planned)	July 2025 (planned)

【Location map】



■ **MFLP Iruma II**

Logistics facility suitable for wide-area delivery with access to the Kan-Etsu Expressway and Chuo Expressway via the Sayama Hidaka interchange on the Ken-O Expressway
 Large surrounding population and favorable area for securing employment



<Perspective drawing of exterior>

Location	Iruma City, Saitama Prefecture
Access	Approx. 4.4 km from the Sayama Hidaka interchange on the Ken-O Expressway Approx. 21 minutes' walk from Motokaji Station on the Seibu Railway Ikebukuro Line Approx. 3 minutes from the Hinoue bus stop on the Seibu Bus, from Bushi Station on the Seibu Railway Ikebukuro Line Approx. 3 minutes' walk from the Hinoue bus stop
Site area	Approx. 347,664 ft ² (approx. 32,299 m ²)
Total floor area	Approx. 701,355 ft ² (approx. 65,158 m ²)
Structure	4 aboveground floors / Slope-type
Construction (planned)	February 2025 (planned)
Completion (planned)	June 2026 (planned)

【Location map】



■ **MFLP Tsukubamirai**

Location with access to the Joban Expressway and Ken-O Expressway

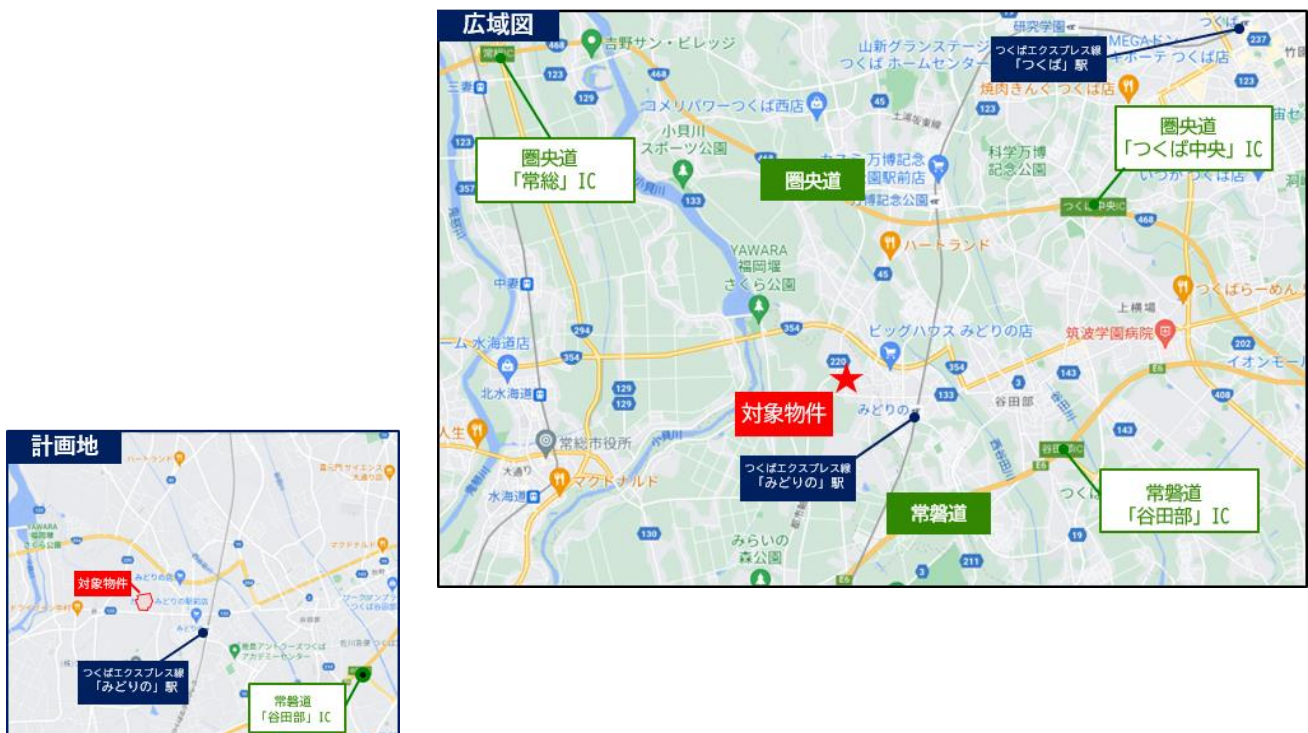
Logistics facility capable of delivering products to the greater Tokyo metropolitan area and the Tohoku area



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Location	Tsukubamirai City, Ibaraki Prefecture
Access	Approx. 4.0 km from the Yatabe interchange on the Joban Expressway Approx. 6.0 km from the Tsukuba-chuo interchange and approx. 9.0 km from the Joso interchange on the Ken-O Expressway Approx. 15 minutes' walk from Midorino Station on the Tsukuba Express Line
Site area	Approx. 449,931 ft ² (approx. 41,800 m ²)
Total floor area	Approx. 1,038,728 ft ² (approx. 96,501 m ²)
Structure	5 aboveground floors / Rampway-type
Construction (planned)	June 2023 (planned)
Completion (planned)	February 2025 (planned)

【Location map】



■ **MFLP Amagasaki I**

Approx. 1.2 km from the Amagasaki Nishi exit of the Hanshin Expressway No. 3 Kobe Line and approx. 4.5 km from the Amagasaki interchange on the Meishin Expressway

Excellent logistics location for deliveries to the entire Kansai region, as well as local deliveries to Osaka and Kobe City



<Perspective drawing of exterior>

Location	Amagasaki City, Hyogo Prefecture
Access	Approx. 1.2 km from the Amagasaki Nishi exit of the Hanshin Expressway No. 3 Kobe Line Approx. 4.5 km from the Amagasaki interchange of the Meishin Expressway Approx. 10 minutes' walk from Deyashiki Station of the Hanshin Electric Railway Main Line
Site area	Approx. 179,714 ft ² (approx. 16,696 m ²)
Total floor area	Approx. 386,769 ft ² (approx. 35,932 m ²)
Structure	4 aboveground floors / Box-type
Construction (planned)	January 2024 (planned)
Completion (planned)	May 2025 (planned)

【Location map】



■ MFIP Ebina

Good access to Ken-O Expressway, Tomei Expressway and National Route 246
 Developed as a mixed-use facility with a multi-use zone for laboratories and offices



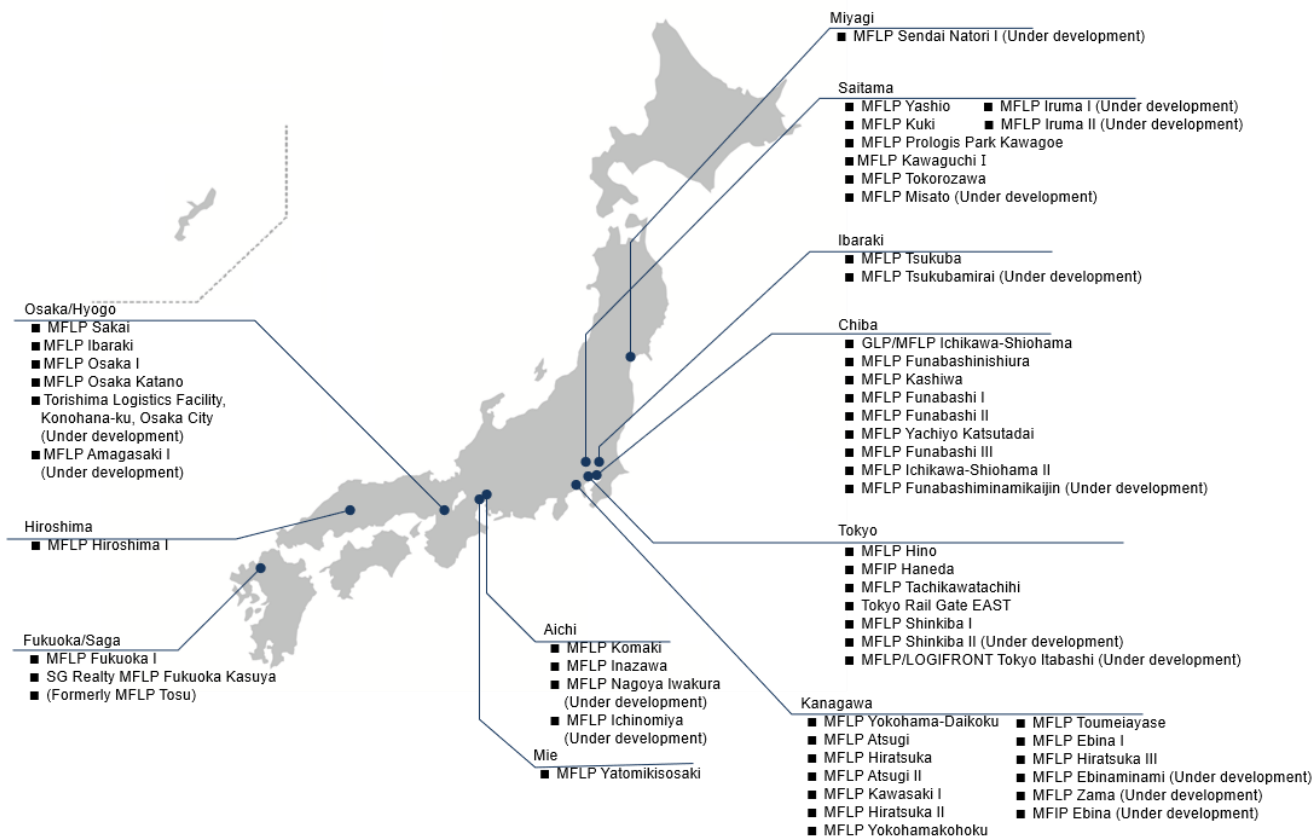
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Location	Ebina City, Kanagawa Prefecture
Access	Approx. 2.8 km from the Ebina interchange on the Ken-O Expressway Approx. 9 minutes' walk from Ebina Station on the Odakyu Line and Sotetsu Line Approx. 11 minutes' walk from Ebina Station on the JR Sagami Line
Site area	Approx. 313,768 ft ² (approx. 29,150 m ²)
Total floor area	Approx. 430,987 ft ² (approx. 40,040 m ²)
Structure	4 aboveground floors / Box-type
Construction (planned)	March 2025 (planned)
Completion (planned)	June 2026 (planned)

【Location map】



<Attachment 2> Map of Mitsui Fudosan's logistics facilities in Japan and overseas (as of April 18, 2023)



* In addition to the above 55 properties in Japan and 4 properties overseas (Thailand), 3 properties for other uses have been added, for a total of 62 properties developed by the Company.