

For immediate release

 Mitsui Fudosan Co., Ltd.
 Life Science Innovation Network Japan, Inc. (LINK-J)

First Rental Wet Lab Facility in Central Osaka

MITSUI LINK-Lab NAKANOSHIMA to Open in Nakanoshima Qross

Set to Contribute to Open Innovation at Site Promoting Industrialization of Cutting-Edge Healthcare Innovations

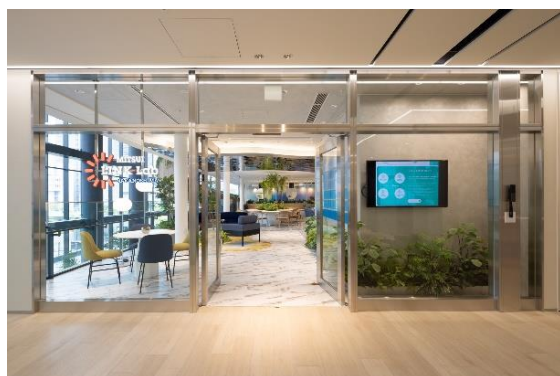
Key Points of this Release

- **MITSUI LINK-Lab NAKANOSHIMA to open on June 29, 2024 as the first rental wet lab facility*1 in central Osaka**
- **MITSUI LINK-Lab NAKANOSHIMA will help revitalize the Kansai region's life sciences industry as a core open innovation facility in Nakanoshima Qross, which will promote the industrialization of cutting-edge healthcare innovations**
- **Fifth domestic facility in the MITSUI LINK-Lab series, expanding Mitsui Fudosan's Life Science Business with move into the Kansai region**

Tokyo, Japan, June 12, 2024 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today the opening of MITSUI LINK-Lab NAKANOSHIMA, the first Kansai-based facility in the Mitsui Lab & Office series, Mitsui Fudosan's rental laboratory and office business. MITSUI LINK-Lab NAKANOSHIMA is located on floors 3-5 of Nakanoshima Qross, the International Hub for Healthcare Innovation (Nakanoshima, Kita-ku, Osaka), which will hold its grand opening on June 29, 2024.

In the life sciences field, Mitsui Fudosan has been collaborating with Life Science Innovation Network Japan, Inc. (LINK-J) on “building communities” to accelerate the creation of an ecosystem that supports the creation and development of new industries through innovation by “establishing locations.” In Kansai, Mitsui Fudosan opened Lifescience HUB West in Doshomachi, Osaka in 2020 as a place for interaction between business people and researchers in the life sciences field.

The new MITSUI LINK-Lab NAKANOSHIMA incorporates rental wet lab zones, a shared wet lab fitted with laboratory equipment for collaborative work, and office zones. Other features include open desks, coworking spaces and a LINK-J communication lounge, which is free to use for tenants and LINK-J members to promote dynamic communication among tenants. Nakanoshima Qross, where MITSUI LINK-Lab NAKANOSHIMA is located, will have its grand opening on June 29, 2024. Situated in the center of Osaka, Nakanoshima Qross aims to contribute internationally by promoting the industrialization of cutting-edge healthcare innovations and by providing healthcare innovations solutions. By providing facilities that play a key role in driving open innovation at the site, Mitsui Fudosan will help build an ecosystem for new industry creation at Nakanoshima Qross and in Kansai's life science field, ultimately contributing to Kansai-led innovation.



3F entrance



3F general reception and lounge

*1 Wet labs refer to places where researchers for things like drug development and regenerative therapy conduct experiments using liquids and gases.

Aims of urban proximity-type Mitsui Lab & Office business and features of MITSUI LINK-Lab NAKANOSHIMA

Mitsui Fudosan launched its Mitsui Lab & Office business in Japan in May 2019. The facilities developed by the business are a new asset class that combines fully-equipped wet labs with offices. One of the business strategies under & INNOVATION 2030, the Group's long-term vision formulated in April 2024, is to “accelerate expansion into new asset classes” to expand the Mitsui Lab & Office business.

Rental wet laboratories in Japan’s life sciences field are limited to suburban locations, restricting the choice of research environments. To address this issue, Mitsui Fudosan has been opening new laboratories, particularly in urban centers.

The use of these urban proximity-type rental wet labs has the potential to drive further innovation in research and development and the commercialization of new business ideas through joint research between universities and medical institutions concentrated in urban centers and between companies from different sectors.

Nakanoshima, where MITSUI LINK-Lab NAKANOSHIMA is located, is within walking distance of several train lines, making it an ideal location for attracting human resources due to its convenient transport links.

Opened in 2020 in the Doshomachi area of Osaka, Lifescience HUB West has conference rooms, lounges and serviced offices and is promoting exchange and collaboration in the life sciences field in the Kansai region. MITSUI LINK-Lab NAKANOSHIMA will be the second life science hub in the Kansai area provided by Mitsui Fudosan and LINK-J.

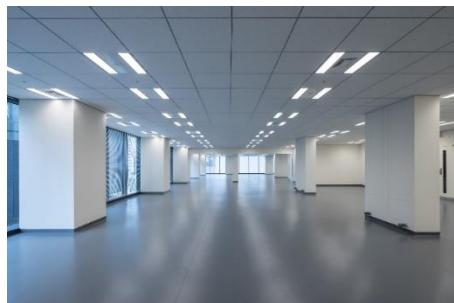


■ MITSUI LINK-Lab NAKANOSHIMA wet lab design

MITSUI LINK-Lab NAKANOSHIMA is the first rental wet laboratory in central Osaka and is designed to accommodate a wide range of different research and test scenarios.

- BSL2*² compatibility and wet lab specifications that enable experiments using liquids, gases, etc.
- Each zone in the rental area is directly connected to water, drainage, air supply, exhaust ducts and other services.
- Dedicated exhaust ducts for experiments and additional space for equipment, such as outdoor air-conditioning units, has been made available

In addition, the shared wet lab is equipped with general-purpose equipment for a range of experiments, with single-bench occupancy available. Tenants can share use of the common equipment room and cell culture room, which are attached to the facility, reducing initial investment in equipment and enabling the immediate start of experiments.



Fourth and fifth floors: Rental wet lab zones
(14 zones of approx. 861 ft² –
2,153 ft² [80 m² - 200 m²])



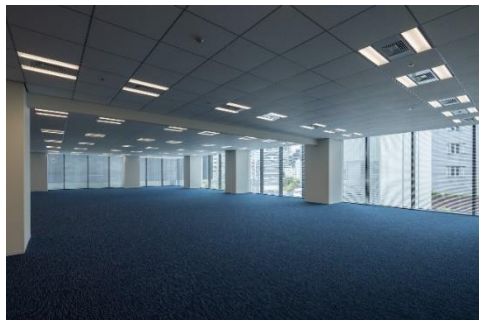
Fifth floor: Shared lab, general lab
(20 benches)



Fifth floor: Shared lab lobby (front),
common equipment room (back)

(*2) BSL (biosafety level): Rating of a lab and facilities for handling microorganisms including bacteria, virus, and pathogens. In accordance with the Laboratory Biosafety Manual set by the World Health Organization (WHO), procedures for handling the 4-graded risk groups are stipulated, depending on the risk of pathogen, etc. in each country. BSL2 is for pathogens that can cause disease, but with no serious risk.

In addition to wet labs (shared and rental), the facility also provides rental offices and serviced offices. Serviced offices are available for single or more users and come equipped with office fixtures and other facilities. Various zones are available to meet different sizing needs.



Third floor: Rental office zones
(3 zones, approx. 1,076 ft² –
2,153 ft² [100 m² - 200 m²])



Third, fourth and fifth floors: Serviced office zones
(23 zones, rooms for 1 to 13 users)

■ Building communities and establishing locations to promote internal and external communication among tenants

- Lounge, open desks (third floor)
Extensive shared facilities that can be used for socializing and refreshment
- Conference room (third floor), meeting rooms (third, fourth and fifth floors)
A conference room for tenants and meeting rooms that can also be used to meet visitors



Third floor:
General reception and lounge



Third floor: Open desks



Third, fourth and fifth floors:
Meeting rooms

In addition, the second floor of Nakanoshima Qross has Osaka's second LINK-J communication lounge, which can be used by LINK-J members as a place to interact with other members.



Second floor: LINK-J communication lounge

■ Nakanoshima Qross: International Hub for Healthcare Innovation

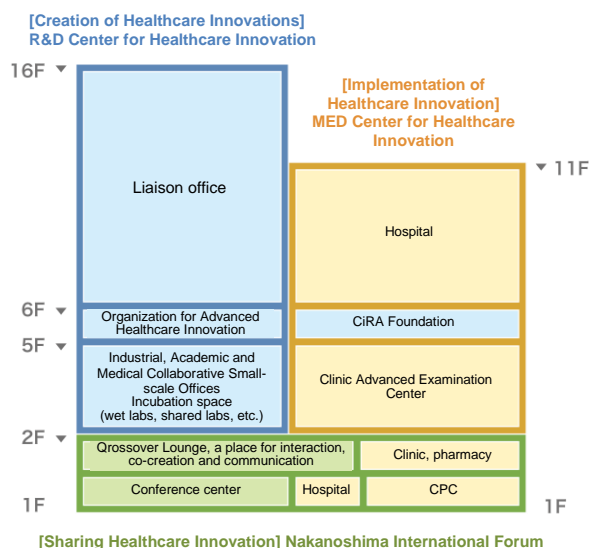
Hosting medical institutions, companies, startups and support organizations under one roof, Nakanoshima Qross is a unique facility supporting the industrialization of healthcare innovations. Development of the facility is being led by the Organization for Advanced Healthcare Innovation, which was established in 2019 by 21 private companies, other partners and the Osaka Prefectural Government. The center consists of three facilities (areas): MED Center for Healthcare Innovation, R&D Center for Healthcare Innovation and Nakanoshima International Forum, which are respectively tasked with “implementing,” “creating,” and “sharing” healthcare innovations. The facility aims to contribute internationally by providing healthcare

innovations to patients both in Japan and overseas. Specifically, the facility will encourage collaboration between tenant companies, medical institutions and other partners to spur a cycle of “implementation,” “creation” and “sharing,” aiming to promote the industrialization of cutting-edge healthcare innovations in line with advances in medical technology, such as genome therapies, artificial intelligence (AI) and use of IoT, based on regenerative medicine.

<https://www.nakanoshima-gross.jp/>



Exterior view of Nakanoshima Gross
Photo: Organization for Advanced Healthcare



■ Life Science Innovation Network Japan (LINK-J)

LINK-J is a general incorporated association established primarily by Mitsui Fudosan and academia-industry volunteers. Based in Tokyo’s Nihonbashi area, which serves as a hub for pharmaceutical-related enterprises, LINK-J aims to facilitate creation of new industries by promoting open innovation in the life sciences realm through industry-government-academia cooperation. LINK-J promotes interdisciplinary exchanges of people and technologies in the complex field of life sciences, which spans various scientific disciplines including medical science as well as physics and engineering, along with new technologies such as information and communications technology (ICT) and artificial intelligence (AI). <https://www.link-j.org/en/>

■ Sustainability in the Mitsui Fudosan Group

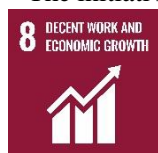
Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Long-Term Vision URL
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality URL
https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/

* The initiatives outlined in this release are designed to help address the following 4 Sustainable Development Goals (SDGs).



<Attached materials 1> MITSUI LINK-Lab NAKANOSHIMA Property Overview

- Location: 4-3-51 Nakanoshima, Kita-ku, Osaka (Nakanoshima Qross 3-5F)
- Opening: June 29, 2024
- Facility area: Approx 41,010 ft² (3,810 m²) (3-5F)
- Owner: Mitsui Fudosan Co., Ltd.



【Access】

Nakanoshima Station (tentative name), Naniwasuji Line *To be located adjacent to Nakanoshima Qross

Approx. 5 minutes' walk from Nakanoshima Station or

Watanabebashi Station on Keihan Railway Nakanoshima Line

Approx. 10 minutes' walk from Higobashi Station on Osaka Metro Yotsubashi Line

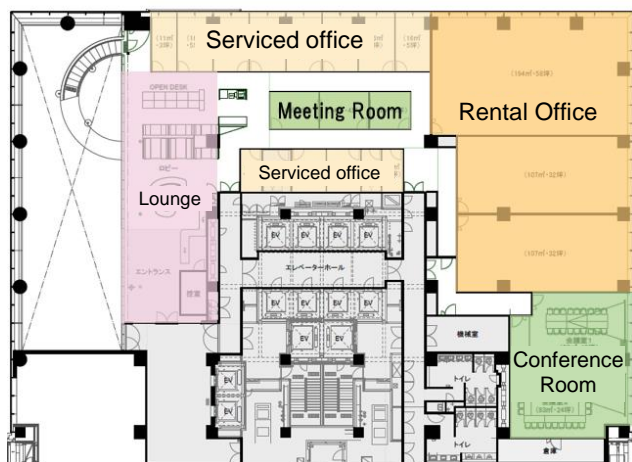
Approx. 10 minutes' walk from Fukushima Station on JR Osaka Loop Line and Shin-Fukushima Station on JR Tozai Line

Approx. 10 minutes' walk from Fukushima Station on Hanshin Main Line

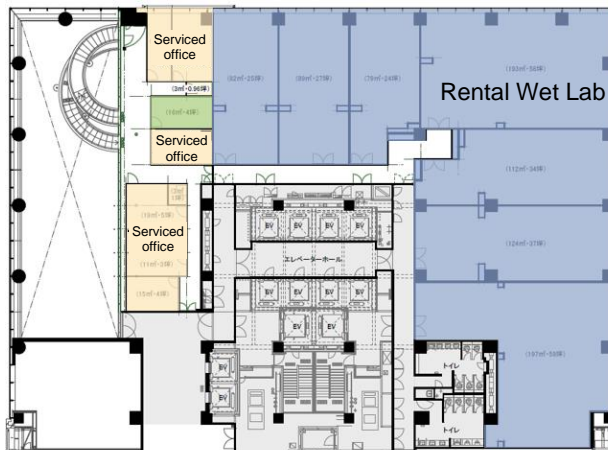
*Naniwasuji Line scheduled to open in spring 2031: A new line linking Shin-Osaka, Umekita, Yumeshima and other new urban areas with Kansai International Airport, Kyoto and other outlying areas (after opening, journey time to Kansai International Airport will be around 40 minutes).

■ Floor plans

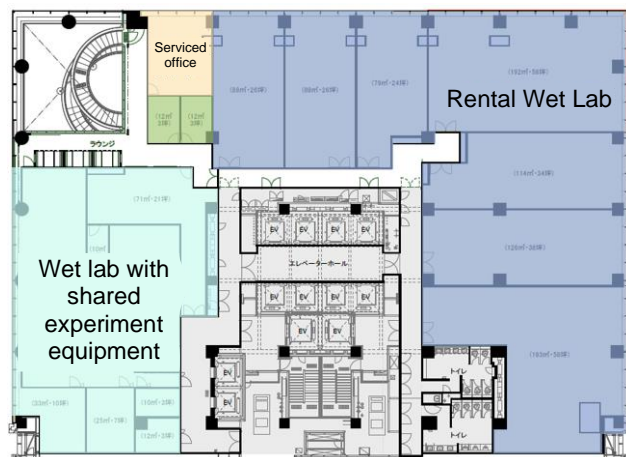
3F



4F



5F



3F

Rental Office	3 rooms
Serviced office	13 rooms
Conference Room/Meeting Room	5 rooms
Lounge, open desks	10 seats

4F

Rental Lab	7 rooms
Serviced office	9 rooms
Meeting Room	1 room

5F

Rental Lab	7 rooms
Serviced office	1 room
Meeting Room	2 rooms
Shared Wet Lab	20 seats