

---

**~The first collaboration agreement in the real estate industry~**  
**Pertaining to the establishment of a Science Park in Japan,**  
**which will primarily focus on a Semiconductor Cluster,**  
**Mitsui Fudosan have formalized partnership agreements both with**  
**Yang Ming Chiao Tung University and with ITRI in Taiwan.**

---

**Key Points of this Press Release**

- We have executed an unprecedented partnership agreements with scholarly and research institutions at the globally eminent Taiwan Science Park, a center for semiconductor investigations.
- We have initiated preliminary study for the development of a Japan-centric Science Park, with a key focus on Kyushu, a region bustling with semiconductor industry activities.
- This three-parties collaboration contribute to the creation of semiconductor-related innovation and industry in Japan and Taiwan.

Tokyo, Japan, July 26, 2024 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has executed the partnership agreements pertaining to the establishment of a Science Park in Japan. The agreements were made both with esteemed institutions namely, National Yang Ming Chiao Tung University (located in the East District of Hsinchu City, Taiwan; President: Mr. Chi-Hong Lin, henceforth referred to as 'NYCU'), and with the Industrial Technology Research Institute (situated in Zhudong, Hsinchu County, Taiwan; President: Mr. Wen-Hsiung Liu, henceforth known as 'ITRI').

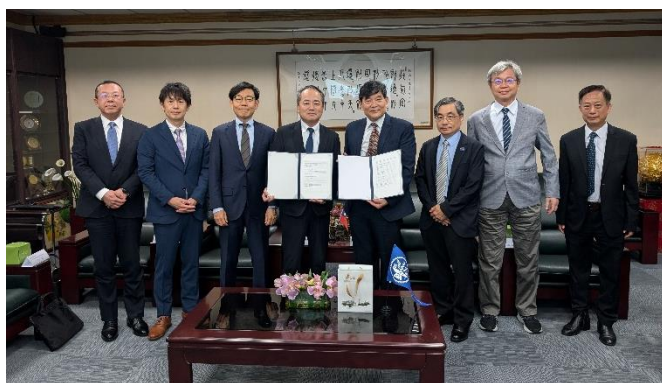
NYCU, situated within the premises of Hsinchu Science Park in Taiwan, boasts robust strengths in state-of-the-art semiconductor research and development. It has a distinguished record of providing a significant pool of talent to semiconductor-associated companies both locally and globally, positioning it as a premier institution in the semiconductor sector on the world stage. NYCU has also established collaborations centered around the forefront of the semiconductor field with an array of Japanese academia and corporations.

ITRI, fully funded by the Ministry of Economic Affairs of Taiwan and headquartered in Hsinchu City, stands as Taiwan's premier industrial technology research and development institution. It has successfully incubated over 240 companies, inclusive of public companies like TSMC and UMC, and has amassed more than 20,000 patents. Pioneering in Taiwan's semiconductor industry, ITRI engages in collaborative research endeavors with a multitude of globally influential corporations.

The science parks in Taiwan, encompassing these research institutions, create a vast semiconductor industry ecosystem with a multitude of corporations and academic institutions, spanning from the upstream to the downstream. The science parks' neighborhoods also foster conducive living environments for the professionals engaged in this sector. It's undeniable that the science parks significantly fortify the growth and innovation within the industry. Nowadays, movements toward fostering a "Science Park Concept," primarily revolving around the semiconductor industry, and inspired by the science parks model of Taiwan, have been intensifying in the Kyushu region, particularly in Kumamoto Prefecture. The international semiconductor-related corporations show solid and steady demand of opening and expanding their business footprints especially in Kumamoto. Through the execution of these two agreements, Mitsui Fudosan is set to explore the establishment of a Japan's Science Park, in consort with NYCU and ITRI. Eventually, we aim to contribute to the creation of semiconductor-related innovation and industry of Japan's and Taiwan's semiconductor-related industries through the actualization of the Science Park.

※1 The acronym for Taiwan Semiconductor Manufacturing Company, a globally recognized semiconductor foundry corporation, possessing a manufacturing installation in Kumamoto,

※2 The acronym for United Microelectronics Corporation



The proceedings of the signing event with Yang Ming University of Transport



The proceedings of the signing event with ITRI

## 1. The principal terms of the partnership agreements

In order to facilitate the growth of the semiconductor industry in both Taiwan and Japan, Mitsui Fudosan has established on a collaboration aimed at urban development, anchored by semiconductor clusters such as science parks, within Japan.

Additionally, Mitsui Fudosan and ITRI have jointly started the preliminary study of a science park in Kyushu today, marking the commencement of actionable steps under the partnership agreement.

### <Each role>

**NYCU** : Offering intelligence and insights considering the movements of Taiwanese firms and research institutions entering the Japanese market, as well as on the cultivation of talent in the semiconductor sector.

**I T R I** : Offering intelligence and insights pertaining to the development of science parks in Taiwan.

**Mitsui Fudosan** : Offering intelligence and insights pertaining to the development of cities centered around semiconductor clusters in Japan.

## 2. Concerning National Yang Ming Chiao Tung University

Designation	National Yang Ming Chiao Tung University Japanese name : 国立陽明交通大学. Chinese name : 國立陽明交通大學
Situated at	East District, Hsinchu City, Taiwan
Year of establishment	2021(The year of establishment following the amalgamation of Yang Ming University and Jiao Tong University) 1896(The founding year of Nanyang University, the antecedent of Jiao Tong University) 1975(The year of establishment for National Yang Ming University)
Number of faculties and students	16 faculties    Approximately 23,000 individuals

### 3. Concerning Industrial Technology Research Institute

Designation	Industrial Technology Research Institute Japanese name: 工業技術研究院 Chinese name: 工業技術研究院
Situated at	Chudong Town, Hsinchu County, Taiwan
Year of establishment	1973
Number of researchers	Approximately 6,000 individuals

#### < Pertaining to Hsinchu Science Park >



Spanning across a total area of 1,471 hectares with over 600 resident companies and employing approximately 170,000 workers, Hsinchu Science Park stands as Taiwan's largest science park, frequently referred to as the 'Silicon Valley of Taiwan'.

### 4. The endeavors of Mitsui Fudosan in relation to science parks

Mitsui Fudosan has formed a strategic alliance with Tohoku University and has embarked on multiple collaborations with various academic institutions throughout Japan, aiming to materialize the 'Science Park Concept', leveraging its accumulated expertise in academia-industry partnerships and the creation of new industries. Under the newly established long-term strategic management policy that the group will adopt come April 2024, the company has launched a dedicated Innovation Promotion Department. One of its strategic business objectives is to venture into realms beyond the real estate sector, thereby amplifying its commitment to industry-academia initiatives.

### 【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 Management Philosophy and Long-Term Vision  
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality  
[https://www.mitsuifudosan.co.jp/english/esg\\_csr/approach/materiality/](https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/)

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

