

October 2, 2024

For immediate release

Mitsui Fudosan Co., Ltd.
Nippon Steel Kowa Real Estate Co., Ltd.

Mitsui Fudosan and Nippon Steel Kowa Real Estate Announce the Completion of MFLP・LOGIFRONT Tokyo Itabashi, the City's Largest Neighborhood Creation-Type Logistics Facility

–A base for logistics, the local community, and industry creation on highly sought after land and with the ultimate facility specs–

Key Points of this Press Release

- 1. MFLP・LOGIFRONT Tokyo Itabashi, Tokyo's largest*1 urban development-type logistics facility boasting a floor plate of approximately 387,500 ft² (36,000 m²), has been completed. Making use of a rare dedicated industrial site within the 23 wards, the facility will meet diversifying customer needs, for site consolidation and deliveries to central city areas, and will contribute to solve issues in the logistics industry.**
- 2. Solar power facilities of approximately 4 MW cover the roof of the building. The surplus power will be supplied to local municipal facilities (offsite PPA), as advanced environment considerations will be made.**
- 3. As a place for relations and a generator of employment, in normal times, the facility will enrich the lives of local community members. And, during times of disaster, it will be a disaster preparedness base, a facility that is helpful both in normal times and in emergencies. It will closely align with the local community and support living.**
- 4. Itabashi Drone Field has been established within the facility for research and development on next-generation drone technology. A membership-based community is set to launch on October 2. It will promote open innovation and contribute to the overall drone industry.**

*1 According to research by Japan Logistics Field Institute, Inc.

Tokyo, Japan, October 2, 2024 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Nippon Steel Kowa Real Estate Co., Ltd. announced that they completed construction on MFLP・LOGIFRONT Tokyo Itabashi (hereinafter, the "Facility") on September 30, 2024 and will hold a completion ceremony today on October 2.

The Facility is located in a dedicated industrial zone, which is rare inside Tokyo's 23 wards, offering good access to the city. The site area is around 979,516 ft² (91,000 m²), the floor area is around over 2,690,978 ft² (250,000 m²), and one floor is around 387,500 ft² (36,000 m²). It is a large space with a total of six aboveground floors, the largest logistics facility in the city. The Facility is positioned as a flagship project, an urban development-type logistics facility that unites with the community to promote the next generation of urban development. The Itabashi Drone Field has been established on the premises, Tokyo's first place for drone demonstration experiments at a logistics facility. The Facility will promote open innovation and aims to contribute to the development of the drone industry as a whole. Through this Facility, Mitsui Fudosan and Nippon Steel Kowa Real Estate will help to solve various issues in the logistics industry and the local community.



Exterior of MFLP•LOGIFRONT Tokyo Itabashi

1. Good site for meeting delivery needs to the city center

Nippon Steel Kowa Real Estate acquired the former site of a factory of Nippon Steel Corporation and to help raise the disaster preparedness of the Itabashi community, held discussions with the government, drew up plans for a logistics facility, and promoted the project.

The Facility is a 10-minute walk from Nishidai Station on the Toei Mita Line, so the transit environment is good. Some 1.06 million people live within five kilometers of the site, which will benefit hiring. Nakadai IC on the Metropolitan Expressway Route No. 5 Ikebukuro Line is approximately 2.7 kilometers, making the site optimal for deliveries within the central city area. Further, not only deliveries to the central city, delivery can cover a wide range that includes the northern part of the Tokyo metro area. Site consolidation will reduce delivery expenses and help shorten delivery lead times.

2. Functionality and comfort thanks to top-ranked facility specifications

The Facility will meet diversifying customer needs through industry-class facility specifications and contribute to solving issues in the logistics industry. In addition, by establishing common areas that are multifunction and highly diverse, the work environment is enriched, and the Facility will also help solve issues related to labor shortages and maintaining employment.

1) Cutting-edge facilities and robust BCP and security measures to meet customer needs

The effective ceiling height under beam is 5.5 meters and the floor load capacity is 1.5 tons/m². The Facility is a highly spacious, highly versatile general warehouse. It also has truck berths that can accommodate large trucks in line with international standards (45 ft. container vehicles). The facilities are cutting-edge. There are also double rampways east and west to drastically increase delivery efficiency.

What's more, the Facility is equipped with a seismic isolation system, emergency power that will last 72 hours, and a stockpiles warehouse, so business continuity measures are robust. Access management, a 24-hour disaster preparedness center, and office building-equivalent security measures make the Facility safe and secure.



Seismic isolation system



Emergency generators for 72 hours of power

2) Common spaces full of functionality and diversity

Two lounges and a driver's rest area have been designed based on comfort and functionality in order to enrich communication. In addition, there is a manned convenience store, genderless restrooms, prayer room, and booths for online conferencing to provide a comfortable space and workplace.



2nd floor Parkside lounge



6th floor View lounge



Driver's rest area



Working space

3) Refined exterior and interior design

(1) Exterior building design by Jackson Teece

The building was designed by Jackson Teece design office based in Australia. “White Waves” was the exterior design concept. The organic flow of natural elements like the sky and ripples were abstracted and a refined façade designed in harmony with the local community.



Exterior of MFLP•LOGIFRONT Tokyo Itabashi

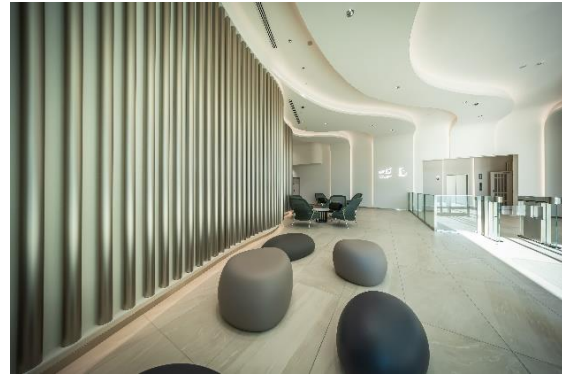


(2) Building interior design by bonobo co., ltd.

The interior was designed to resonate with the exterior façade design and express the calm flow of the neighboring Shingashi River. In addition, steel pipe from Nippon Steel was used as a motif, so the history of the site was also part of the design.



1st floor Main entrance

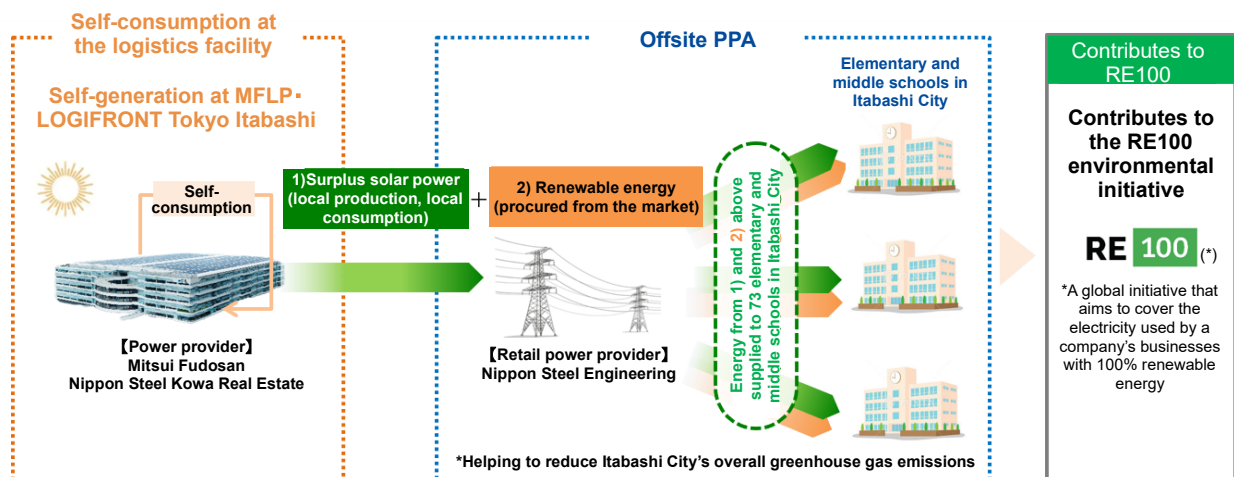


2nd floor Main entrance

3. Surplus power from the rooftop solar power facilities is supplied to local municipal facilities, as environmental initiatives are promoted

The Facility has a rooftop area of approximately 204,514 ft² (19,000 m²) that has solar panels with capacity of around 4 MW. Renewable energy will be created onsite and the electricity produced locally will be consumed locally. Moreover, surplus power from the solar panels will be supplied to 73 elementary and middle schools in Itabashi City depending on need, which will help the district's elementary and middle school attain RE100 status. From the solar power facilities established at the Facility, surplus power will be provided to local municipal facilities (offsite PPA) as a progressive initiative.

In addition, the lighting inside is all LED to save energy and various measures have been deployed for decarbonization, so annual primary energy consumption is effectively zero. This merited the highest rank ZEB certification and 5 Stars, the highest rank in the DBJ Green Building Certification system.



4. facility that contributes to the community in normal times and disasters

There's a large plaza capable of holding various events, a plaza to enjoy the changing colors of the vegetation each season and a total of approximately 269,098 ft² (25,000 m²) in green space. Taking into account biodiversity, the Facility has 573 trees, mainly varieties found in the surrounding area, and around 50 types of vegetation to create a rich, green space. Drone Net Field is open to the public as a futsal court during vacant time to provide a place for interactions and relaxation.

And, on Saturday, October 26, the Facility plans to hold the MFLP-LOGIFRONT Tokyo Itabashi MIRAI FES, which will allow to people to enjoy and get to know logistics and the future through experiential logistics content and drone demonstrations. The event is intended to spur interaction with the local community. Going forward, too, other such community exchange events are planned on a regular basis.



WakuWaku Plaza: With playground equipment supervised by BorneLund



Aozora Plaza



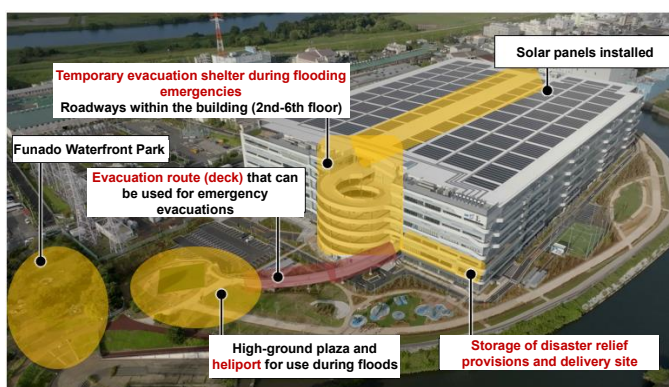
Lawn Plaza



Rendering of community exchange event

The Facility, along with Itabashi City, is urban development on high ground through public-private cooperation, the first example of this in Japan, to ensure safety and security by making the Facility resilient to flooding and other water damage. The Facility has a high ground plaza that can be used as a helicopter pad for emergency landings and was developed integrated with Itabashi City's Funado Waterfront Park. It can be a temporary evacuation facility in emergencies with capacity for 1,000 local residents and others. An Itabashi City distribution station for disasters has been set up on the premises. It stores beverages and emergency rations needed during disasters and distributes relief supplies to evacuation centers in the city.

On October 1, 2024, Mitsui Fudosan, Nippon Steel Kowa Real Estate, Itabashi City, and Yamato Transport signed a four-party disaster preparedness agreement. Going forward, the Facility will aim for highly effective initiatives and plans to carry out disaster preparedness drills. Through initiatives with public-private coordination, the Facility is seeking to be a logistics facility that is open to the community and that contributes to enriched, safe living for all.



Rendering of Itabashi City disaster distribution station

5. Itabashi Drone Field opens and will contribute to the development of new industry through providing a place and community

Itabashi Drone Field is opening within the Facility. It is Tokyo's first drone demonstration experiment facility tied to a logistics center. Today, on October 2, the membership-based community began operations. Pivoting on three activities, experiments and research, education and human resources training, and coordination and collaboration, the drone facility will support the development of the drone industry through providing both a place and a community. Though verifications at the Facility, the aim is for establishing more accurate drone technology. This will of course help solve worker shortages and the "2024 problem," and provide measures to deal with recent natural disasters. The drone facility will work for cooperation beyond industry demarcations and promote open innovation regarding use of drones to solve various social issues.



Rendering of drone delivery



Drone lounge



Drone Net Field (also used as a futsal court)

Itabashi Drone Field members community website: <https://mflp.mitsuifudosan.co.jp/itabashidf> (in Japanese)

(The official site plans to be open in a few days. Refer to it for Itabashi Drone Field news, announcements, details on the membership community and membership applications.)

《Reference Release》

Itabashi Drone Field Opens in MFLP・LOGIFRONT Tokyo Itabashi as Tokyo's First Site for Drone Demonstration Experiments Linked to a Logistics Facility

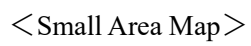
-Creating and Supporting the Development of New Industry through Providing a Place and Community within a Functioning Facility-

https://www.mitsuifudosan.co.jp/corporate/news/2024/1002_02/ (October 2, 2024)

【Facility Overview】

Name	MLFP・LOGIFRONT Tokyo Itabashi
Location	4-3-1 Funado, Itabashi-ku, Tokyo
Site area	Approx. 982,266.9 ft ² (91,255.58 m ²)
Total floor area	Approx. 2,757,258 ft ² (256,157.63 m ²)
Scale/structure	6 aboveground floor, steel construction (warehouse), seismic isolation system
Architect	Nippon Steel Engineering Co., Ltd.
Builder	Joint venture between Nippon Steel Engineering and SATO KOGYO
Supervisor	Fukuda and Partners Co, Ltd.
Design	Exterior: Jackson Teece / Interior: bonobo co., ltd.
Construction	February 1, 2023
Completion	September 30, 2024

< Wide Area Map >



【Company overviews】

■ Mitsui Fudosan's logistics business

In April 2012, Mitsui Fudosan launched the Logistics Properties Department (now the Logistics Properties Business Division) and engaged in the development of logistics facilities. Currently, with Mitsui Fudosan Logistics Park (MFLP) as its flagship brand, the company is developing 76 properties inside and outside Japan (66 in Japan, 10 overseas), including MFLP Funabashi I and MFLP Ebina I. With a business mission statement of “Connecting values together with customers and creating new values together with customers” and as a partner in solving issues for tenant customers, we connect diverse people, goods, and services, taking on the challenge of creating value beyond conventional categories.

<https://www.mitsuifudosan.co.jp/english/>

■ About the logistics business of Nippon Steel Kowa Real Estate

Nippon Steel Kowa Real Estate launched the Logistics Facilities Development Department in April 2018 primarily around factories of Nippon Steel and its Group companies. As the company's core business after buildings and housing, it develops logistics facilities largely in the Tokyo metro area, Chubu area and Kinki area. Currently, with LOGIFRONT as its flagship brand, it develops progressive logistics facilities in line with customer needs, including LOGIFRONT Koshigaya I and LOGIFRONT Amagasaki II. Based on the experience of MFLP・LOGIFRONT Tokyo Itabashi, going forward the company plans to meet various customer needs, not stopping at logistics facility development and actively engaging in the industrial real estate business, which includes warehouses with cranes, warehouses for dangerous articles, warehouses with refrigeration and freezing, R&D centers, industry support facilities, and data centers.

Nippon Steel Kowa Real Estate LOGIFRONT logistic facilities website

<https://logifront.nskre.co.jp> (in Japanese)

【About the SDGs】

The Sustainable Development Goals are a set of international goals for 2030 ratified by the UN Summit in 2015. They consist of 17 goals and 169 targets and require the collaborative initiatives of multiple actors.

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

