
Launch of Advanced Air Mobility's Vertiport ^(※1) Development and Operation Business Utilizing the Extensive Assets of Mitsui Fudosan Group

Key Points of this Press Release

- Mitsui Fudosan will launch a business for the development and operation of vertiports—takeoff and landing sites for advanced air mobility—in specific initiatives such as the Tsukiji District Development Project and a project in the Ise-Shima region in Mie Prefecture. In the future, it will consider their implementation in a wide range of assets.
- The Company will accelerate the creation and development of the advanced air mobility industry in collaboration with Toyota Motor Corporation, Aero Asahi Corporation^(※2), and ANA Holdings Inc.

Tokyo, Japan, June 17, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced that it will launch projects to develop and operate vertiports—takeoff and landing sites for advanced air mobility—with the aspiration of creating and developing the advanced air mobility industry and strengthening Japan's international competitiveness. To realize its social implementation, Mitsui Fudosan will collaborate with various important stakeholders, including Toyota Motor Corporation, Aero Asahi Corporation, and ANA Holdings Inc., as well as the government agencies and local municipalities.

The advanced air mobility is characterized by features such as electrification, low noise, and vertical takeoff and landing. As a new type of air mobility, it is expected to create new value by shortening travel time and delivering new experiences for passengers in urban areas and elsewhere. With certification processes for the safety and environmental compatibility of advanced air mobility progressing, and aircraft development approaching the mass production phases, the development of infrastructure—specifically, vertiports—has become one of the most crucial actions towards social implementation of the advanced air mobility services.

Mitsui Fudosan Group's long-term vision "& INNOVATION 2030" formulated in April 2024 states the Company's vision to "contribute to the creation of added value for society as an industry developer." Starting with the Tsukiji District Development Project and specific project in the Ise-Shima region of Mie Prefecture, the Company will promote the development of vertiports for its diverse assets developed and operated in Japan and overseas, as well as for future development projects. It will also detail a business model and system for managing and operating vertiports through demonstration and assessment processes. This will accelerate the establishment of a comprehensive business from development to operation of vertiports and contribute to the creation of the advanced air mobility industry in Japan.

※1 Vertiport is a dedicated taking off and landing area for the advanced air mobility.

※2 Aero Asahi Corporation will change its company name to Aero Toyota Corporation, effective July 1, 2025.



Vertiport conceptual rendering in Tsukiji District Development Project

* The conceptual rendering represents the projected completion image as of April 2024 and is subject to change.

■ Examples of Vertiport Feasibility Study Projects

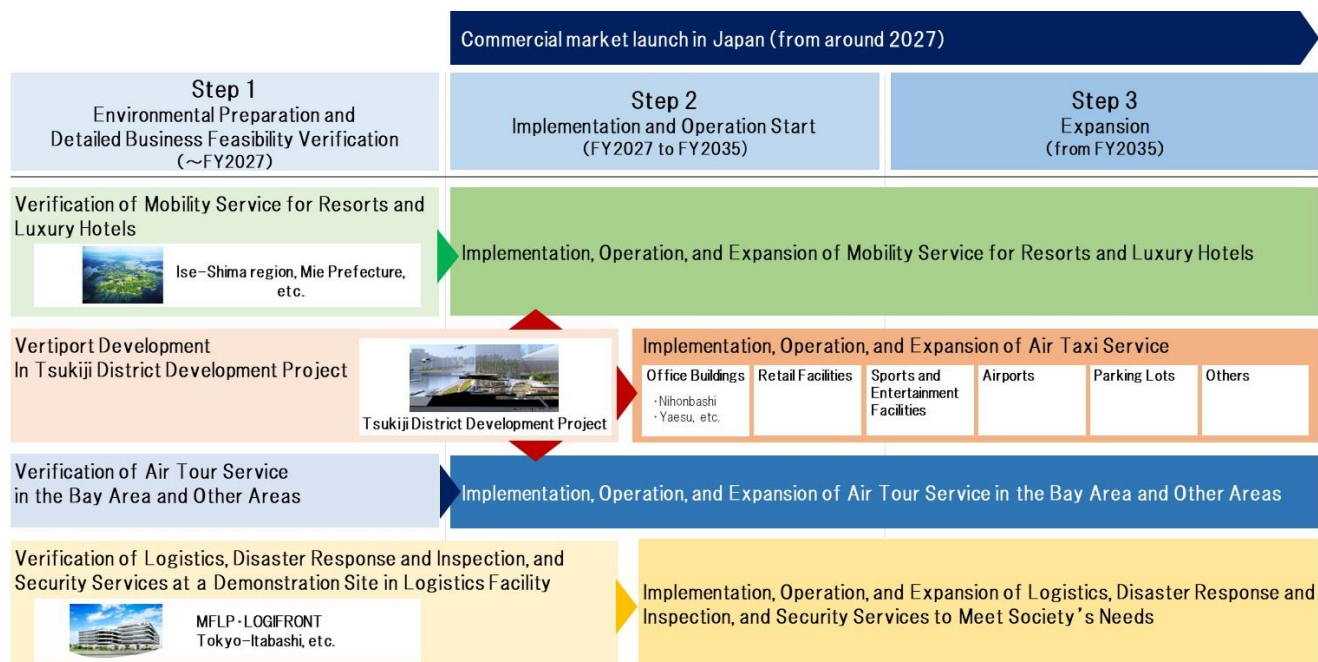
Mitsui Fudosan is considering the implementation of advanced air mobility in neighborhood creation projects and resorts and luxury hotels that it is currently operating or planning for the future, while also collaborating with logistics facilities such as MFLP・LOGIFRONT Tokyo-Itabashi, which includes the site of the Itabashi Drone Field, Tokyo's first drone demonstration experiment facility attached to a logistics facility. In the future, the Company aims to promote vertiport development and operation by envisioning a value-creating network for advanced air mobility through a wide range of its assets, including office buildings in urban areas such as Nihonbashi, retail facilities, sports and entertainment facilities, airports, and parking lots.

Projects under consideration for implementation	Tsukiji District Development Project 	Ise-Shima region, Mie Prefecture (NEMU RESORT, etc.) 
Location	Areas in Tsukiji 5-chome and Tsukiji 6-chome, Chuo-ku, Tokyo	Hazako, Hamajima-cho, Shima City, Mie Prefecture
Main Assets	A total of nine buildings including a grand-scale multifunctional venue, a life science and commercial complex building, MICE (meetings, incentives, conferences and exhibitions), hotel, and residence building, and a boat transport and theater hall complex building	Resort hotel, golf course, etc.
Estimated timing	First half of 2030s or later	Late 2020s

* The estimated timing is subject to change based on laws and regulations, ordinances, planning conditions, market trends, technological developments, and other factors.

*The Tsukiji District Development Project's conceptual rendering represents the projected completion image as of April 2024 and is subject to change.

■ Roadmap (as of June 2025)



■ Collaboration Partners

Mitsui Fudosan will collaborate with stakeholders in the advanced air mobility industry (flight service operators, aircraft manufacturers, vertiport operators, other manufacturers and service providers, government agencies and local municipalities, etc.) to promote activities that lead to the formation and development of the industry. Starting with strengthening its partnerships with Toyota Motor Corporation, Aero Asahi Corporation, and ANA Holdings Inc., it is dedicated to creating new value through the seamless integration of mobility services and cities.



■ 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/
- & EARTH for Nature
<https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

Furthermore, in April 2025, the Mitsui Fudosan Group formulated “& EARTH for Nature,” its declaration of coexistence with the environment in neighborhood creation. Seeing the environment as a “Holistic Environment” blending nature, people, and community into a cohesive whole, the Group is promoting neighborhood creation that expands prosperous “Holistic Environments” and passes them on to future generations. In the Declaration, five key issues to address have been established: Preserve and nurture greenery, Harness the allure of water, Enrich the ecosystem, Connect the aspirations of the community, and Promote the circulation of natural resources. The initiatives described in this news release contribute to 1 of the key issues to address in “& EARTH for Nature.”



Connect the aspirations
of the community