

August 1, 2025

For immediate release

Mitsui Fudosan Co., Ltd.

Fiscal 2025 Development Plan Announced for Mitsui Fudosan Logistics Parks

Expanding the Cumulative Number of Developed Facilities to 78 in Japan and Overseas and
Cumulative Investment to ¥1.3000 Trillion

Key Points of this Press Release

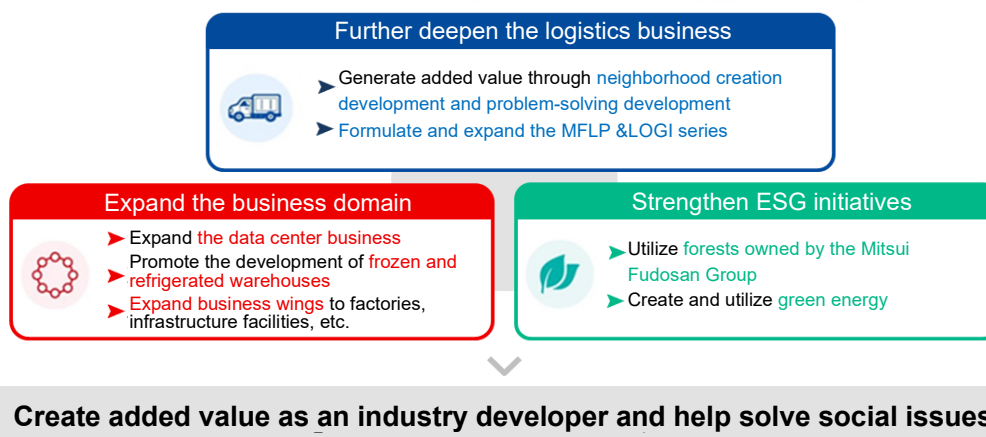
- **Plan to start on six properties in fiscal 2025. Expanding the business to 78 facilities in Japan and overseas, total floor space of approximately 65,659,854 ft² (6.10 million m²), and cumulative investment of ¥1.3000 trillion. Business to be steadily carried out going forward leveraging accumulated know-how and expertise.**
- **Making MFLP & LOGI services a series and providing various solutions to meet customer needs in order to support the strengthening of overall supply chain infrastructure. In addition, starting a demonstration experiment on a new service MFLP & LOGI Berth (tentative name) that promotes joint transport by visualizing loading and unloading times. Addressing logistics issues including the post-2024 problem.**
- **Decision made on development of new data center in Kansai for cumulative investment in the data center business of approximately ¥300.0 billion. Additionally, further expanding the business into the industrial domain, with BTS-type facilities, frozen and refrigerated warehouses, and mixed-use facilities.**
- **Through the development of neighborhood creation logistics facilities as urban infrastructure that goes beyond regional exchange, promoting coexistence and cooperation with local communities and realizing next-generation neighborhood creation that contributes to the revitalization of local communities and industries.**

Tokyo, Japan, August 1, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has formulated its fiscal 2025 development plan for the logistics business based on the Group's long-term vision & INNOVATION 2030.

One year has passed since the “2024 problem” in logistics and the decline in transportation capacity and severe shortage of workers still continue, having a major impact on consumers and workers. In particular, due to the expansion of the e-commerce market and diversification of consumer needs, commercial transactions centered on parcel delivery have become increasingly diversified and small-lot, with the volume of cargo per shipment decreasing to about one-third of what it was in 1990 over the past 30 years*¹, and the total volume of cargo transported decreasing by about 40%*¹. At the same time, the number of deliveries has approximately doubled*¹, making it urgent to establish a sustainable logistics system. The government is also promoting the next comprehensive logistics policy outline and considering the future of logistics hubs.

In response to this situation, the Company will continue to expand its business by connecting various people, services, and goods, not only through the leasing and sale of facilities, but also through the expansion of MFLP & LOGI services and the development of mixed-use business facilities equipped with data centers and multi-use functions. This will contribute to solutions to the whole range of issues facing customers. As an industry developer, the Company will accelerate innovation in cities and society overall and contribute to the creation of richer, more sustainable regions and cities.

Logistics Business Strategy Based on & INNOVATION 2030

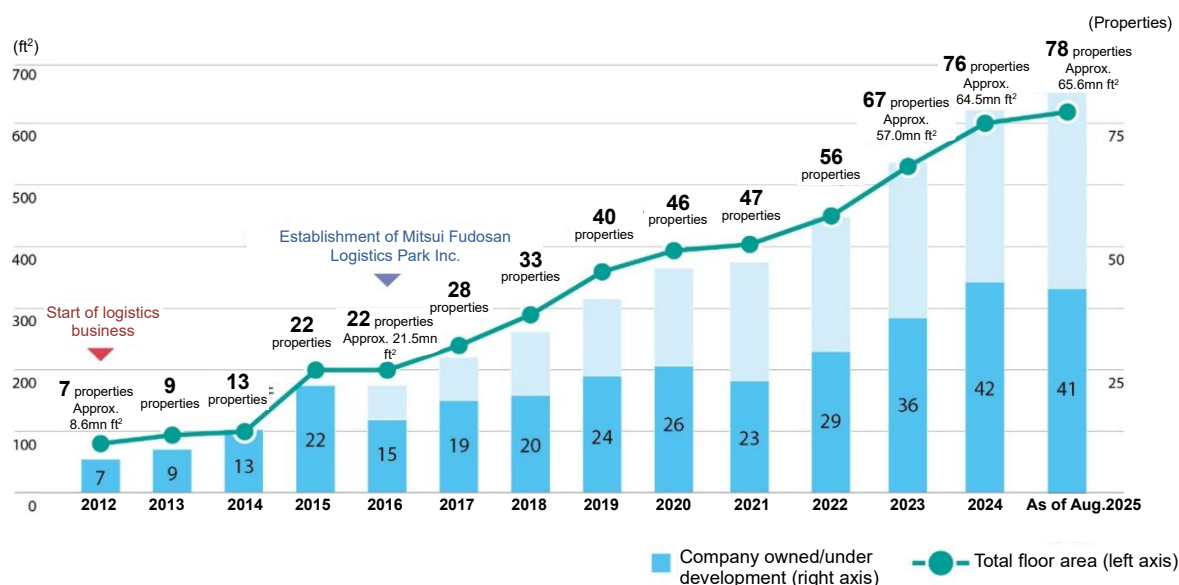


*1 Source: October 30, 2024: First Meeting: Discussion on the Future of Logistics Hubs, [Document 1] Changes and Issues in the Environment Surrounding Logistics Hubs

■ Mitsui Fudosan's Logistics Business to Date

As of August 2025, the Company's logistics business is developing and operating a total of 78 facilities (68 in Japan and 10 overseas), with a total floor area of approximately 65,659,854 ft² (approximately 6.10 million m²). The cumulative total investment amount has expanded to approximately ¥1.3000 trillion yen. Going forward, the Company will continue to leverage the know-how and expertise it has accumulated to date and steadily develop the business.

Number of facilities developed and total floor area (by fiscal year)



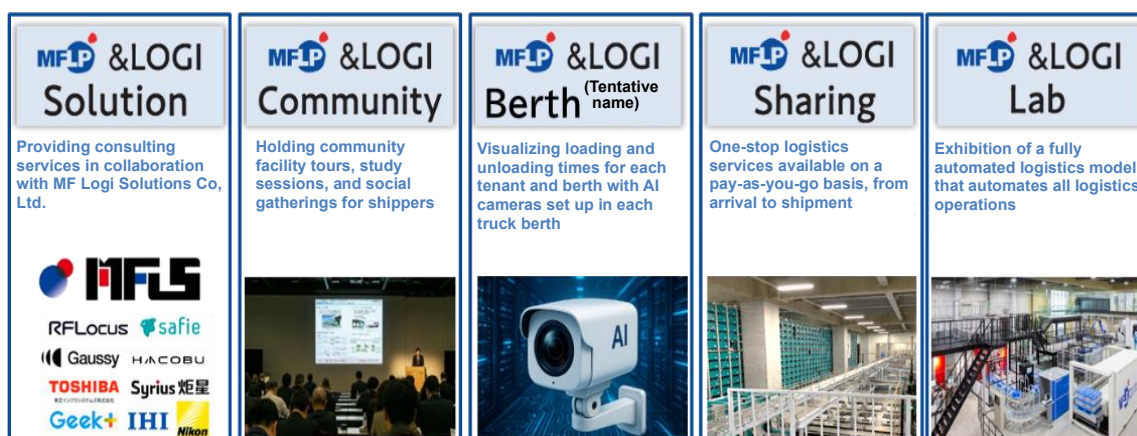
Number of properties	Domestic: 68 properties, Overseas: 10 properties, Total: 78 properties (Completed and operating facilities: Domestic: 54 properties, Overseas: 4 properties, Total: 58 properties)
Total floor area	Approx. 65,659,854 ft ² (approx. 6.10 million m ²) (Completed and operating facilities: Approx. 50,052,183 ft ² (approx. 4.65 million m ²))
Cumulative investment	Approx. ¥1.3000 trillion (since starting the business in April 2012)

* As of August 1, 2025

■ Making MFLP &LOGI Services a Series to Help Strengthen Infrastructure for Entire Logistics Supply Chains

Since 2023, the Company has provided various services to solve logistics issues, including MFLP &LOGI Solution and MFLP &LOGI Sharing. In July 2025, at MFLP Funabashi, the Company has started a demonstration experiment on a new service MFLP &LOGI Berth (tentative name) that reduces wait times and loading times and encourages joint transport by automatically visualizing loading and unloading times. By making MFLP &LOGI services a series, the Company will not only accurately identify and resolve each of the diversifying and complex logistics issues, but also establish a system that can accompany customers from the resolution of existing issues to the formulation of long-term growth strategies for the future.

Going forward, the Company will continue to address complex logistics issues, including the post-2024 problem, by providing a wide range of solutions, including this service, such as the provision of logistics facilities, as well as support for the reform of the entire logistics supply chain and strengthening infrastructure.



■ Developing Sites and Expanding Business Areas to Respond to Increasing Diverse and Complex Customer Needs

Going beyond mere logistics facilities, the Company supports the diverse business development of tenant companies and promotes innovation and promote innovation and co-creation of new value through the development of multi-use business facilities equipped with office, research and development, and laboratory functions.

(1) Data centers

Strengthening business by capturing expanding needs driven by generative AI, IoT, and other technologies.

New property development has been decided in the Kansai area, expanding the cumulative investment amount to approximately ¥300.0 billion. The Company will continue to strengthen its relationships with data center operators, expand its business wings to urban and colocation types, and explore various needs.



(2) BTS-type (customized) logistics facilities

The Company leverages its accumulated development track record and expertise, as well as its extensive relationships with various stakeholders, to identify customer needs at an early stage and contribute to solving issues.

In addition to providing support in development, sales, and operational management, the Company can also assist in the effective utilization of real estate, joint business development proposals, and the formulation and review of site strategies in collaboration with MF Logi Solutions Co., Ltd.



<(Tentative name) Mito Logi Center>

(3) Frozen and refrigerated warehouses

In response to the expansion of online supermarkets and frozen foods, the Company is promoting the development of completely frozen and refrigerated warehouses centering on the Funabashi and Atsugi areas, where such warehouses are concentrated.

The Company will contribute to the achievement of the transition to natural refrigerants under the revised Act on the Protection of the Ozone Layer.



<(Tentative name) MFLP Sugito>

(4) Labs and R&D facilities

The Company is promoting the development of mixed-use facilities that contribute to industrial revitalization, including warehouses, offices, and laboratories. Through the development of multi-use facilities, the Company is contributing to industrial and regional development. In April 2025, it began construction on Mitsui Fudosan Industrial Park Ebina &forest.



<MFIP Ebina &forest>

(5) Rental factories

In around autumn 2025, a new manufacturing site for the gourmet food platform mitaseru is scheduled to be established within MFLP Funabashi. The Company will establish a unique, integrated supply chain covering everything from product manufacturing to storage and distribution.



<MFLP Funabashi>

■ Promoting next-generation neighborhood creation through the development of neighborhood creation logistics facilities as urban infrastructure

The Company has redefined logistics facilities as places that offer logistics plus other functions, and has developed advanced logistics facilities in prime locations with good access to major infrastructure as neighborhood creation logistics facilities. The Company is committed to harmonizing and collaborating with local communities to contribute to the safe and enriched lives of residents. These efforts include specifications that support customers' logistics infrastructure, such as comfortable spaces that are easy to work in, refined exterior designs that harmonize with the local community, seismic isolation structures, and emergency power generators. They also include maintaining space open to the community, promoting community interactions through holding various events, and resilience initiatives. Going forward, the Company will continue to grow with the city and customer companies by supporting the improvement of regional value and convenience as well as solutions to company issues and value creation.



<MFIP Haneda>



<Aozora Bridge>

In March 2025, as the culmination of the eight-year Haneda Industrial Park project and as a major achievement in neighborhood creation, the Aozora Bridge connecting MFIP Haneda and the Tokyo Monorail Seibijo Station was completed and opened to the public. Through a tripartite approach to neighborhood creation involving the community, government, and companies, the Company is further revitalizing the Haneda Asahi-cho area, creating a lively community, fostering new industries, and establishing new evacuation routes in the event of a disaster. The Company is building bridges that connect people, communities, industries, and lifestyles to the future.

(Reference) [Finalization of the Haneda Industrial Park Project: Opening of the Aozora Bridge, Connecting People, Communities, Industry, and Lifestyles to the Future](#) (in Japanese)

■ Strengthening Environmental Initiatives Based on the &EARTH for Nature Declaration on Coexistence with the Environment in Neighborhood Creation^{*2}

The Company is promoting the installation of solar power equipment, supplying green electricity through off-site PPAs, and providing green electricity supply services to exclusive areas in response to tenant requests, thereby promoting initiatives aimed at realizing a decarbonized society.

^{*2} &EARTH for Nature <https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

(1) Development of Japan's first new industry creation hub using a wooden structure

In April 2025, the Company began construction on Mitsui Fudosan Industrial Park Ebina & forest, Japan's first new industry creation hub employing a wooden structure. As a facility that will include multi-tenant logistics (multi-purpose warehouse) applications, this is the first facility of its kind in Japan^{*3} to use a wooden structure for part of the building structure. By actively incorporating wood design into some of the wooden common areas, the Company expects to reduce CO₂ emissions by approximately 40% compared to steel frame construction.

^{*3} According to research by Japan Logistics Field Institute, Inc.

(Reference) [Japan's First Multi-Tenant Facility with Logistics Functions to Employ a Wooden Structure Mitsui Fudosan Begins Construction on Mitsui Fudosan Industrial Park \(MFIP\) Ebina & forest as a New Industry Creation Hub](#)

(2) Green power creation and utilization

In October 2023, the Company achieved 100% green power supply**4 for the common areas of all facilities owned by the Company and Mitsui Fudosan Logistics Park Inc. In addition, all new and existing properties have acquired external certification, either DBJ Green Building, ZEB, or arc certification.

MFLP • LOGIFRONT Tokyo Itabashi promotes advanced environmentally conscious initiatives, such as supplying surplus electricity from approximately 4 MW of solar power generation equipment installed on the entire roof of the facility to local government facilities (off-site PPA). MFLP Iruma I has realized a self-supply system by enhancing its emergency power generators and solar power generation facilities. Further, at MFLP Yokohama-Shinkoyasu, large-scale storage batteries with 2,600 kWh of capacity have been deployed. The Company is promoting such initiatives to realize an advanced decarbonized society.

MFLP • LOGIFRONT Tokyo Itabashi



Surplus electricity supplied to municipal elementary and middle schools in Itabashi-ku (73 schools)



Contributing to RE100 (deployment of electricity using 100% renewable energy) for municipal elementary and middle schools in Itabashi-ku

*4 Green power supply: Utilizing solar power for self-use and non-fossil fuel certificates to effectively convert electricity usage to renewable energy.

■ Mission Statement of Mitsui Fudosan's Logistics Business



“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..

■ 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)

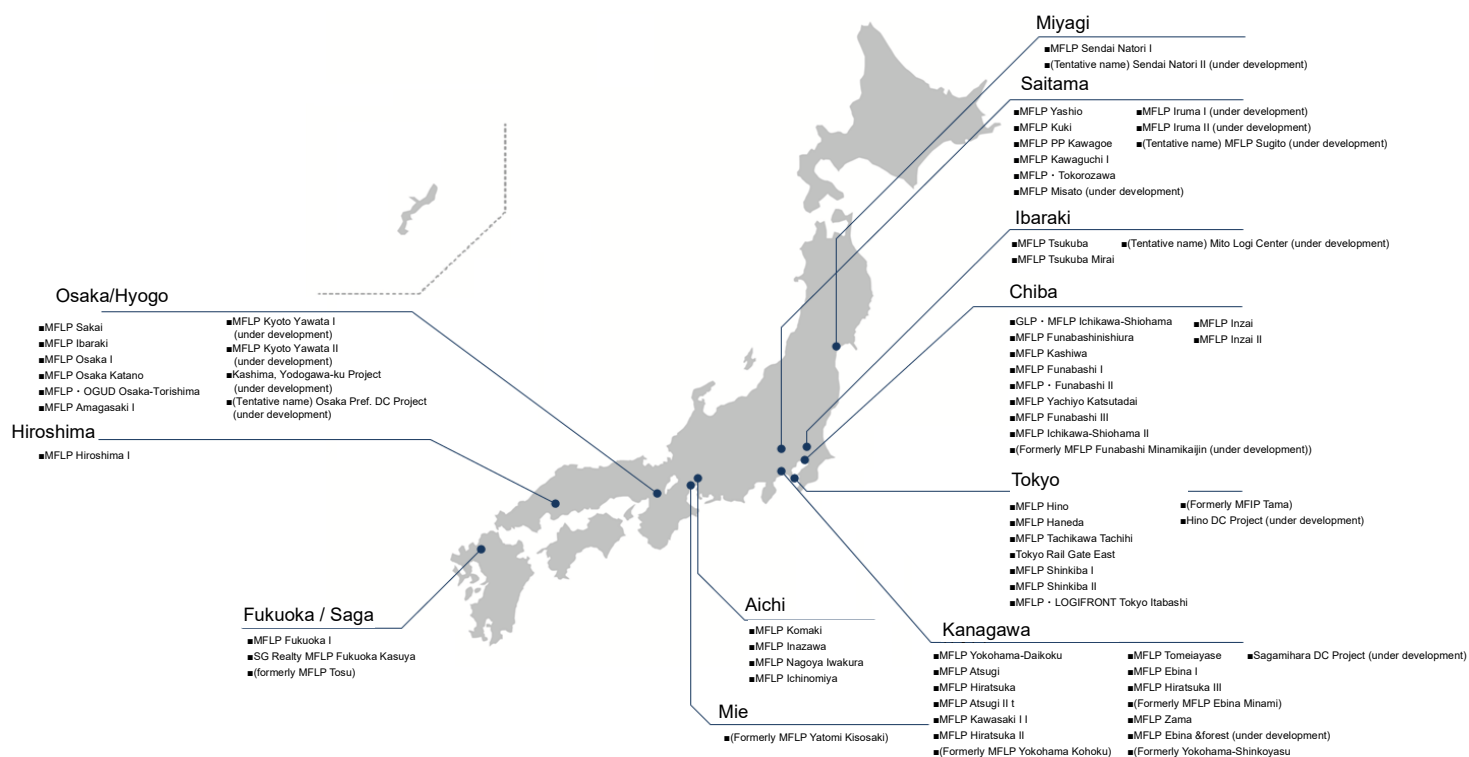
- Group Management Philosophy and Long-Term Vision
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/
- & EARTH for Nature
<https://www.mitsuifudosan.co.jp/english/business/development/earth/for-nature/>

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 the following key issues to addressed in “& EARTH for Nature.”



Promote the circulation of natural resources

■<Reference material> Map of Mitsui Fudosan’s Domestic Logistics Facilities (as of August 1, 2025)



*Announced properties include 68 in Japan
and 10 overseas for a total of 78.