

For immediate release

BioLabs Global, Inc.
 Mitsui Fudosan Co., Ltd.
 Life Science Innovation Network Japan Inc.

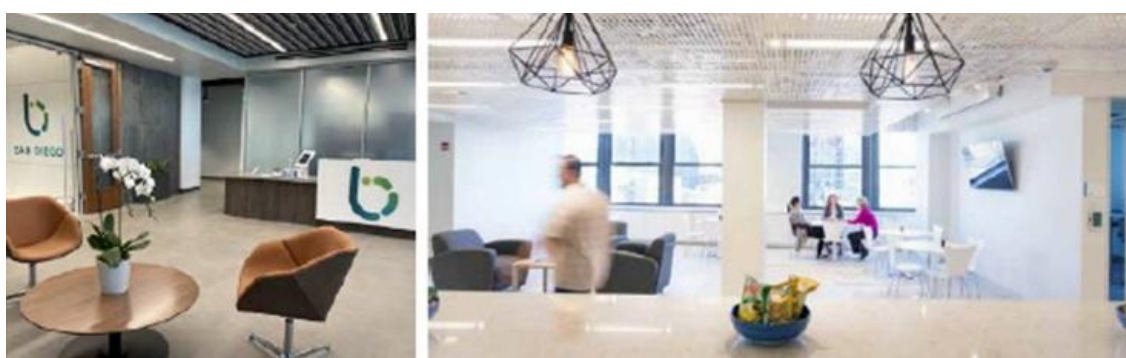
BioLabs Decides to Open BioLabs Tokyo, **its First Directly Operated Coworking Wet Lab in Asia,** **in Shinkiba, Tokyo, a Neighborhood Where Researchers Gather** Accelerating the Clustering of Researchers by Providing an Incubation Platform Specializing in Life Science Startups

Key Points of this Press Release

1. BioLabs, one of the world's leading life science incubation companies, will open BioLabs Tokyo, its first directly operated site in Asia, at MITSUI LINK-Lab SHINKIBA 2 in Shinkiba, Tokyo, a neighborhood where researchers gather
2. BioLabs will support Japanese startups aiming for global expansion through a coworking wet lab that leverages its international operational expertise

Tokyo, Japan, November 11, 2025 - BioLabs Global, Inc. (BioLabs) announced today that, with the support of Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Life Science Innovation Network Japan Inc. (LINK-J), it will open BioLabs Tokyo at MITSUI LINK-Lab SHINKIBA 2 in Shinkiba, Tokyo, a neighborhood where researchers gather. The new facility is scheduled to open in spring 2026 or later.

BioLabs Tokyo will be BioLabs' first directly operated coworking lab in Asia. With BioLabs Tokyo's entry onto the scene, new partnerships and collaborations among startups and diverse players from Japan and abroad are expected to accelerate in Tokyo's Shinkiba area, driving further expansion in the clustering of researchers. BioLabs, Mitsui Fudosan, and LINK-J will contribute to building an ecosystem for the life sciences domain not only in Tokyo's Shinkiba area, but also across Japan as a whole, thereby helping to enhance the international competitiveness of research in the life sciences domain.



Rendering of BioLabs communication lounge (photo from U.S. site.)



BioLabs Tokyo logo

1. Establish BioLabs Tokyo, BioLabs' First Directly Operated Site in Asia, at MITSUI LINK-Lab SHINKIBA 2

BioLabs is one of the world's leading startup incubation companies specializing in the life sciences domain. Headquartered in Massachusetts, U.S., BioLabs has 16 directly operated sites across the U.S. and Europe. To date, BioLabs has supported more than 500 startup companies, and in the U.S., approximately 20% of all early stage bio startups have received support from the company. At each site, BioLabs offers cutting-edge coworking labs, private labs, and office spaces, along with providing incubation and acceleration programs that meet international standards and leverage its network of global pharmaceutical companies, universities, and venture capital firms.

Mitsui Fudosan has developed 4 facilities in Tokyo's Shinkiba area, including MITSUI LINK-Lab SHINKIBA 1, 2, and 3, to encourage the clustering of researchers. Through initiatives such as the promotion of the MITSUI LINK-Lab Open Innovation Support Program, a Mitsui Lab & Office service that supports tenant companies, the number of companies that have established new research sites within the 4 Shinkiba facilities has already reached 60 (as of August 2025).

BioLabs will establish and begin operating BioLabs Tokyo, its first directly operated coworking lab in Asia, at MITSUI LINK-Lab SHINKIBA 2. At BioLabs Tokyo, BioLabs will work with partners that foster next-generation innovation (sponsor companies and organizations), including collaboration with LINK-J on its "community building" initiatives. At the same time, through support programs that leverage BioLabs' international operational expertise, BioLabs Tokyo will help drive the growth of Japanese startups and support unicorns seeking to enter global markets.



2. Supporting Japanese Startups Seeking Global Expansion through a Coworking Wet Lab operated by BioLabs, a Company with an International Track Record

BioLabs Tokyo will be a highly specialized coworking space focused on life science startups. By creating an environment in which innovators can grow rapidly and maximize capital efficiency, it will transform the business practices of entrepreneurs in the life sciences domain. The key features of BioLabs Tokyo are outlined below.

(1) Available for Use from a Single Bench: An Experimental Environment That Accelerates Startup Research and Leads the Way to Growth

BioLabs Tokyo consists of a coworking wet lab space, office space, and lounge space. It is available for use from a single bench seat, and facility users can utilize shared facilities such as conference rooms and the communication lounge. In addition, the lab is equipped with experimental instruments essential for advancing research, and they are made available for use as shared equipment. Users are free to utilize this equipment.

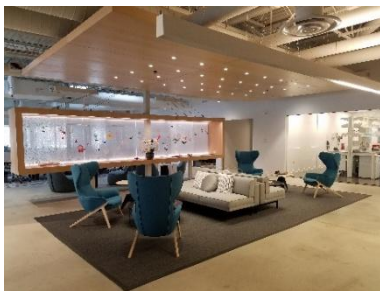
<BioLabs Tokyo facilities and equipment>

[Wet lab area] Benches: 66 seats (planned), private lab suites, cell culture rooms, etc.

[Office area] Open desks, private offices, conference rooms, etc.

[Lounge area] Communication lounge, shared kitchen, wellness room, etc.

Resident companies have access to a wide range of shared equipment prepared to meet the needs of startups in the seed and early stages.



Examples of a coworking lab operated by BioLabs

(2) Providing a Global Network and Incubation and Acceleration Programs that Meet International Standards

While receiving support from many related organizations, BioLabs Tokyo will provide incubation programs based on international screening standards and offer support that harnesses its network of overseas venture capital firms and investors.

<Programs planned to be offered>

Mentoring by experts on business development and research and development with a focus on overseas markets; incubation support; hosting Investor Day and matching events attended by investors and business firms invited from Japan and abroad; support for community building to promote collaboration among users; and others

(3) Full-service Research Support

BioLabs Tokyo provides a range of research support services so that researchers can focus fully on their research activities.

<Services planned to be offered>

Startup preparation support (incorporation, management system setup, etc.); referrals to experts in business management (accounting, legal, intellectual property, etc.); support for addressing various regulations; compliance advice; and others

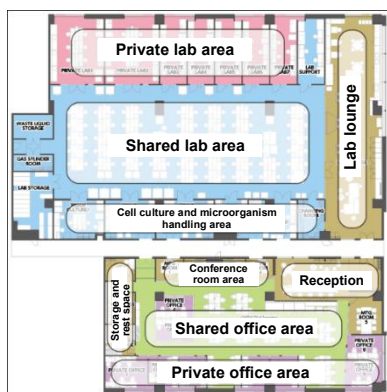
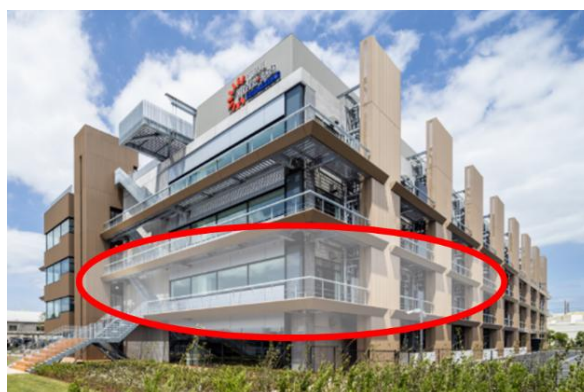


Image of BioLabs Tokyo facility layout



Exterior of MITSUI LINK-Lab SHINKIBA 2

<Comments from project partners>



Comments from Johannes Fruehauf (Founder and CEO of BioLabs Global, Inc.)

“We are very honored to launch BioLabs’ new expansion in Japan. This is based on the results of our efforts in Japan over the years and our strong confidence in the Tokyo area’s outstanding scientific research capabilities. I would like to express my heartfelt gratitude to all those who have supported this project, including our partners at the Ministry of Health, Labour and Welfare and the Tokyo Metropolitan Government. All of us at BioLabs look forward with great anticipation to the future that will be nurtured by the lab that will be created at Shinkiba.”



Comments from Takashi Shiotani (General Manager, Life Science Innovation Department, Mitsui Fudosan Co., Ltd.)

“Mitsui Fudosan Co., Ltd. has until now worked with LINK-J to build an ecosystem in the life sciences domain through developing sites, providing capital, and community building. We are very honored to be working with BioLabs, which has a stellar global track record, to open its first site in Asia in Shinkiba. We see this as a significant step forward for supporting startups in Japan. We expect that this project will promote the clustering and collaboration of diverse players and serve as a starting point for creating new value.”



Comments from Shunichi Takahashi (President and Chief Operating Officer, Life Science Innovation Network Japan Inc. (LINK-J))

“We warmly welcome the opening of BioLabs’ new site, BioLabs Tokyo. LINK-J will deepen its partnership with BioLabs to strengthen startup support and to accelerate domestic and international innovation, starting from Nihonbashi and Shinkiba. We expect that this initiative will strengthen connections with overseas ecosystems and contribute to the growth of Japanese startups.”

■ About BioLabs Global, Inc.

BioLabs is a definitive growth partner for science-based startups, helping accelerate corporate scientific progress, grow business, and make a lasting impact on the world. BioLabs makes a significant difference in this domain’s ecosystem, providing best-in-class lab space, essential business services, a strong network of innovators and guides who offer first-hand insights, and site teams with unparalleled experience in leading founders through the complex operations involved in growing biotechnology companies. Currently, BioLabs operates 12 sites across bioclusters in the U.S., primarily on the East Coast, and 4 sites in Europe, in Heidelberg, Germany, and near Paris, France. In addition, BioLabs operates the shared-lab collaboration site “iCONM in collaboration with BioLabs” in Kawasaki, Japan.

[Website] <https://www.biolabs.io/>

■ About Life Science Innovation Network Japan Inc. (LINK-J)

LINK-J is a general incorporated association established in March 2016 by Mitsui Fudosan and volunteers from academia and industry. Based in the Nihonbashi, Tokyo area, which has a cluster of pharmaceutical companies, LINK-J’s purpose is to promote open innovation in life sciences through industry-government-academia partnerships and support the creation of new industry. It will promote internal and external personal interactions and technology exchanges beyond any specific field in the life science domain, which is a composite of all the sciences, including medicine, physical science, engineering, ICT, artificial intelligence, and other new technologies.

<https://www.link-j.org/en/>

■ About Mitsui Fudosan's MITSUI LINK-Lab Open Innovation Support Program

The MITSUI LINK-Lab Open Innovation Support Program offered by Mitsui Fudosan consists of (1) research and business support and (2) communication and network support programs. It is coordinated with the initiatives of LINK-BioBAY TOKYO.

- May 30, 2024: Enhancement of Back-office Support for R&D Startups
<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0530/>
- January 29, 2024: MITSUI LINK-Lab LINK Stock Opens
<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0129/>
- May 18, 2023: MITSUI LINK-Lab Open Innovation Support Program Launched
https://www.mitsuifudosan.co.jp/english/corporate/news/2023/0518_02/

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.

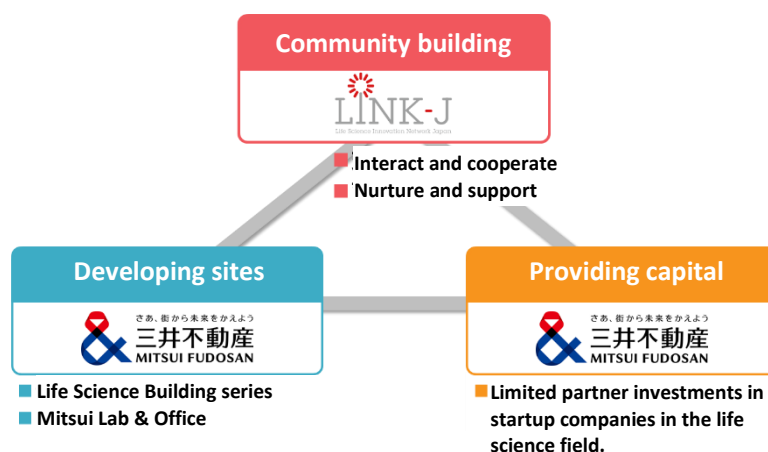
(References)

- 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/

<Appendix>

Mitsui Fudosan's Life Science Innovation Promotion Business

Mitsui Fudosan positions the creation of new industry as an important strategy for expanding its business domain. In the life science domain, key players, including startups, universities, hospitals, and major pharmaceutical companies, leverage each other's knowledge, technologies, and capital through collaboration to develop R&D that goes beyond industry demarcations. This ecosystem will be created through community building, developing sites, and providing capital to support the creation of innovation in the life sciences.



● Community building

LINK-J aims to promote open innovation and ecosystem building in the life science domain. To achieve this, it facilitates interactions and cooperation and conducts nurturing and support. It has 955 members as of August 2025 and held 1,151 interaction and cooperation events in 2024.

● Developing sites

Mitsui Fudosan establishes places (tangible aspects) for building ecosystems that lead to the creation and fostering of new industry through innovation. Along with rental labs and offices, the Company has established a series of 15 life science buildings in the Nihonbashi, Tokyo area and the area near Doshomachi, Osaka. Since the bases were established, they have attracted 343 tenants (as of October 31, 2025).

● Providing capital

Through limited partner investments, Mitsui Fudosan will create more sophisticated technology seeds in universities and research institutions and support life science startup companies to further accelerate new industry creation.

Development of Rental Lab and Office Business

Mitsui Fudosan started the Mitsui Lab & Office business in Japan in May 2019 as a new asset class. It is part of the Company's efforts to develop sites that work to promote innovation in the life science domain and carry out community building in partnership with Life Science Innovation Network Japan Inc. (LINK-J; Chairman: Hideyuki Okano). Mitsui Lab & Office currently operates 5 facilities in Japan (MITSUI LINK-Lab KASAI, MITSUI LINK-Lab SHINKIBA 1, MITSUI LINK-Lab SHINKIBA 2, MITSUI LINK-Lab KASHIWANOHA 1, MITSUI LINK-Lab NAKANOSHIMA, MITSUI LINK-Lab SHINKIBA 3) and is scheduled to continue opening additional facilities in the Tokyo metropolitan area.