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For immediate release

SG Realty Co., Ltd.

Mitsui Fudosan Co., Ltd.

Joint Venture Between SG Realty and Mitsui Fudosan for Osaka City's Largest Logistics Facility, with a Total Floor Area Exceeding 2,260,421 ft² (210,000 m²)

Start of Construction on the Large-Scale Logistics Facility

SG Realty MFLP Osaka Kashima

—Helping to Solve Issues in the Logistics Industry Through the Development of a Rare, Urban-Adjacent Large-Scale Logistics Site—

Key Points of this Press Release

1. The largest^{*1} large-scale logistics facility in Osaka City, with a total floor area exceeding 2,260,421 ft² (210,000 m²), located in a rare site in the central Osaka City area with excellent access, approximately a 4-minute walk^{*2} from Kashima Station on the JR Tozai Line
2. Cutting-edge facility specifications to solve issues in the logistics industry
 - Establish a multi-tenant logistics facility with an adjoining hazardous materials warehouse, which is rare for the Kansai area
 - Implement enhanced BCP measures to respond to increasingly severe disasters
 - Plan to acquire the highest-rank ZEB certification and other environmental certifications through the introduction of decarbonization initiatives such as solar power generation
3. Sagawa Express Co., Ltd. Plans to Move in and Open its Yodogawa Sales Office as a Base for Last-Mile Delivery, Including Parcel Delivery Services

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

(*2) From Kashima Station on the JR Tozai Line to the entrance of the facility site

Tokyo, Japan, December 15, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and SG Realty Co., Ltd. announced today that construction of SG Realty MFLP Osaka Kashima (hereafter, “the Facility”) started on December 1.

The Facility represents the second joint venture project by SG Realty and Mitsui Fudosan, following MFLP SG Realty Fukuoka Kasuya. By utilizing each company’s track record and expertise to the fullest, the two companies are advancing the project toward its completion in September 2027 (planned).



Eye-level rendering from the northeast

1. The Largest Large-Scale Logistics Facility in Osaka City, with a Total Floor Area Exceeding 2,260,421 ft² (210,000 m²), Favorably Located in the Central Osaka City Area with Excellent Access, Approximately a 4-Minute Walk from Kashima Station on the JR Tozai Line

The Facility will be Osaka City's largest logistics facility, with a total floor area exceeding 2,260,421 ft² (210,000 m²) across 6 aboveground floors. Each floor has about 322,917 ft² (30,000 m²) of warehouse and berth space, providing a large open area well suited for mechanization through the introduction of material handling equipment. In addition, Yodogawa-ku, where the Facility is located, is Osaka City's largest ward^{*3} in terms of both population and the number of households. With approximately 810,000 people living within a 5 km radius of the Facility, its location is excellent for both securing workers at the logistics facility and last-mile delivery. Within a 10 km radius of the Facility are central Osaka areas such as Osaka Umeda and the Amagasaki area where factories are concentrated. In addition, the Facility is well situated for deliveries throughout the Kansai area, as it is located approximately 2.2 km from Kashima Toll Gate on the Hanshin Expressway No. 11 Ikeda Line, approximately 4 km from the Amagasaki Interchange on the Meishin Expressway, and approximately 5.4 km^{*4} from Toyonaka Interchange on the Meishin Expressway. Furthermore, the Facility offers an exceptional location for easy employee commuting, as it is an approximately 4-minute walk from Kashima Station on the JR Tozai Line.

(*3) Osaka City Population Estimates, announced by Osaka City at 14:00 on October 16, 2025

(*4) Assuming driving routes for large trucks (10-ton trucks)



Bird's-eye view from the northwest

2. Cutting-Edge Facility Specifications to Solve Issues in the Logistics Industry

■ Establish a Multi-Tenant Logistics Facility with an Adjoining Hazardous Materials Warehouse, Which Is Rare for the Kansai Area

The Facility will include an adjoining hazardous materials warehouse, which is rare for the Kansai area, enabling the storage and distribution of items such as lithium-ion batteries, cosmetics, paints, bleach, and insecticides, for which demand has been increasing recently. In addition, to address warehouse automation associated with labor-saving initiatives in recent years and the installation of warehouse air-conditioning systems to improve the working environment, the Facility has secured an electrical capacity of 35 VA/m² of tenanted area, providing a warehouse environment that can flexibly support the operations of tenant companies.

In addition, to enhance the job satisfaction of employees, the Facility will work to enhance common areas, including a store, cafeteria space, lounges, and a deck terrace.



Rendering of Main Lounge



Rendering of Secondary Lounge

■ BCP Measures to Respond to Increasingly Severe Disasters

The Facility will establish various BCP-related measures to prepare for increasingly frequent and severe disasters.

- (1) The Facility will adopt a seismic isolation system designed to minimize damage during an earthquake.
- (2) Important facilities, including equipment within the disaster prevention center and power receiving facilities, will be installed at elevations above the maximum storm-surge inundation level of TP (Tokyo Peil; Japan's standard vertical datum based on mean sea level in Tokyo Bay) + 4.45 m.
- (3) The Facility will install an emergency power generator capable of supplying electricity for up to 72 hours as backup during a power outage, and it will also be fully equipped with a disaster stockpile warehouse to support tenants' business continuity in the event of an emergency.
- (4) The Facility is planned to be designated as a Tsunami Evacuation Building, which Osaka City is working to secure, contributing to local disaster preparedness.



Rendering of emergency power generator



Rendering of seismic isolation pit

■ **Plan to Acquire the Highest-Rank ZEB Certification and Other Environmental Certifications through the Introduction of Decarbonization Initiatives such as Solar Power Generation**

The Facility plans to obtain the highest-rank ZEB certification, which indicates an annual primary energy consumption of effectively zero; the highest level of DBJ Green Building certification; and the highest rating under CASBEE Osaka Mirai. In addition, solar power generation facilities installed on the rooftop will enable the supply of up to approximately 4 MW of renewable energy. The Facility will also implement various environmentally conscious initiatives, such as converting indoor lighting to LEDs.

Furthermore, the Facility plans to offer approximately 129,166 ft² (12,000 m²) of green space, providing green infrastructure in a high-density urban area. The Facility will plant camphor trees, the symbolic tree of Yodogawa-ku, and feature an interior design incorporating motifs of the casting industry, which thrived in Kashima, and of the Kanzaki River, which flows alongside the Facility. The Facility aims to create a logistics park that harmonizes with the community.



Rendering of the exterior area in front of the entrance



Rendering of the main entrance (interior design), incorporating motifs of the Kanzaki River and the casting industry

3. Sagawa Express Co., Ltd. Plans to Move in and Open its Yodogawa Sales Office as a Base for Last-Mile Delivery, Including Parcel Delivery Services

Sagawa Express Co., Ltd. (hereafter, “Sagawa Express”), a member of the SG Holdings Group, plans to move into the Facility and relocate its Yodogawa Sales Office, which covers parcel deliveries in the area centered on Osaka Umeda, which is expected to grow as a global business hub. Sagawa Express is scheduled to use 172,222 ft² (16,000 m²) of space on the first floor of the Facility.



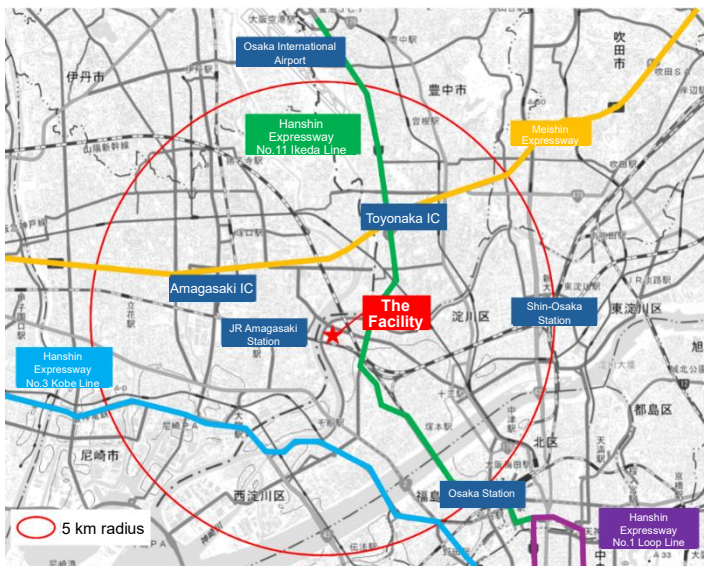
Rendering of the Facility after Sagawa Express moves in

■ Property Overview

Location	16-89, Kashima 3-chome, Yodogawa-ku, Osaka City, Osaka
Access	Approx. 5.4 km from Toyonaka Interchange and approx. 4 km from Amagasaki Interchange on the Meishin Expressway Approx. 2.2 km from Kashima Toll Gate on the Hanshin Expressway No. 11 Ikeda Line Approx. 4-minute walk from Kashima Station on the JR Tozai Line
Site area	Approx. 1,015,058 ft ² (approx. 94,302 m ²)
Total floor area	Approx. 2,279,775 ft ² (approx. 211,798 m ²)
Scale/Structure	Six aboveground floors; steel frame and seismic isolation system
Use	Warehouse (operated as a warehousing business)
Architect	Nippon Steel Engineering Co., Ltd.
Builder	Joint venture between Nippon Steel Engineering Co., Ltd., TOYO CONSTRUCTION, and SATO KOGYO Co., Ltd.
Construction start	December 1, 2025
Completion	End of September 2027 (planned)

■ Map

<Wide-area map>



<Small area map>



■ SG Realty’s Logistics Real Estate Development Business

As SG Holdings Group’s real estate arm, SG Realty was established in August 2007 to actively promote the Group’s corporate real estate (CRE) strategy. Since then, SG Realty has been engaged in the ownership and management of a wide range of CRE, including infrastructure facilities supporting the Group’s core delivery and logistics businesses. Currently, in addition to developing and managing logistics facilities for external customers, SG Realty is expanding its business areas into the renewable energy field. Guided by its Corporate Philosophy, “Generating New Flows Between People, Neighborhoods, and Aspirations and Creating a New Future,” SG Realty has adopted “Strengthening Logistics with Real Estate” as its brand message. While addressing customer needs and social issues, SG Realty will continue to promote environmentally conscious logistics real estate development.

■ Mitsui Fudosan’s Logistics Facilities Business

In April 2012, Mitsui Fudosan launched the Logistics Properties Department (now the Logistics Properties Business Division), and it has been engaged in the development of logistics facilities. Currently, with Mitsui Fudosan Logistics Park (MFLP) as its flagship brand, the Company is developing 78 properties inside and outside Japan (68 in Japan, 10 overseas), including MFLP Funabashi I and MFLP Ebina I. With a Logistics Business Mission Statement of “Connecting Values Together with Customers and Creating New Values Together with Customers” and as a partner in developing solutions for its tenants, Mitsui Fudosan connects a wide variety of people, goods, and ideas, tackling the challenge of creating value beyond conventional boundaries.

■ Sustainability at the SG Holdings Group

Guided by its Sustainability Statement, “Smoothing Out Today, for a Smarter Tomorrow,” the SG Holdings Group is working to create social value through logistics, with the aim of realizing a sustainable society. Today, the SG Holdings Group is devoting all of its efforts to using logistics to provide people with worry-free lives. This means offering safe, reliable logistics infrastructure. It means living in harmony with the global environment, helping to preserve an abundant, happy way of life. And by using the power of its comprehensive logistics solutions to create new value, the SG Holdings Group hopes to build a smarter tomorrow. The SG Holdings Group will continue contributing to society through its business, working toward a future in which people connect, and smiles bring them together.

- (References)
- Sustainability Statement <https://www.sg-hldgs.co.jp/en/csr/statement/>
 - Decarbonization Vision <https://www.sg-hldgs.co.jp/en/csr/mission/environment/climate/>
 - Materiality and KPIs <https://www.sg-hldgs.co.jp/en/csr/materiality/>

■ 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 three of the key issues to address in “& EARTH for Nature.”



**Promote the circulation
of natural resources**



**Preserve and
nurture greenery**



**Connect the aspirations
of the community**