
**Start of Construction on Mito Logi Center (Tentative Name),
a Large-Scale Logistics Facility by Mitsui Fudosan,
with a Total Floor Area of More Than 120,000 m² in Hitachinaka City, Ibaraki Prefecture
—Contributing to the Solution of Tenant Issues by Developing a BTS-Type Logistics Facility—**

Key Points of this Press Release

1. A large-scale logistics facility with a total floor area of more than 120,000 m², one of the largest in Hitachinaka City, situated in the Katsuta Daini Industrial Park near Katsuta Station on the JR Joban Line and offering a location well suited for wide-area deliveries to the Tokyo metropolitan area and the East Japan area.
2. Development of a BTS-type logistics facility leveraging Mitsui Fudosan's existing relationships, development track record, and expertise, to solve the issues faced by LOGISTEED East Japan, Ltd.
3. A core logistics hub supporting the supply chain in the Hitachinaka area, where various types of major manufacturing facilities are concentrated.

Tokyo, Japan, February 2, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it started construction on Mito Logi Center (tentative name), a Build To Suit (BTS)-type logistics facility in Hitachinaka City, Ibaraki Prefecture (hereafter, “the Facility”), on February 2, 2026. The Facility will be tenanted by LOGISTEED East Japan, Ltd. (hereafter, “LOGISTEED East Japan”).

The Facility will be developed as a single-tenant logistics site leased to LOGISTEED East Japan. Leveraging the expertise in logistics facility development cultivated by Mitsui Fudosan, the Facility will adopt a customized design that meets the needs of both shippers and operators. Mitsui Fudosan will continue to advance this project with the view to completing construction in September 2027 (planned).



Rendering of the facility exterior

■ **A Location Well Suited for Deliveries to the Tokyo Metropolitan Area and the East Japan Area**

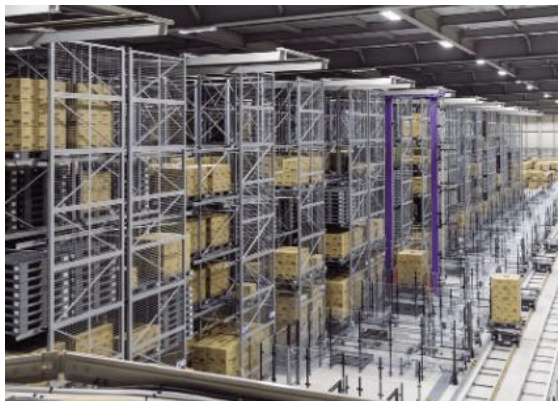
Situated in the Katsuta Daini Industrial Park near Katsuta Station on the JR Joban Line, the Facility has a location well suited for wide-area deliveries to the Tokyo metropolitan area and the East Japan area. The Facility will function as a core logistics hub supporting the supply chain in the Hitachinaka area, where various types of major manufacturing facilities are concentrated.



Northwest-facing bird's-eye view of the facility exterior (rendering)

■ **Advanced Facility Specifications Characteristic of a BTS-Type Facility to Meet the Needs of Both Shippers and Operators**

The Facility will be designed to accommodate air conditioning throughout the building and refrigerated areas (temperature range of approximately 5°C) for the handling of precision equipment and similar items, as well as areas equipped with electrostatic discharge countermeasures. In addition, the Facility's design will enable the introduction of large-scale material handling equipment, including securing an effective clear height of 7.5 m below beams on certain floors. Furthermore, efforts will be made to enhance operational efficiency by consolidating multiple LOGISTEED East Japan sites at the Facility.



Rendering of large-scale material handling equipment

■ Obtaining Environmental Certifications and Developing Comfortable Workplaces

The Facility plans to obtain ZEB Oriented certification, which aims to minimize annual primary energy consumption, as well as an A Rank or higher evaluation under CASBEE for New Construction. In addition, the installation of solar power generation equipment will enable the supply of renewable energy, and various environmentally conscious initiatives will be implemented, including the adoption of LEDs for indoor lighting. Furthermore, a comfortable work environment will be developed for facility employees.



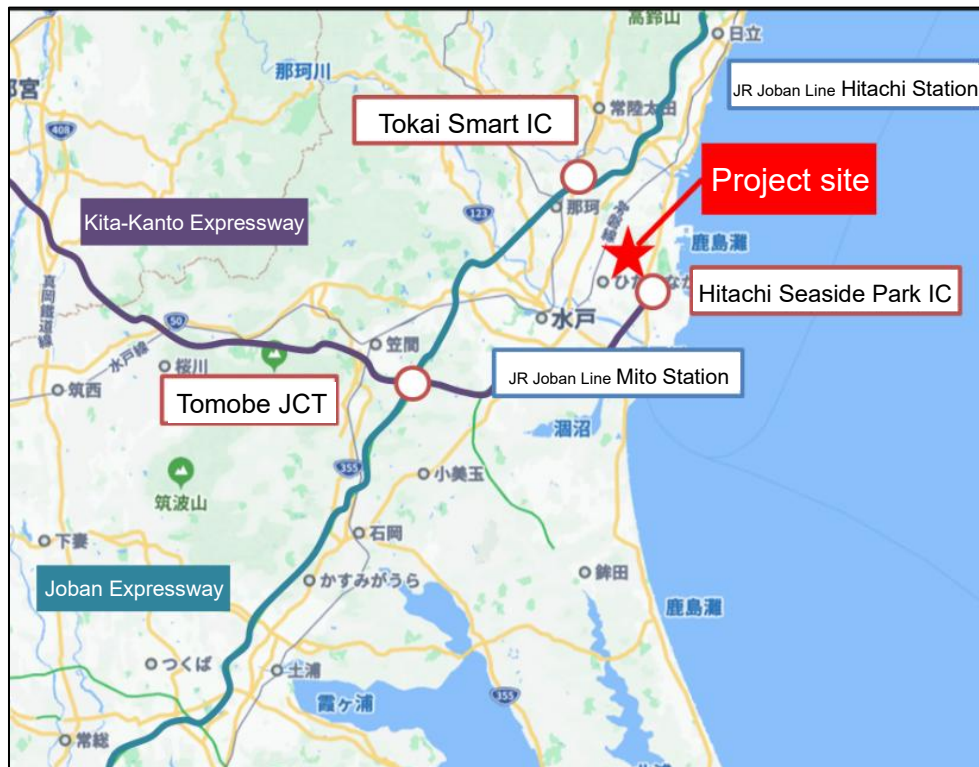
Rendering of an open and expansive entrance



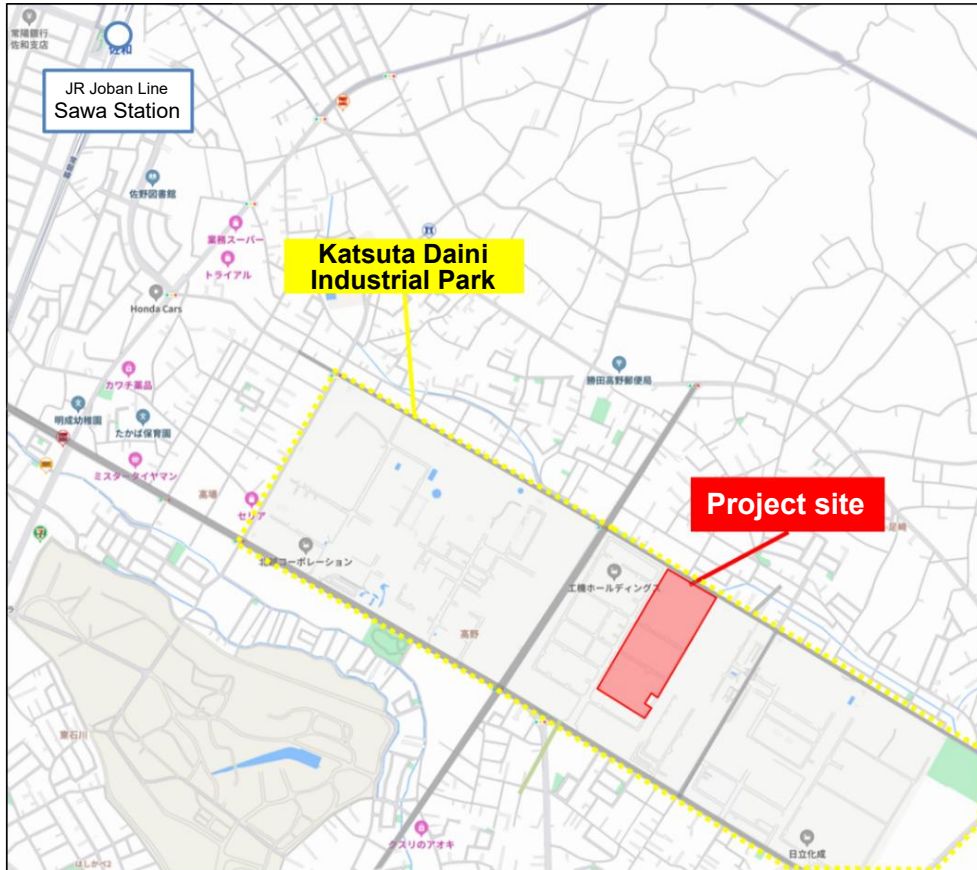
Rendering of a comfortable break room

■ Map

<Wide-area map>



<Small-area map>



■ Property Overview

Location	Part of Lot 142-41, Nishihara, Tarazaki, Hitachinaka City, Ibaraki Prefecture
Access	Approx. 10.1 km from Tokai Smart IC on the Joban Expressway Approx. 5.1 km from Hitachi Seaside Park IC on the Hitachinaka Toll Road Approx. 3.0 km from Sawa Station on the JR Joban Line Approx. 5.0 km from Katsuta Station on the JR Joban Line
Site area	Approx. 673,246 ft ² (approx. 62,546.67 m ²)
Total floor area	Approx. 1,347,891 ft ² (approx. 125,223.38 m ²)
Scale/Structure	Five aboveground floors; steel-framed, earthquake-resistant structure
Use	Warehouse (operated as a warehousing business)
Architect	Fukuda and Partners Co., Ltd.
Builder	HAZAMA ANDO CORPORATION
Construction start	February 2, 2026
Completion	End of September 2027 (planned)

■ About Mitsui Fudosan’s Logistics Facilities Business

In April 2012, Mitsui Fudosan launched the Logistics Properties Department (now the Logistics Properties Business Division) and began engaging in the development of logistics facilities. Today, Mitsui Fudosan has developed 78 properties inside and outside Japan (68 in Japan, 10 overseas), highlighted by its flagship brand, Mitsui Fudosan Logistics Park (MFLP), including MFLP Funabashi I and MFLP Ebina I. Mitsui Fudosan has embraced “Connecting Values Together with Customers” as its business statement, the Company works to create value that goes beyond conventional frameworks and connects a wide variety of people, goods, and concepts as a problem-solving partner for its tenants.

■ 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/