

## Completion of Mitsui Fudosan Logistics Park (MFLP) Iruma I

—Cutting-Edge, Environmentally Conscious Logistics Facility Aimed at Contributing to the Community and Co-Existence with Nature—

### Key Points of this Press Release

- Construction of MFLP Iruma I was completed on January 31, 2026. Situated near Iruma Interchange (IC) on the Ken-O Expressway, the facility offers a favorable location that enables wide-area deliveries from the Tokyo metropolitan area. It is one of the few rampway-type, multi-tenant logistics facilities in the Iruma area.
- Mitsui Fudosan signed the Agreement on Enhancing Local Disaster Management Capabilities in the Event of a Disaster with Iruma City and established its first disaster-management hub involving cooperation between a logistics facility and an outlet mall. Mitsui Fudosan carried out community-integrated, environmentally conscious facility development, including the effective use at MITSUI OUTLET PARK IRUMA of surplus solar-generated electricity from the logistics facility.
- Approximately 20% of the site will be preserved as forest and biophilic design will be adopted for the interior spaces, with the facility serving as a BIOPHILIC LOGISTICS CENTER\*, the second such property in the MFLP series.
- The introduction of art that fuses Sayama tea, for which Iruma City is a major growing area, and traditional Japanese plasterwork (sakan) will provide a comfortable environment for workers, while showcasing the appeal of the region and local community.

Tokyo, Japan, February 5, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that Mitsui Fudosan Logistics Park Iruma I (hereafter, “MFLP Iruma I”), which it has been developing in Iruma City, Saitama Prefecture, was completed on January 31, 2026, and that a completion ceremony was held today, February 5.



Exterior of MFLP Iruma I

\* BIOPHILIC LOGISTICS CENTER is a logistics facility designed to integrate the facility’s exterior green spaces and its interior common areas, enabling workers at the facility to experience nature within the facility. By reducing workers’ fatigue and stress, the facility aims to enhance creativity, productivity, well-being and other positive outcomes. (Registered trademark)

## 1. Location and Facility Specifications

MFLP Iruma I is close to Iruma IC on the Ken-O Expressway, which connects the Chuo Expressway and the Kan-Etsu Expressway, making it a well-located hub for nationwide deliveries. It also enjoys an excellent location for local deliveries within the city using National Route 16. The surrounding area offers numerous lifestyle amenities including MITSUI OUTLET PARK IRUMA, giving the location a strong advantage in helping tenant companies to attract and secure personnel.

The facility is one of the few rampway-type, multi-tenant logistics facilities in the Iruma area, with 4 aboveground floors and a total floor area of approximately 936,459 ft<sup>2</sup> (87,000 m<sup>2</sup>). It has adopted a single-sided loading dock layout that allows direct access by 45-ft semi-trailers on each floor and can be subdivided to accommodate up to 10 tenants, enabling flexible responses to a wide range of needs. In terms of disaster management, the facility is equipped with an emergency generator for 72 hours of power, contributing to the business continuity planning (BCP) of tenant companies in the event of a disaster.

## 2. Contributing to the Community and Showing Consideration for the Environment

### (1) Mitsui Fudosan’s First Disaster-Management Hub Involving Cooperation Between a Logistics Facility and an Outlet Mall

Mitsui Fudosan has signed the Agreement on Enhancing Local Disaster Management Capabilities in the Event of a Disaster with Iruma City and will provide Iruma City with access to a disaster stockpile warehouse set up beneath the rampway. The warehouse will serve as a place capable of storing food, goods, and other relief supplies. In addition, the employee parking lot (approximately 75,347 ft<sup>2</sup> (approximately 7,000 m<sup>2</sup>)) at MITSUI OUTLET PARK IRUMA, adjacent to the west side of the project site, will be used during disasters as a temporary evacuation site and an area for receiving relief supplies. Furthermore, the Disaster Management Park to be established on site will be equipped with emergency-response vending machines, kamado benches (benches that double as cooking stoves), and solar lighting and storage batteries capable of charging various devices during power outages, thereby contributing to enhanced regional disaster-management capabilities.



Signing ceremony for the disaster management

(From left, Mr. Kojin Wakui, General Manager, Logistics Properties Development Department, Logistics Properties Business Division, Mitsui Fudosan, and Mr. Riichiro Sugishima, Mayor of Iruma City)



Disaster Management Park (rendering)

(2) Realizing an Environmentally Conscious Logistics Facility in Cooperation with MITSUI OUTLET PARK IRUMA

Solar panels with a capacity of approximately 1.7 MW will be installed across the entire rooftop of the logistics facility, and surplus electric power will be used at MITSUI OUTLET PARK IRUMA. In addition to this on-site renewable energy generation through solar power, the facility will promote energy conservation using LED lighting, Low-E glass, and other features, along with implementing environmentally conscious measures such as installing EV chargers on the premises. The facility also plans to obtain CASBEE A Rank, ZEB, DBJ Green Building Certification, among other environmental certifications.

(3) Installation of Promotional Signage for Iruma City in Two Places

To highlight the attractiveness of Iruma City, the facility will install a promotional sign featuring IRUTEA, the city's mascot, on the building's south-facing wall along National Route 16, and a "Welcome to Iruma City" promotional sign on the rampway along the north side of the building, which is highly visible from the Ken-O Expressway. While welcoming visitors to Iruma City, these signs will help foster a stronger sense of affinity with the local community.



Promotional sign  
(on the south-facing wall of the building)



Promotional sign  
(on the rampway along the north side of the building)

(4) Developing a Safe and Secure Environment for Pedestrians

The road on the west side of the facility was widened to nine meters, and careful consideration was given to the placement, brightness, and other aspects of on-site lighting to ensure adequate illumination of sidewalks as well. As a result, the road has been improved into one that local community residents can use safely even at night.

(5) Using Existing Trees and Planting Trees in Consideration of Surrounding Vegetation to Achieve Co-existence with Nature

Leveraging the site's originally forested condition, approximately 20% of the site has been preserved as forest to protect the ecosystem and minimize impacts on the surrounding environment. Some existing trees, including the symbolic Japanese mountain cherry (yamazakura), have been preserved and transplanted within the site's exterior area, while additional tall trees that will reach heights of three meters or more have been planted with consideration for local vegetation. A total of approximately 1,700 trees (including approximately 400 tall trees) will create a scenic view befitting a BIOPHILIC LOGISTICS CENTER, fostering a sense of connection with nature.

### 3. Creating a Space Where People Can Refresh Themselves While Working

#### (1) Facility Design Leveraging Views of Mt. Fuji and the On-Site Forest

The building's overall design creates a sense of exhilaration, evoking the sense of climbing a mountain as people move to higher floors. The first floor features a brown color palette, with the entrance wall design evoking the forest floor where new shoots emerge. The color tones of the louvers and wall surfaces within the facility suggest a pathway through a forest, while the eye-catching accent colors transition in a gradient toward green hues on the upper floors. The fourth floor adopts a mountain summit motif. In the fourth-floor lounge, people can enjoy views of Mt. Fuji from both the interior and the adjoining balcony and terrace. In addition, inspired by the forest that characterizes the property and accounts for approximately 20% of the site, the facility incorporates biophilic design with elements such as natural materials and light. In doing so, it forms a comfortable working space in which workers can relax, befitting a BIOPHILIC LOGISTICS CENTER.



Fourth-floor lounge

#### (2) Sayama Tea × Sakan Plasterwork Art

The facility introduces art that fuses Sayama tea, harvested in Iruma City, which is Saitama Prefecture's largest growing region for such tea, and sakan, a traditional Japanese plasterwork craft. To share the appeal of Sayama tea with a wide audience, a production period of more than 1.5 years was spent working with skilled sakan artisans under the concepts of "expressions made possible only here through the use of Sayama tea," and "harmony between nature and people." This new initiative incorporates a sustainability perspective by repurposing unused materials such as tea leaf offcuts and branches generated during the harvesting process for Sayama tea as plasterwork materials, contributing to the circulation of natural resources into the future. The feel and texture of finely crushed tea leaves and the gentle warmth of earth are used effectively throughout the space. The entrance nameplate displaying tenant company names is finished using a special polishing technique with plasterwork material containing kneaded-in tea leaves, creating a sharp, modern impression through the combination of earth and metal. In the fourth-floor lounge, a "poem of the land," an abstract expression of the rolling green tea fields and the changing seasons, is inscribed into the space, conveying to visitors the memory of the land and pride in the region. Through these artworks, the facility aims to serve as a living symbol that communicates the appeal of Iruma City and Sayama tea, while carrying these traditions into the future, thereby creating a comfortable environment in which workers can feel a strong sense of affinity with the local community.



Sayama tea × Sakan plasterwork art (fourth-floor lounge)



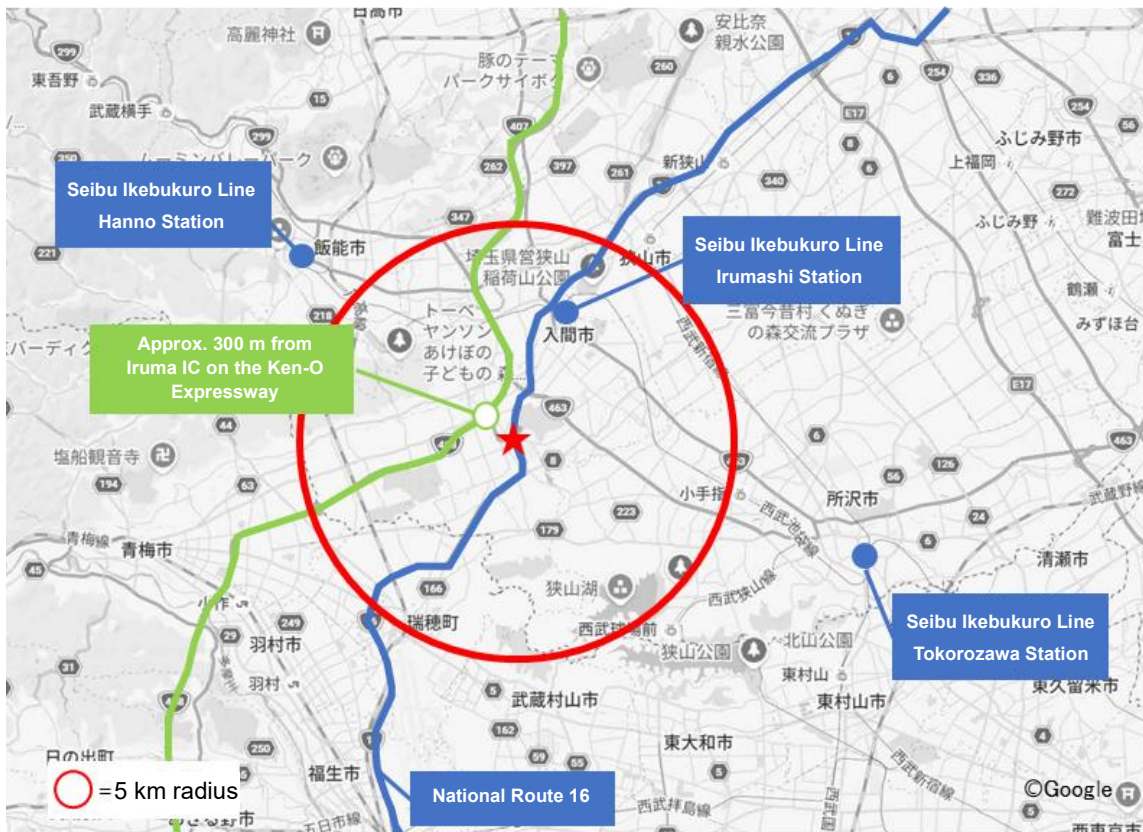
Nameplate (entrance)

## ■ Facility Overview

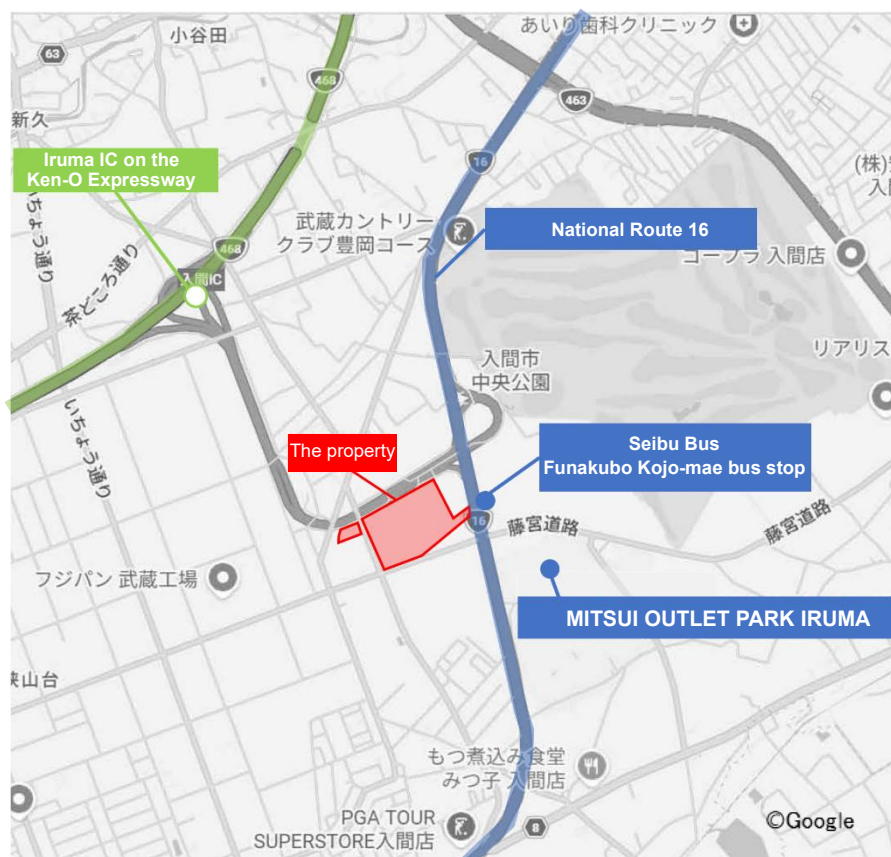
Name	Mitsui Fudosan Logistics Park Iruma I (MFLP Iruma I)
Location	1256-1 Koyata, Iruma City, Saitama Prefecture
Site area	Approx. 413,378 ft <sup>2</sup> (approx. 38,404.20 m <sup>2</sup> )
Total floor area	Approx. 934,398 ft <sup>2</sup> (approx. 86,808.50 m <sup>2</sup> )
Scale/Structure	Four aboveground floors, single ramp, RC-steel composite structure
Architect/Builder	TOKYU CONSTRUCTION CO., LTD.
Completion	January 31, 2026

## ■ Map

<Wide-area map>



### <Small-area map>



### ■ 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.mitsufudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality  
[https://www.mitsufudosan.co.jp/english/esg\\_csr/approach/materiality/](https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/)