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For immediate release

Mitsui Fudosan Co., Ltd.  
 Nippon Steel Kowa Real Estate Co., Ltd.

## **Mitsui Fudosan-Nippon Steel Kowa Real Estate Joint Development Construction Begins for MFLP·LOGIFRONT KYOTO-YAWATA I**

A Large-Scale Flagship Logistics Facility that Realizes Both  
 Wide-Area Delivery and Community Coexistence

### Key Points of this Press Release

- **Large-Scale Facility with Location Advantage:** MFLP·LOGIFRONT KYOTO-YAWATA I and II, the construction of the latter being planned for the south side of the site, boast a total floor area of approximately 2,583,336 ft<sup>2</sup> (approximately 240,000 m<sup>2</sup>) consisting of large-scale floor plates. Located near major roads in the Kansai area, including the Shin-Meishin Expressway and Daini-Keihan Road, the two buildings together create a wide-area delivery network.
- **Enhanced Facility Specs to Meet User Needs:** Leveraging the large floor plate, diverse and high-value-added product plans will be implemented for MFLP·LOGIFRONT KYOTO-YAWATA I to meet user needs.
- **Harmony with Surrounding Landscape and Contribution to Revitalization:** MFLP·LOGIFRONT KYOTO-YAWATA I has a fluid and elegant external design featuring the geographical characteristics of Yawata and an internal design using local resources (wood and bamboo) to blend in with the surrounding

Tokyo, Japan, March 16, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, and Nippon Steel Kowa Real Estate Co., Ltd. announced today that construction for MFLP·LOGIFRONT KYOTO-YAWATA I (hereafter “Facility 1”) began on March 16, 2026, marking the beginning of the large-scale logistics facility project in Yawata City, Kyoto. Facility 1 will be built as the second joint logistics facility development project between Mitsui Fudosan and Nippon Steel Kowa Real Estate, following the MFLP·LOGIFRONT Tokyo-Itabashi project. The two companies will combine their experience and know-how and use their comprehensive strength to steadily move the project forward toward its scheduled completion at the end of August 2027.

Following Facility 1 construction, the commencement of construction for MFLP·LOGIFRONT KYOTO-YAWATA II (a four-story building with dual vehicle ramps; site area: approximately 848,356 ft<sup>2</sup> (approximately 78,815 m<sup>2</sup>); total floor area: approximately 1,738,240 ft<sup>2</sup> (approximately 161,488 m<sup>2</sup>)) (hereafter “Facility 2”; “the Facility” refers to Facilities 1 and 2 collectively) is scheduled for October 2026. MFLP·LOGIFRONT KYOTO-YAWATA will be a large-scale logistics hub with a two building total floor area of over approximately 2,583,336 ft<sup>2</sup> (240,000 m<sup>2</sup>).



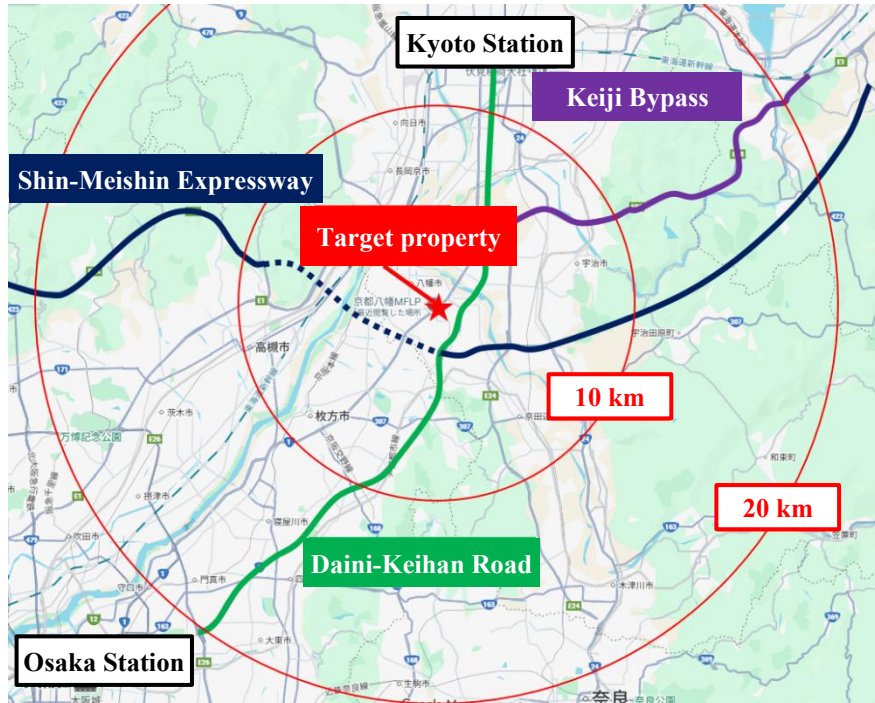
Exterior view of MFLP-LOGIFRONT KYOTO-YAWATA I



Exterior view of MFLP-LOGIFRONT KYOTO-YAWATA II  
(Construction slated to begin in October 2026.)

■ **Strategic Location Characteristics: A Delivery Hub that Covers the Entire Kansai Region**

With its strategic location connecting Kyoto, Osaka, and Kobe, this Facility is a logistics hub built to manage a wide delivery area covering the entire Kansai region. More specifically, it is approximately 3.7 km from the Kyotanabe-Matsui Interchange on the Daini-Keihan Road and approximately 2.8 km from the Yawata Kyotanabe Interchange on the Shin-Meishin Expressway. Additionally, accessibility to Nagoya and Kobe will be enhanced when the remaining sections of the Shin-Meishin Expressway are completed in the future. After its completion, the Facility is expected to play an even more important role as the Kansai hub that connects east and west.



## ■ High-Level Facility Specs to Optimize Logistics Operations that Leverage Its Large Floor Plate

The Facility boasts a total floor area of over approximately 2,583,336 ft<sup>2</sup> (240,000 m<sup>2</sup>). The Facility's high-level specs will meet the needs of its many tenants by offering diverse features that leverage its extensive floor plate.

### (1) Use of the ground floor berth as a registered garage (Facility 1 only)

By designing the ground floor berth with specifications that allow it to be registered as a garage, Facility 1 offers an internal garage function that meets one of the requirements for a general motor truck transportation business license, which enables tenants to operate a sales base with integrated warehouse, garage, and office functions. This reduces management costs and transit losses due to decentralized bases. It also contributes to improving the driver working environment and enhancing transport company management efficiency.

### (2) Compatibility with diverse vehicles and heavy goods

All truck berths on all floors of the Facility accept long wing body trucks, which are becoming the primary choice in logistics. Furthermore, floors on all levels allow 2.0 ton forklifts to operate. The Facility therefore secures operational flexibility to meet a wide variety of consigner needs.

### (3) Workspace air conditioning

Higher levels in the Facility are equipped with air conditioning to provide a comfortable work environment even in the blazing heat of the basin climate. Lower levels are designed to allow future installation of air conditioners. In this way, the Facility reduces initial costs and shortens work time for tenants.

## ■ Property Design in Harmony with Local Surroundings

### (1) Two buildings create one unified exterior design that expresses the flow of the terrain

At MFLP·LOGIFRONT, the two buildings together create a design that aligns the image of the flow of logistics with the image of the dynamic flow created by the merging of the three rivers in Yawata City: the Katsura River, Uji River, and Kizu River. The buildings will be constructed as a “logistics facility that is part of the scenery,” with a fluid and elegant external design that will blend in with the surrounding landscape.



Bird's-eye view of MFLP·LOGIFRONT KYOTO-YAWATA I and II

### (2) Interior design consistent with the characteristics of Yawata

The colors of each entrance and lounge of the Facility match those of the surrounding scenery to create a relaxing environment for the users. The secondary entrance of Facility 1 has a louver designed in a bamboo motif, a Yawata City specialty, to highlight local characteristics.



Rendering of the main entrance and lounge of MFLP-LOGIFRONT KYOTO-YAWATA I



Rendering of the secondary entrance and lounge of MFLP-LOGIFRONT KYOTO-YAWATA I

## ■ Sustainability and BCP: Business Continuity and Reduction of Environmental Impact

### (1) Robust BCP

The Facility is equipped with an emergency power generator that can run for up to 72 hours to temporarily maintain cargo handling and office capabilities in the event of a power failure. Being also equipped with emergency storage, the Facility secures business continuity in the event of a disaster as well.

In addition, the site has been raised by approximately 3.6 ft (1.1 m) above the surrounding land to exceed the predicted flood inundation level of the Otani River running nearby.

### (2) Recycling of local resources and use of renewable energy through solar power generation

The Facility actively incorporates local resources in its architecture, such as the wood used in the wooden fireproof covering material and warehouse columns, the local bamboo from Yawata City used in accent walls, and the wood thinned from forests that is used for furniture material.

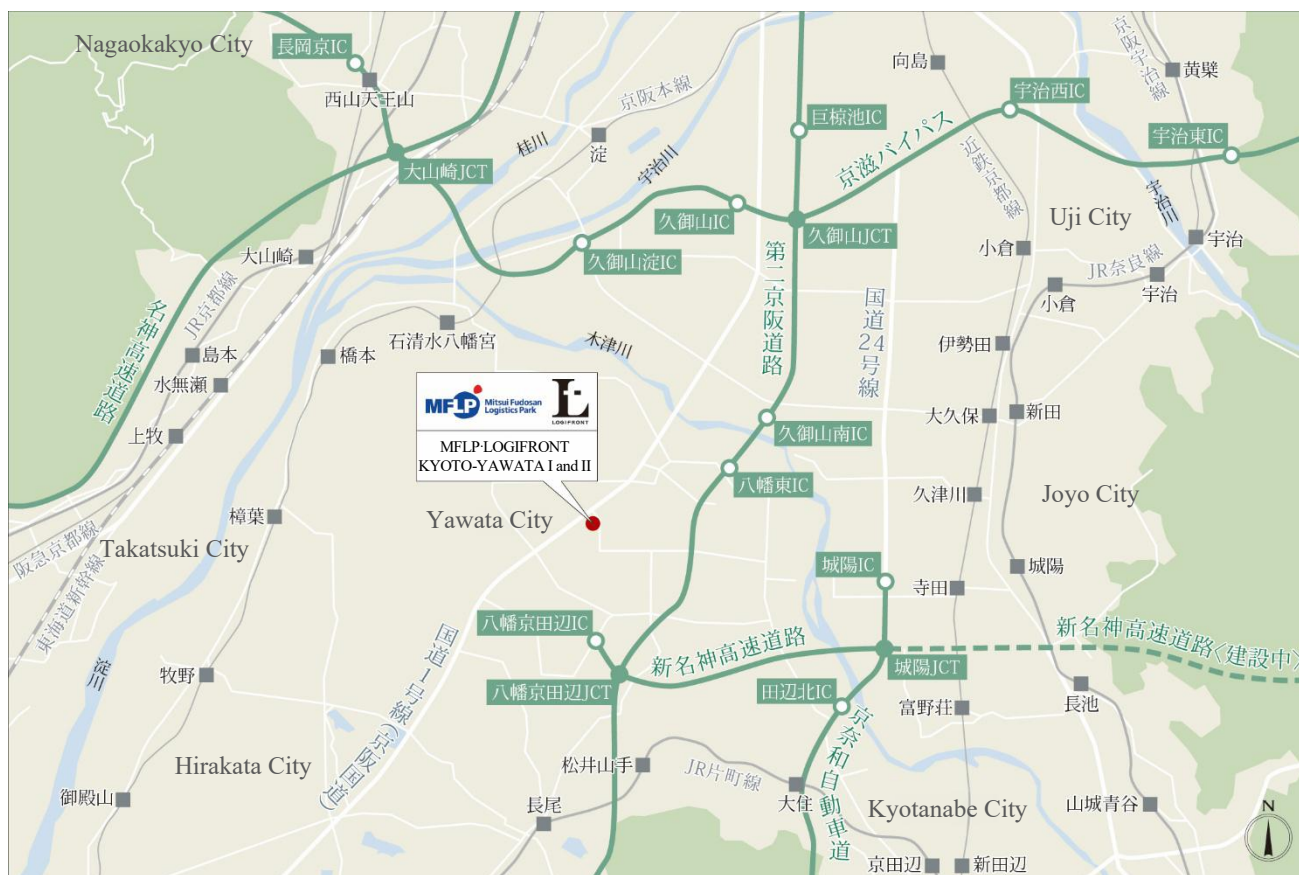
Also, plans are in place to utilize the large roof space to secure solar PPAs. The Facility boasts a total generation capacity of more than 8 MW (Facility 1: approximately 2.9 MW; Facility 2: approximately 5.3 MW). This will enable the Facility to produce green electricity and use it as a renewable energy source to power the internal workings of the Facility and promote eco-friendly operation.

### (3) Plans to acquire the highest-rank 'ZEB' certification and other environmental certifications

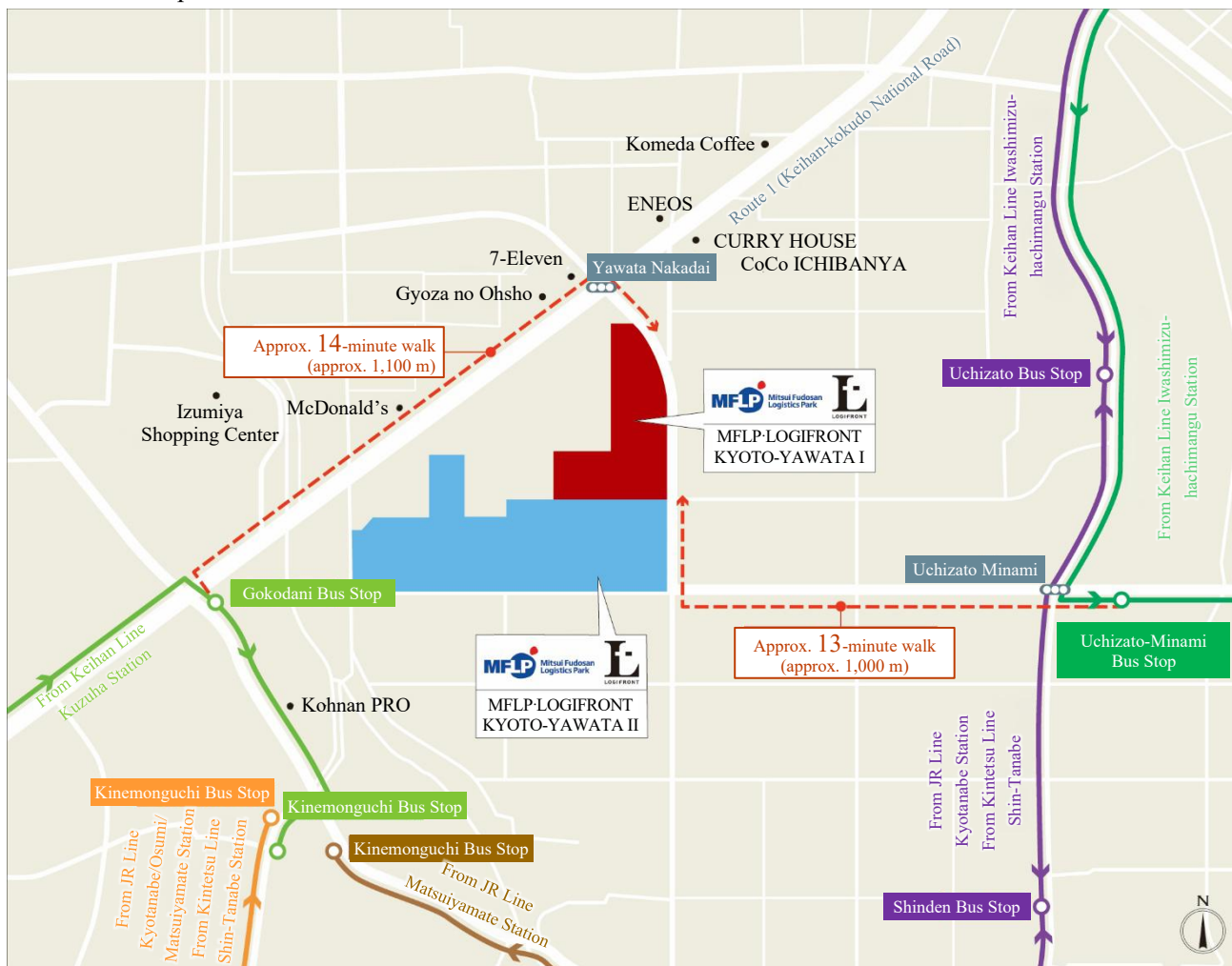
By utilizing the solar power generation mentioned above, the Facility plans to acquire the highest level of ZEB certification, DBJ Green Building certification, and Tier-A CASBEE certification by reducing the primary annual energy consumption to net zero.

■ Map

<Wide-area map>



<Small-area map>



■ MFLP-LOGIFRONT KYOTO-YAWATA I and II Property Overview

	MFLP-LOGIFRONT KYOTO-YAWATA I	MFLP-LOGIFRONT KYOTO-YAWATA II
Location	301, Tozumitoshiro, Yawata City, Kyoto (and adjacent lots)	
Access	Approx. 3.7 km from the Kyotanabe-Matsui Interchange on the Daini-Keihan Road Approx. 2.8 km from the Yawata Kyotanabe Interchange on the Shin-Meishin Expressway Approx. 12 minutes by bus from Kuzuha Station on the Keihan Main Line A 7-minute walk from the Keihan Bus Gokodani Bus Stop	
Site area	Approx. 394,174 ft <sup>2</sup> (approx. 36,620 m <sup>2</sup> )	Approx. 848,356 ft <sup>2</sup> (approx. 78,815 m <sup>2</sup> )
Total floor area	Approx. 841,252 ft <sup>2</sup> (approx. 78,155 m <sup>2</sup> )	Approx. 1,738,240 ft <sup>2</sup> (approx. 161,488 m <sup>2</sup> )
Scale/Structure	Four aboveground floors, slope, steel construction	Four aboveground floors, dual vehicle ramps, steel construction
Purpose	Warehouse (warehouse used for warehousing business)	
Architect	Obayashi Corporation	
Builder	Obayashi Corporation-Kosei Corporation Special Construction Joint Venture	To be decided
Construction start	March 16, 2026	October 2026 (scheduled)
Completion date	End of August 2027 (scheduled)	End of September 2028 (scheduled)

### ■ Mitsui Fudosan's Logistics Business

Mitsui Fudosan launched the Logistics Properties Department (currently Logistics Properties Business Division) in April 2012, marking the start of its full-fledged engagement in logistics facility development. In addition to the Mitsui Fudosan Logistics Park (MFLP) flagship brand, which includes MFLP Funabashi III, Mitsui Fudosan has been developing Mitsui Fudosan Industrial Park (MFIP) properties, which are mixed-use facilities that include not only logistics facilities but also offices and data centers. To date, it has developed 81 properties in total under these brands in Japan and overseas (68 in Japan and 13 overseas), and it will continue to pursue aggressive new development. Mitsui Fudosan has embraced “Tomoni, Tsunagu. Tomoni, Umidasu.” (Connecting values together with customers and creating new values together with customers) as its business statement, and the Company not only intends to connect diverse people, goods, and concepts but also to continue to take on the challenge of creating value not bound by existing frameworks as the solution partner of tenant companies.

### ■ Nippon Steel Kowa Real Estate's Logistics Business

Nippon Steel Kowa Real Estate launched the Logifront Business Promotion Division (currently Logistics Division) in April 2018. Since then, it has been developing logistics facilities in the Tokyo Metropolitan, Chubu, and Kinki areas as its third largest core business, following the building business and housing business, and offering advanced logistics facilities that meet customer needs. Taking advantage of the track record of developing the flagship property, MFLP·LOGIFRONT Tokyo-Itabashi\*<sup>1</sup>, on which construction was completed at the end of September 2024, we plan to actively engage in not only logistics facility development but also industrial real estate business handling crane-equipped warehouses, hazardous materials warehouses, cold storage warehouses, R&D facilities, data centers, and factories, while responding to various corporate needs. We will continue to seek promising business opportunities that capture market trends and actively carry out projects both inside and outside Japan.

\*1: Joint development project with Mitsui Fudosan Co., Ltd.

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

## ■ Sustainability at Nippon Steel Kowa Real Estate

### **Think Sustainable**

Nippon Steel Kowa Real Estate defines sustainability as solving societal issues and contributing to society through neighborhood creation and trying to achieve both the sustainable development and prosperity of society and the sustainable and stable growth of our company.



Believing that it is important that each employee keeps sustainability in mind and aligns their actions and efforts with this, we have created a logo with the objective of all employees sharing their awareness and actions.

“Think Sustainable” carries the message that we should begin by considering sustainability in all actions and that each employee should think independently and make efforts to solve issues in society.

The combination of light blue and green shapes represents a society in which buildings and nature blend and coexist with each other. They are also intended to raise awareness of a wide range of themes in society such as the sky, sea, and forest. We will also continue to present our thoughts to stakeholders and strive to solve issues in society.