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**Mitsui Fudosan Enters Basic Agreement with  
Koshi City and Kumamoto Prefecture,  
Launching the Kumamoto Science Park Project Featuring a  
Semiconductor Industry Community**

**Creating an Integrated R&D and Mass-Production Ecosystem through Industry-Government-Academia Collaboration and Japan-Taiwan Partnership, with an Eye  
Toward Advanced Semiconductors**

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**Key Points of this Press Release**

- Mitsui Fudosan, along with Koshi City and Kumamoto Prefecture entered a Kumamoto Science Park Project Promotion Partner Basic Agreement
- Development of an Innovation Creation Area (approx. 76 acres (approx. 31 ha)) to provide semiconductor assets and community
- Construction is planned to start in May 2026, with facility completion in stages from 2027, and full completion by 2030
- Creation of a broad ecosystem ranging from R&D to mass production through industry-government-academia collaboration and Japan-Taiwan partnership, with an eye toward advanced 3-nm semiconductors

Tokyo, Japan, April 27, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, entered the Kumamoto Science Park Project Promotion Partner Basic Agreement (hereafter, “the Agreement”) today with Koshi City and Kumamoto Prefecture, towards the development of the Kumamoto Science Park Innovation Creation Area.

In accordance with the Agreement, Mitsui Fudosan will develop approximately 76 acres (approx. 31 ha) in Koshi City, Kumamoto Prefecture as an Innovation Creation Area (hereafter, “the Project”) to serve as a central hub of a decentralized science park promoted by Kumamoto Prefecture. In addition to attracting industry and academia related to the semiconductor industry, the Project will develop a collaboration hub for industry, government, and academia as a key initiative for establishing an industrial base with sustainable growth. Construction is planned to start in May 2026, with facility completion in stages from 2027, and full completion by 2030.

As an industry developer, Mitsui Fudosan aims to contribute towards enhancing industrial competitiveness and consequently to regional revitalization, through an integrated approach of “space” development, which is the Company’s core strength, and creation of a “community” featuring domestic and international companies and academia, including collaborations with the General Incorporated Association RISE-A.

Given the anticipated growth of AI and semiconductor markets, and with an eye toward advanced 3 nm semiconductors, the Company will make efforts to contribute to the “New Silicon Island Kyushu”<sup>\*1</sup> initiative by creating a broad ecosystem that ranges from R&D to mass production, and through promoting continuous creation of innovations.



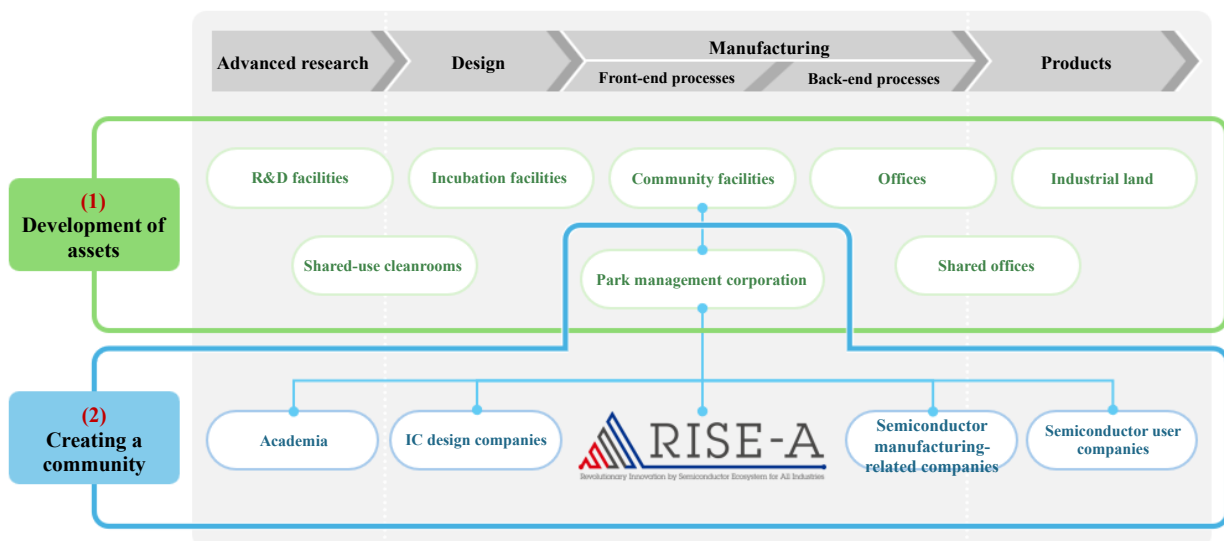
<Rendering of the Innovation Creation Area>

\*1 Reference: “New Silicon Island Kyushu Grand Design” by the General Incorporated Association Kyushu Economic Federation  
[https://www.kyukeiren.or.jp/storage/upload/pdf/20240611092059\\_4dmi4ocdk4.pdf](https://www.kyukeiren.or.jp/storage/upload/pdf/20240611092059_4dmi4ocdk4.pdf) (in Japanese)

### Mitsui Fudosan’s Vision for the Science Park

The Company’s vision for the Science Park is one that aims to support creation of sustainable innovation through provision of the following two functions to diverse players involved in the semiconductor industry. Using science parks in Taiwan for reference, the goal is to establish a Japanese-style science park that addresses the needs of domestic businesses and academia.

- (1) Development of necessary assets for the semiconductor industry, which includes R&D facilities, incubation facilities, offices and shared offices, industrial land, etc.
- (2) Creation of a community that brings together diverse players including those involved in the semiconductor industry, including academia and design, manufacturing, and user companies, etc.

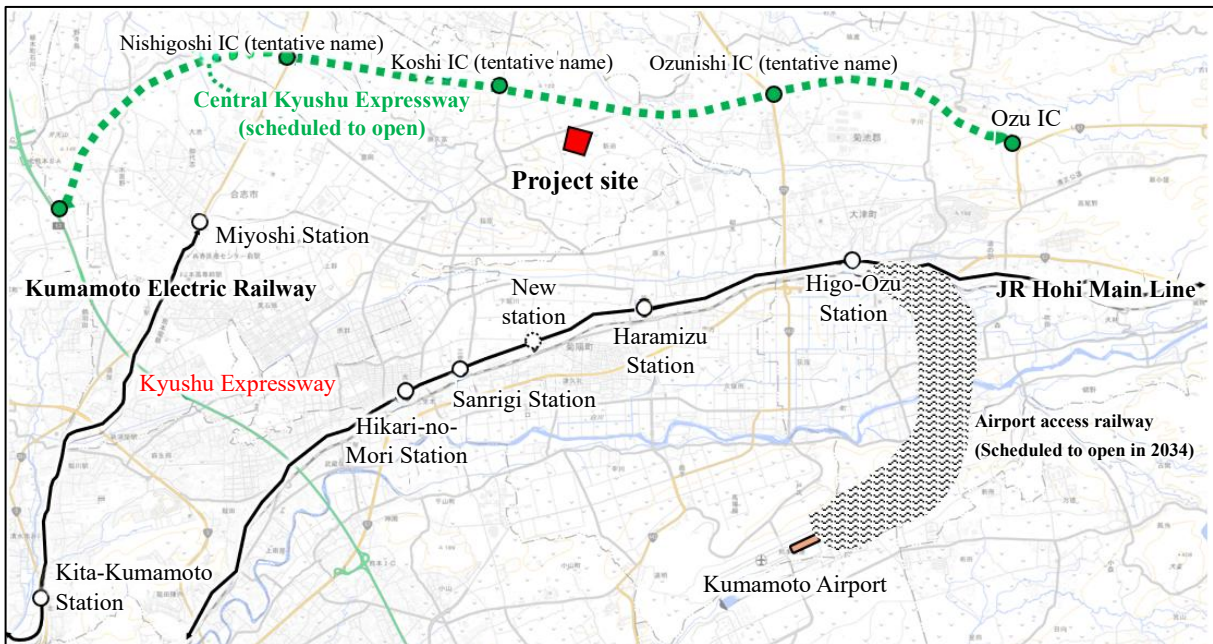


## Features of this Project

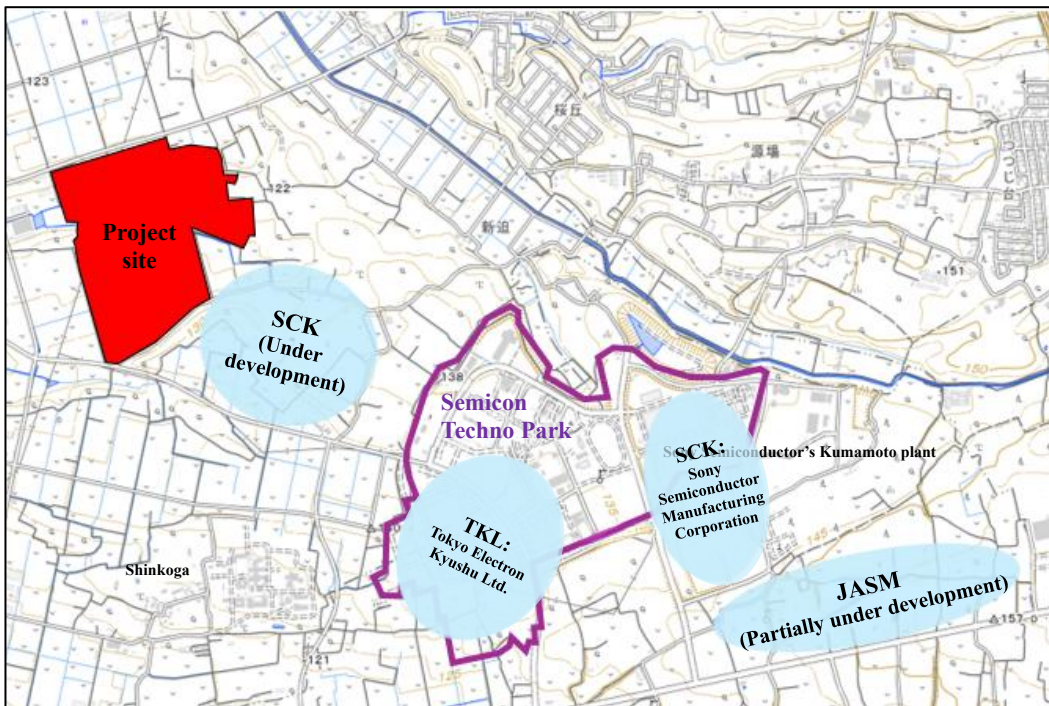
### (1) Located in One of Japan’s Leading Semiconductor Industry Clusters

The planned site for this project is close to one of Japan’s leading industry clusters, at which semiconductor-related companies led by Japan Advanced Semiconductor Manufacturing, Inc. (hereafter, “JASM”), Tokyo Electron Kyushu Ltd. (hereafter, “TKL”), and Sony Semiconductor Manufacturing Corporation (hereafter, “SCK”) are situated.

The location features convenient regional transportation access, as it is approximately 1.2 miles (approx. 2 km) from the Koshi Interchange on the Central Kyushu Expressway (tentative name), which is currently being developed along with the new construction and widening of prefectural roads around it. An airport access railway (scheduled to open in 2034) is also being planned to connect the Hohi Main Line with the Aso Kumamoto Airport (which is approximately 7 miles (approx. 12 km) from the planned Project site, to be operated by Kyushu Kumamoto International Airport Co., Ltd., of which Mitsui Fudosan is the largest shareholder).



<Wide-area map>



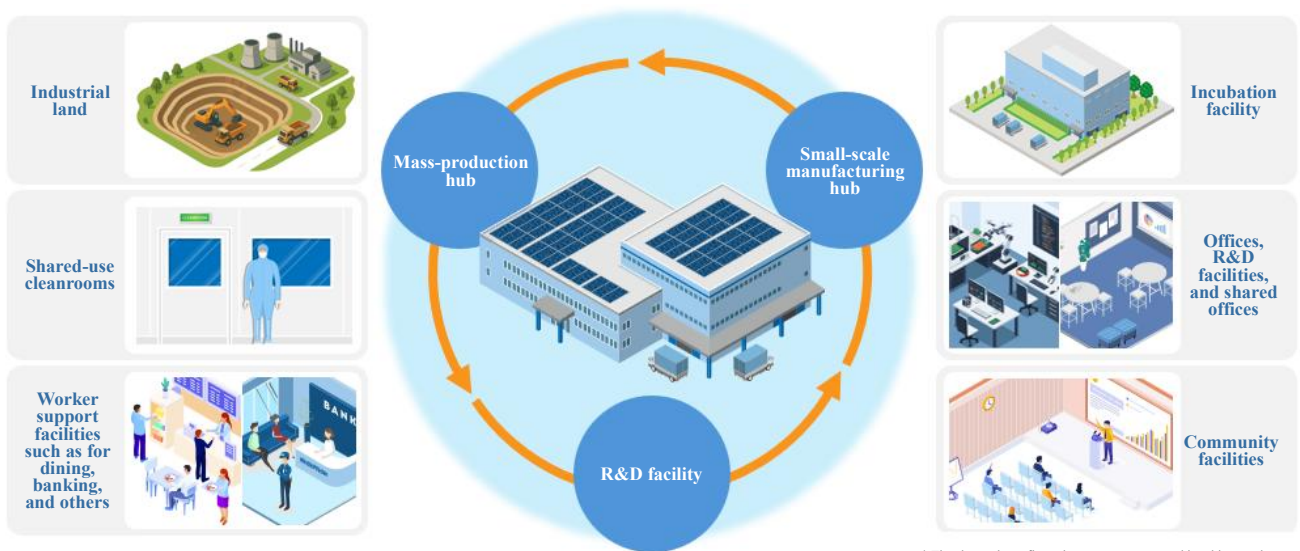
<Small-area map>

Source: Geospatial Information Authority of Japan website. Created by Mitsui Fudosan based on the pale map.

**(2) Development of Diverse Assets that Act as an Industrial Framework to Provide Support from R&D to Mass Production**

Facilities and functions will be developed to extend support from R&D to mass production in order to address the diverse needs of semiconductor companies. This will serve to attract companies involved in the semiconductor industry, including front-end and back-end processes along with manufacturing equipment companies, striving to contribute towards enhancing the semiconductor supply chain.

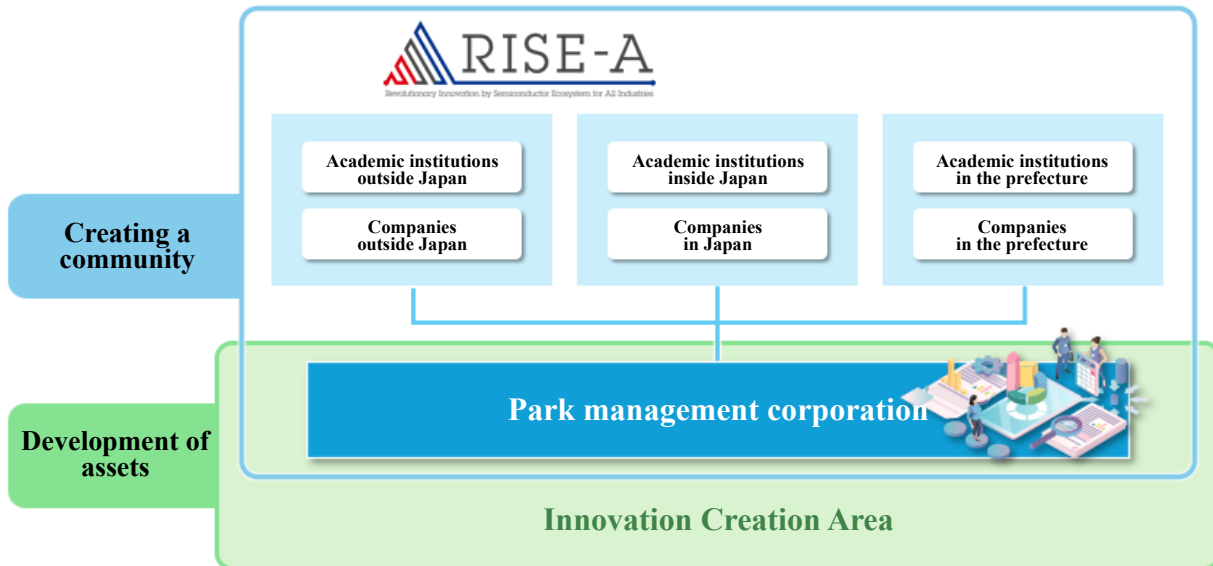
- Industrial land: Primarily intended for companies involved in mass production
- Incubation facilities: Small-scale rental facilities with factory and warehouse functions
- Shared-use cleanrooms (currently under planning): Intended for use by researchers and others
- Offices and R&D facilities: Intended for use by engineers, sales personnel, researchers, and others
- Shared offices: Intended for use by business travelers and others
- Community facilities (such as conference facilities): Intended for use in community activities such as events, seminars, and others
- Worker support facilities such as for dining, banking and others



\* The above plan reflects the current concept and is subject to change.

**(3) Creating a Community that Connects Industry, Government, and Academia**

The Company will work with Kumamoto Prefectural Government to establish and run a park management corporation. The park management corporation will utilize the RISE-A network while focusing on the companies and academic institutions participating in this project to create a community bridging industry, government and academia to connect Kumamoto with corporations and academic institutions in Japan and overseas. Information exchange and networking will drive opportunities for industry-academia collaborations that lead to open innovation, which will in turn promote R&D and human resource development initiatives, along with expanded business opportunities.



**(4) Supporting R&D**

In addition to ongoing efforts to invite companies’ R&D divisions as well as universities and research institutions in Japan and around the world, the Company also plans to provide design, prototyping, and evaluation functions in shared clean rooms.

Moreover, the Company will establish the Innovation Center to serve as the bridge for collaborative R&D involving industry, government, and academia, providing practical support in many aspects related to cooperation and R&D between companies and academic institutions for specific R&D topics. Areas relating to back-end processes are also attracting plenty of attention, prompting the Company to consider the advancement of research and development in line with this through the collaboration of industry, government, and academia with a view to achieving cooperation with the front-end process; this is something spurring an increasing concentration of companies in Kumamoto.



**(5) Building an Advanced 3-nm Semiconductor Ecosystem through Partnership between Japan and Taiwan**

In line with the plans for manufacturing advanced 3-nm process semiconductors at JASM’s second plant, we are accepting offers from suppliers related to this field. To support the participation of companies outside Japan, the park management corporation will provide one-stop services for matters related to government administration. In this way, we will encourage companies and research institutions from Taiwan and elsewhere to move into Japan. Mitsui Fudosan has deployed multiple projects in Taiwan, including LaLaport, MITSUI OUTLET PARK, Mitsui Garden Hotel, and residential projects. We will promote this project while utilizing our network covering industry, government, and academia in Taiwan.

Mitsui Fudosan has launched many projects in Taiwan, including LaLaport, Mitsui Outlet Park, Mitsui Garden Hotel, and residential projects. The Company will promote this Project while making the most of its network covering industry, government, and academia in Taiwan.

<Elements Expected for Inclusion in the One-Stop Services for Government Administration (Not Final)>

- Creating an integrated contact point for multiple approval and authorization processes that span different countries, prefectures, and municipalities (including intermediation)
- Supporting people from other countries stationed in Japan
- Supporting activities related to tax, accounting, and setting up local bank accounts

## Messages from Leading Individuals in the Project

### Takashi Kimura, Governor of Kumamoto Prefecture

As the Kumamoto Science Park concept moves closer to becoming a reality, we established the future direction by formulating the “Kumamoto Science Park Promotion Vision” in March of last year. This took shape following deliberations based on opinions from industry, academic, and government stakeholders. On this occasion, signing a basic agreement with the project promotion partner Mitsui Fudosan and the local municipality of Koshi City, and being able to present a concrete vision for the Kumamoto Science Park Concept. This is a major step toward achieving this goal and has renewed my commitment. Going forth, I look forward to paving the way to a bright future for Kumamoto through the strong partnership of Mitsui Fudosan and Koshi City.



### Yoshiyuki Araki, Mayor of Koshi City

I feel elated about being able to conclude a basic partnership agreement with Mitsui Fudosan and Kumamoto Prefecture to promote the Kumamoto Science Park project. Mitsui Fudosan has a track record of both developing multiple complexes and creating communities in many new fields. As such, I hold great expectations for the future with this company using its expertise as an industry developer while serving as a partner to promote this project. I anticipate that this project will contribute to the development of local industry and further progress in urban planning in Koshi City. As the city’s mayor, I will actively support the project to help lead it to success.



### Takashi Ueda, President of Mitsui Fudosan

Mitsui Fudosan has previously worked in Kumamoto with the operation of Aso Kumamoto Airport, and I am delighted to be able to partner with Kumamoto Prefecture and Koshi City in promoting the Kumamoto Science Park project. As digitalization accelerates within every single industry, semiconductors lie at the core of industrial competitiveness and serve as an important aspect of infrastructure that supports Japan’s growth. Mitsui Fudosan has cultivated knowledge as a real-estate developer through initiatives such as creating communities for life sciences, aerospace, and semiconductors in Nihonbashi, and the Science Park Concept with Tohoku University. The Company has leveraged this knowledge not just to develop spaces but also to provide spaces and communities together as an industry developer, thereby building the foundations for the collaboration of industry, government, and academia. We are also involved in many projects in Taiwan, and aim to link our networks in the region with the community created in this project through cooperation between Japan and Taiwan. In this project, we will realize a Japanese-style science park that places focus on both places and communities, while also building a semiconductor ecosystem that opens out from Kyushu to the world. In addition, we will contribute to the revitalization of communities, with industries as the starting point.



### ■ Incorporating Semiconductors as a Key Topic in the Science Park Concept with Tohoku University

In the “Tohoku University Science Park Concept”<sup>\*</sup> created through a partnership between Tohoku University and Mitsui Fudosan, the Company has positioned the field of semiconductors—one of Tohoku University’s strengths—as a key topic for industry–academia collaboration. Mitsui Fudosan will take the advanced technology development for miniaturization and energy saving carried out by researchers, and combine this with the needs of corporations who use semiconductors to accelerate the creation of new industries from the Science Park. To this end, the Company is building a co-creation space in the campus that spans approximately 430,556 ft<sup>2</sup> (40,000 m<sup>2</sup>) in total, while also promoting efforts to create open communities in semiconductors and a wide range of other academic fields as well.

<sup>\*</sup> Full-Fledged Launch of Tohoku University Science Park Concept: Tohoku University Joins with Mitsui Fudosan to Build Co-Creation Space Aimed at Solving Social Issues and Creating New Industry

[https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0426\\_01/download/20240426\\_01.pdf](https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0426_01/download/20240426_01.pdf)

### ■ Partnership Agreements with National Yang Ming Chiao Tung University and with the Industrial Technology Research Institute in Taiwan; Two Internationally Renowned Entities in Semiconductor Research

Mitsui Fudosan formalized partnership agreements<sup>\*</sup> with one academic and one research institution in Taiwan in July 2024, and is carrying out a preliminary study on developing a Science Park focused around a semiconductor cluster. These initiatives will drive opportunities for a wide range of corporate activities while also promoting research and development through industry–academia collaboration, thereby contributing to the development of the semiconductor industry.

<sup>\*</sup> Pertaining to the Establishment of a Science Park in Japan, which Will Primarily Focus on a Semiconductor Cluster, Mitsui Fudosan Have Formalized Partnership Agreements Both with Yang Ming Chiao Tung University and with ITRI in Taiwan

<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/0726/download/20240726.pdf>

### ■ The Rental Lab & Office Business Also Supports Semiconductor Needs

In April 2025, as part of initiatives in the Mitsui Lab & Office Business dealing with rental facilities, the Company began building MITSUI LINK-Lab TOYOCHO 1 (tentative name)<sup>\*</sup> to support needs in research and development within a more diverse range of fields including semiconductors, thereby reaching beyond its previous target in the field of life sciences. Utilizing the characteristics of this industrial area, the Company will strive to allow large-scale equipment to be brought in and set up, as well as to secure large-capacity electricity supply and efficient duct routes, thereby providing comprehensive support for R&D needs in the field of semiconductors as well as many other business domains.

<sup>\*</sup> Will Accommodate Research in Diverse Business Domains, Including Life Sciences, Semiconductors, Energy, Food Products, Chemistry, and Space: Construction Started on MITSUI LINK-Lab TOYOCHO 1 (tentative name)

<https://www.mitsuifudosan.co.jp/english/corporate/news/2025/0410/download/20250410.pdf>

### ■ Promoting Industry–Academia Collaboration and Network Formation in the Semiconductor Field (Established RISE-A)

In July 2025, Mitsui Fudosan established RISE-A (General Incorporated Association)<sup>\*</sup> together with semiconductor-related companies, academic institutions, and other supporters. The Company is helping to create a semiconductor ecosystem by promoting research and development through industry–academia collaboration and by building a network of companies and research institutions in Japan and around the world. Going forward, the Company will utilize its RISE-A network to invite businesses and academic institutions while also strengthening collaborations.

<sup>\*</sup> Mitsui Fudosan Establishes RISE-A (General Incorporated Association) as a New Locus of Co-Creation to Build Industry in Semiconductors

<https://www.mitsuifudosan.co.jp/corporate/news/2025/0716/> (in Japanese)

## ■ **Opened a semiconductor co-creation base, “RISE GATE NEW CHITOSE AIRPORT,” at New Chitose Airport**

Mitsui Fudosan, in collaboration with RISE-A, will launch a co-creation base at New Chitose Airport during summer 2026. The base will feature serviced offices with one to eleven seats that can be registered, supporting companies expanding into Hokkaido as first-stage bases and facilities for temporary use during business trips. Along with creating networking opportunities for enterprises and local players through a lounge and event space, the partnership of WORKSTYLING and SHARE LOUNGE offer a comfortable workplace to promote the formation of a semiconductor ecosystem in conjunction with the industrial cluster in the Chitose area.

\* Launch of Japan’s First Co-Creation Base for Semiconductor-Related Industries Within an Airport “RISE GATE NEW CHITOSE AIRPORT” at New Chitose Airport: Establishment of a Co-Creation Ecosystem in Conjunction with Chitose’s Industrial Cluster as the First Base Outside of the Tokyo Metropolitan Area

[https://www.mitsufudosan.co.jp/english/corporate/news/2026/0427\\_02/download/20260427\\_02.pdf](https://www.mitsufudosan.co.jp/english/corporate/news/2026/0427_02/download/20260427_02.pdf)

## Mitsui Fudosan’s Initiatives in Kumamoto

### ■ **Aso Kumamoto Airport: Basic Agreement for the Qualified Project Etc. for Kumamoto Airport Operation**

The MSJA-Kumamoto Consortium for Aso Kumamoto Airport, represented by Mitsui Fudosan, was selected for preferred negotiation rights regarding the Qualified Project, Etc. for Kumamoto Airport Operation in March 2019, and signed a basic agreement in April 2019\* with the Ministry of Land, Infrastructure, Transport and Tourism. Later, Kyushu Kumamoto International Airport Co., Ltd.—a company with Mitsui Fudosan as its largest Shareholder—concluded a project agreement in May 2019 with the Ministry of Land, Infrastructure, Transport and Tourism and operates the airport. In March 2023, a new passenger terminal building was built at Aso Kumamoto Airport with domestic and international flights integrated in a single location. In March 2026, the airport won an award as the World’s Best New Airport Terminal. It is through efforts like these in airport operations and maintenance that the Company is promoting the revitalization of the airport and surrounds.

\* MSJA-Kumamoto Consortium Concludes Basic Agreement for the Qualified Project Etc. for Kumamoto Airport Operation

[https://www.mitsufudosan.co.jp/english/corporate/news/2019/0422\\_02/download/20190422.pdf](https://www.mitsufudosan.co.jp/english/corporate/news/2019/0422_02/download/20190422.pdf)

### ■ **Agreement on Cooperation in Creating a Community of Well-Being with Sports alongside Kyushu University’s Urban Institute and Kumamoto Prefecture’s Kikuyo Town**

The Company is positioning the creation of a community of wellbeing with sports as one key topic in the cooperative relationship between Kyushu University’s Urban Institute, Kumamoto Prefecture’s Kikuyo Town, and Mitsui Fudosan\*. Kikuyo Town is moving forward with the establishment of a new station, urban development, and the construction of urban sports facilities. Through collaboration between industry, academia, and government in this location, Mitsui Fudosan aims to spur an enriched local environment while also pursuing collaborative research to visualize the correlation between sports and residents’ happiness, thereby driving the development of a community of well-being.

\* Comprehensive Agreement on Cooperation in Creating a Community of Well-being with Sports between Kyushu University’s Urban Institute, Kumamoto Prefecture’s Kikuyo Town, and Mitsui Fudosan Co., Ltd.

[https://www.mitsufudosan.co.jp/english/corporate/news/2024/0719\\_02/download/20240719\\_02.pdf](https://www.mitsufudosan.co.jp/english/corporate/news/2024/0719_02/download/20240719_02.pdf)

### ■ **Selected as a Project Study Partner for the Haramizu Station Area Land Readjustment Project (Tentative Name) in Response to a Call by Kikuyo Town, Kumamoto Prefecture**

Owing to the concentration of semiconductor companies, the Company is positioning the creation of an innovative neighborhood as one key topic within an initiative at Kikuyo Town, conducted in collaboration between Mitsui Fudosan and Kyushu Railway Company (hereafter, “JR Kyushu”)\*. Mitsui Fudosan will press ahead with creating an urban foundation by establishing a new station, expanding a park, launching a land readjustment project, and other activities. In addition, The Company will combine its insights in in large-scale complex development and industrial site formation with JR Kyushu’s strengths in community building focused around mobility services. The aim is to achieve sustainable development in Kikuyo Town and generate new community value.

\* Mitsui Fudosan Selected as a Project Study Partner for Realizing the Future Vision for the Haramizu Station Area Land Readjustment Project (Tentative Name) in Response to a Call by Kikuyo Town, Kumamoto Prefecture

<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/1128/download/20241128.pdf>

**<Attachment 1> Overview of the Innovation Creation Area**

Location	Takaba, Koshi City, Kumamoto Prefecture
Access	<By car> Approx. 1.2 miles (approx. 2 km) from the Koshi IC (currently undergoing building work) on the Central Kyushu Expressway <By public transportation> Approx. 10-minute drive from Haramizu Station on the JR Hohi Main Line
Site area	Approx. 3,330,827 ft <sup>2</sup> (approx. 309,444 m <sup>2</sup> )
Development schedule (planned)	May 2026: Construction to begin 2027 onward: Gradual completion of facilities 2030: Overall completion

**<Attachment 2> 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/](https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/)