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For immediate release

General Incorporated Association RISE-A
Mitsui Fudosan Co., Ltd.

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

Key Points of this Press Release

- A new co-creation base, “RISE GATE NEW CHITOSE AIRPORT,” is scheduled to open in August 2026 within New Chitose Airport, the transportation hub for Hokkaido’s Chitose area, where the presence of semiconductor-related industries is continuing to grow.
- The base will feature serviced offices with 1 to 11 seats, which can be registered for use as an “initial base” for semiconductor-related industries to expand into Hokkaido.
- An event space will be established within the lounge to create networking opportunities for semiconductor-related companies and local players.
- This comfortable workplace is provided through a partnership between Mitsui Fudosan’s WORKSTYLING and the CCC SHARE LOUNGE, a café and lounge with hourly rates.

Tokyo, Japan, April 27, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, is advancing initiatives that address social issues and create new industries as an industry developer, leveraging its experience with neighborhood creation. Through collaborations with volunteers from various industries, General Incorporated Association LINK-J was established in the life sciences field in 2016, General Incorporated Association Cross U was established in the space industry field in 2022, and General Incorporated Association RISE-A (hereafter, “RISE-A”), also based in Tokyo, was established in the semiconductor field in 2025. Through the provision of spaces where people from diverse fields can gather, along with opportunities that lead to new co-creation, an ecosystem for innovation is being established.

In the semiconductor domain, Mitsui Fudosan and RISE-A provide spaces and opportunities where diverse players, such as suppliers, users, and supporters, can come together, and are working toward building an ecosystem that promotes co-creation across industries. It was announced today that the co-creation base, RISE GATE NEW CHITOSE AIRPORT (hereafter, “the Base”), will open within New Chitose Airport in August 2026. RISE GATE is a brand of co-creation bases developed by Mitsui Fudosan, which has also developed RISE GATE NIHONBASHI in Nihonbashi, Tokyo. The Base will be the first location for this brand outside the Tokyo metropolitan area.

In recent years, Japan has seen a wave of large-scale investment and corporate expansion in the semiconductor-related industry. Hokkaido’s Chitose area, in particular, is seeing a surge in business travel, the launch of short-term projects, and the establishment of new business bases, triggered by the establishment of Rapidus Corporation. In this environment, the Base will be developed within the airport, a transportation hub, as a workplace that acts as a gateway for expansion into Hokkaido.

With the launch of the Base, this initiative aims to provide integrated support for everything from temporary use during business trips to the establishment of initial-stage base offices for business expansion, enabling companies to smoothly establish themselves in the region and accelerate industrial clustering. Furthermore, this initiative will promote the formation of an ecosystem in conjunction with the industrial cluster in the Chitose area by expanding opportunities for co-creation from Hokkaido as a new hub outside the Tokyo metropolitan area, in addition to the Nihonbashi, Tokyo location (RISE GATE NIHONBASHI).



Entrance (rendering)

1. About RISE-A and RISE GATE

Recently, semiconductors have been positioned as the core of national strategy, and the development of production bases and capital investment is progressing in various areas throughout Japan. Amid the increasing activity in the semiconductor industry, the establishment of spaces where diverse players can gather for co-creation has become an important theme. Mitsui Fudosan applied its expertise as an industry developer and established RISE-A in July 2025 in collaboration with volunteers from the semiconductor field, and is making efforts to build an innovation ecosystem in the semiconductor industry.

Through the provision of spaces and opportunities where various participants, including not only the supply side but also the user side of the semiconductor industry, can engage with each other beyond their respective positions, this initiative promotes co-creation and collaboration in the semiconductor field across industries and categories. It contributes to innovation creation and the resolution of industry challenges, while aiming to further develop society as a whole.

(Reference) News Release for the Establishment of RISE-A

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

RISE GATE is a brand of co-creation bases with a semiconductor theme, developed by Mitsui Fudosan, which established RISE GATE NIHONBASHI in Nihonbashi, Tokyo, in October 2025. Since the launch of RISE GATE NIHONBASHI, various events have been held under multiple themes, including advanced technology, human resource development, government strategy, and startups, with full-scale operations being implemented.

(Reference) RISE-A Events Webpage <https://www.rise-a.jp/event/index.html> (in Japanese)

(Examples of past RISE-A events)

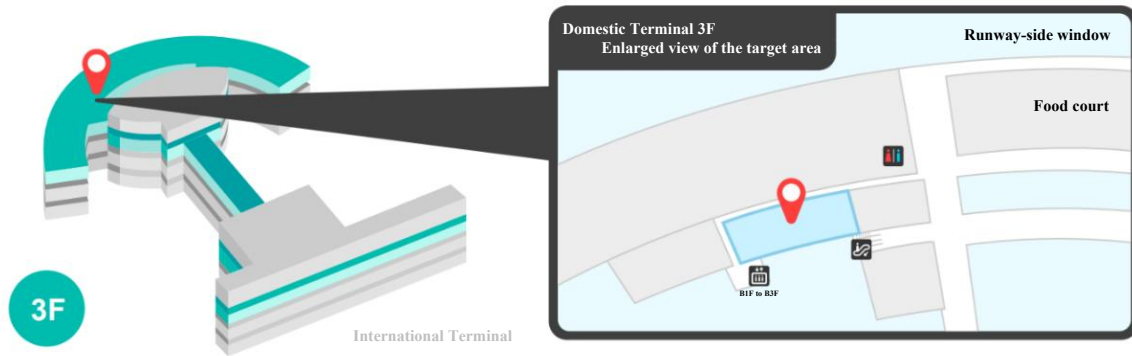


2. Aim of Establishing the Base: An Initial Office for Business Expansion into Hokkaido within the Airport

The Base will provide serviced offices that can be registered (setup offices) for RISE-A members. It is designed to be used as an initial office for companies aiming to establish a corporate base in the Chitose area, providing an environment that supports a swift start for setting up operations.

Furthermore, by also providing lounge and event functions, the Base offers more than just a workspace—it also fosters networking between member companies and with local stakeholders, and supports industrial growth in the Chitose area.

New Chitose Airport Domestic Terminal

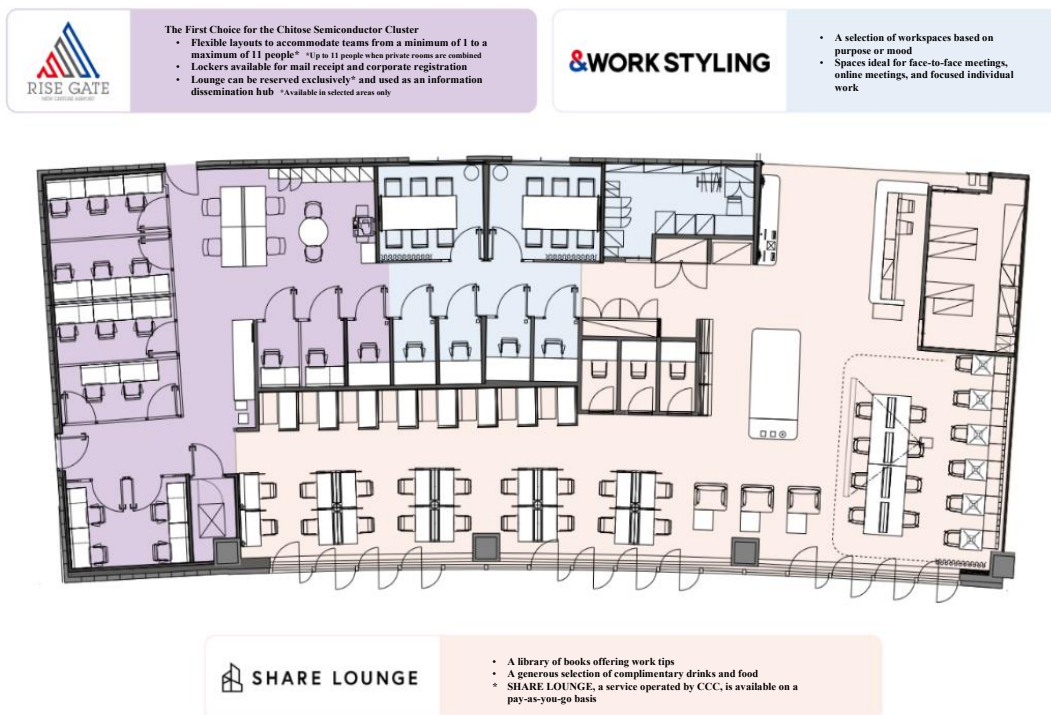


Location: Domestic Terminal 3F

3. Base Features: Partnership Model between WORKSTYLING, SHARE LOUNGE, and RISE-A

At the Base, RISE-A will provide a combination of serviced offices and community functions for its members, based on the partnership model between WORKSTYLING, operated by Mitsui Fudosan, and SHARE LOUNGE, operated by Culture Convenience Club Co., Ltd. (hereafter, “CCC”). This is notably the first WORKSTYLING location within an airport facility, and represents a strategic expansion into an area where there has conventionally been strong demand.

- **WORKSTYLING:** Provides workplaces that can accommodate various work styles, including meetings, focused work, and online meetings (for members).
- **SHARE LOUNGE (CCC):** Provides a space that combines the functions of a café and an office (open to the general public) where anyone can drop in and use it freely, based on the concept of “a place where ideas are born and shared.”
- **RISE-A:** As a semiconductor community, it provides serviced offices for members and plans events and networking opportunities to promote co-creation.



Facility layout (rendering)

4. Facility Overview

Facility name: RISE GATE NEW CHITOSE AIRPORT

Location: Bibi, Chitose City, Hokkaido
[Within New Chitose Airport, Domestic Passenger Terminal Building, 3F]

Opening date: August 2026

Main features:

RISE-A serviced offices for members (eligible for registration):

Private office plan (1 to a maximum of 11 seats) and locker plan with open desks (30 units)

Event space: Within the lounge (by reservation, available for networking events, etc.)

Lounge (WORKSTYLING/SHARE LOUNGE shared area)

For meetings [Four private offices (one seat each), six meeting rooms (six seats each)]



Shared area (rendering)

5. Future Developments

Through the Base, RISE-A will support base start-ups for companies that are considering Hokkaido's Chitose area, while also providing spaces and opportunities where member companies and local stakeholders can gather to promote co-creation across industries.

Leveraging the strengths of each of its businesses, Mitsui Fudosan will contribute to the revitalization of the region and industry through the provision of workplaces and a lounge tailored to the unique characteristics of the airport environment.



An event space within the shared lounge (rendering)

<Attached Document (1)> Overview of RISE-A, a General Incorporated Association

RISE-A is a community/platform for those involved in the semiconductor industry, established in 2025 by Mitsui Fudosan and volunteers from semiconductor-related fields.

Leveraging its experience in neighborhood creation, Mitsui Fudosan has been advancing initiatives as an industry developer to address social issues and create new industries. The Company established General Incorporated Association LINK-J in the life sciences field in 2016 and General Incorporated Association Cross U in the space industry field in 2022 to develop an environment that supports everything from research to commercialization in these fields. Through the provision of spaces where people from diverse fields can gather, along with opportunities that lead to new collaborations and demonstrations, these initiatives have supported the creation of new industries aimed at innovation. In the semiconductor field as well, RISE-A will draw on this experience and build a community that supports industries with participation from diverse players across all industries and sectors. By providing spaces and opportunities, it will contribute to the creation of innovation.

<Attached Document (2)> Mitsui Fudosan Initiatives Related to the Semiconductor Industry

Regarding the semiconductor industry, Mitsui Fudosan is also advancing other initiatives, including a science park concept with semiconductors as its primary theme, as well as a Lab & Office business that also supports semiconductor needs. Through a combined approach of neutral and open, industry-wide support initiatives such as RISE-A, along with efforts made at the regional, academic, and corporate levels for individual industry support, Mitsui Fudosan aims to contribute to the creation of added value for society as an industry developer.

■ Semiconductors Also a Key Theme in the Tohoku University Science Park Concept

The Tohoku University Science Park Concept*, a partnership between Tohoku University and Mitsui Fudosan, has positioned the semiconductor field, one of the University's strengths, as a key theme for industry-academia collaboration. By combining researchers' advanced research and development in miniaturization and energy efficiency with corporate needs as semiconductor users, and in order to accelerate the creation of new industries from the Science Park, a space for co-creation is being developed on the approximately 430,556 ft² (40,000 m²) campus, along with the formation of open communities across various academic fields, including semiconductors.

* Full-Fledged Launch of the Tohoku University Science Park Concept Tohoku University Joins Mitsui Fudosan to Build a 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

■ Exploring the Feasibility of Establishing a Science Park Focused on a Semiconductor Cluster in Kumamoto

In Kumamoto Prefecture, where a growing cluster of global semiconductor companies is forming, partnership agreements were signed* in July 2024 with academia and research institutions in Taiwan. In this context, the feasibility of establishing a science park focused on the semiconductor cluster is being explored as a location to accelerate further innovation. This initiative will contribute to the development of semiconductor-related industries as a place for various corporate activities and to promote research and development through industry-academia collaboration.

* Pertaining to the establishment of a Science Park in Japan, which will primarily focus on a semiconductor cluster, Mitsui Fudosan has formalized partnership agreements both with Yang Ming Chiao Tung University and ITRI in Taiwan.

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

■ Rental Lab and Office Facilities That Also Support Semiconductor Needs

In April 2025, construction started on MITSUI LINK-Lab TOYOCHO 1 as part of the Mitsui Lab & Office rental laboratory and office business. In addition to the life sciences field, which has been the primary target to date, this facility will provide broader support for research and development needs, including those for semiconductors. Taking advantage of its location in an industrial area, the facility can accommodate the delivery and installation of large equipment, offer a high-volume electrical supply, and ensure efficient duct routing, providing comprehensive support for research and development needs across diverse business fields, including semiconductors.

* Accommodating 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>

■ Launch of the Kumamoto Science Park Project in Partnership with Koshi City and Kumamoto Prefecture

Mitsui Fudosan has entered into a basic agreement with Koshi City and Kumamoto Prefecture to develop an approximately 76-acre (31 ha) Innovation Creation Area in the city, where semiconductor asset development and the creation of an industry-government-academia community will advance together as one. Construction for the initiative is planned to start in 2026, with phased completion from 2027, and full completion by 2030. The RISE-A network, along with partnerships with Taiwan, will be leveraged to promote a semiconductor ecosystem through Japan-Taiwan partnerships and industry-government-academia collaborations ranging from R&D to mass production, with an eye toward advanced 3 nm semiconductors.

* 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

https://www.mitsuifudosan.co.jp/english/corporate/news/2026/0427_01/download/20260427_01.pdf

<Attached Document (3)> Overview of “WORKSTYLING” Services

<https://mf.workstyling.jp/>

Mitsui Fudosan launched “WORKSTYLING” in April 2017 as a shared office and rental office service for corporations, developing its services in response to rapidly diversifying work styles. As of April 2026, the total number of locations is approximately 600—including those of the affiliated STATION WORK—serving approximately 1,400 member companies and roughly 330,000 members. With “providing a happy working environment for all workers” as its purpose, and going beyond simply providing shared office spaces, WORKSTYLING also offers services that create opportunities for each individual to discover a work style that makes them happy.

<Attached Document (4)> 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/