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Mitsui Fudosan Co., Ltd.

Mitsui Fudosan Invests in T2 Inc., Provider of Autonomous Truck Hub-to-Hub Transportation Services Advancing Next-Generation Logistics Infrastructure to Solve the Logistics Driver Shortage

Key Points of This Press Release

- Mitsui Fudosan has made an investment in T2 Inc., a company that operates hub-to-hub transportation services using autonomous trucks.
- Through collaboration with T2, Mitsui Fudosan will examine the future role of logistics facilities and develop facility operations in anticipation of the wider adoption of autonomous trucks.
- In its logistics facility business, Mitsui Fudosan aims to enhance the added value of facilities located near interchanges and enhance its solution-proposal capabilities for shippers and logistics companies.

Tokyo, Japan, July 21, 2026 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has made an investment in T2 Inc. (Head Office: Chiyoda-ku, Tokyo; Representative Director and CEO: Masatomo Kumabe; “T2”), a company which operates hub-to-hub transportation services using autonomous trucks. The investment was made through Mitsui Fudosan & Innovation Fund (“& Innovation Fund”), a corporate venture capital fund managed by Global Brain Corporation (Head Office: Shibuya-ku, Tokyo; Representative: Yasuhiko Yurimoto; “Global Brain”).

In recent years, the logistics industry has faced the so-called “2024 problem in logistics,” including regulations on long working hours for truck drivers, as well as the aging of drivers and rising demand for parcel delivery. Against this backdrop, addressing driver shortages, particularly in long-distance hub-to-hub transportation, has become an important social issue. The practical implementation of Level 4 autonomous trucks* in limited driving environments, such as expressways, is expected to be one means of improving the sustainability of logistics infrastructure.

Mitsui Fudosan has been developing and operating 88 logistics facilities under the Mitsui Fudosan Logistics Park (MFLP) brand nationwide to date. To further contribute to solving issues faced by shippers and logistics companies, Mitsui Fudosan is working not only to provide facilities, but also to offer consulting services and logistics efficiency solutions.

Regarding autonomous trucks, Mitsui Fudosan has been verifying the feasibility of accepting and operating autonomous trucks at its facilities. In April 2025, Mitsui Fudosan signed an MOU (basic agreement) with Dynamic Map Platform Co., Ltd. (Head Office: Shibuya-ku, Tokyo; President, CEO & Representative Director: Shuichi Yoshimura), a company that provides High-Precision 3D Map Data for autonomous driving vehicles. Since then, Mitsui Fudosan has been examining and implementing map provision for autonomous driving vehicles at its facilities, as well as services utilizing such maps.

Through this investment, Mitsui Fudosan will combine T2’s expertise in hub-to-hub transportation using Level 4 autonomous trucks, which T2 aims to launch in or after fiscal 2027, and the expansion of transportation areas, together with T2’s operational know-how for autonomous trucks, with Mitsui Fudosan’s accumulated expertise in logistics facility development and operation. As a first step, Mitsui Fudosan will further explore the potential for accommodating autonomous trucks at logistics facilities located near expressway interchanges.

Mitsui Fudosan will also examine and conduct demonstrations of practical operational frameworks for implementation of autonomous trucks, including the acceptance of autonomous trucks at facilities and operations for switching between manned and unmanned driving.

Mitsui Fudosan aims to apply the insights gained through these initiatives to both new and existing facilities.

* Level 4 autonomous driving: The implementation of all autonomous driving system operations under specific conditions, such as limited areas, location, weather and/or speed.



T2 autonomous truck



MFLP Ebina I
(Adjacent to Ebina IC on the Ken-O Expressway)

■ Comments from T2 and Mitsui Fudosan

Comment from Masatomo Kumabe, Representative Director and CEO, T2 Inc.

We sincerely appreciate this new investment from Mitsui Fudosan's corporate venture capital fund. Collaboration with logistics facilities is essential for the social implementation of autonomous trucks, and we are greatly encouraged to receive investment from Mitsui Fudosan, which has extensive achievements and expertise in the development and operation of logistics facilities. Going forward, together with partners who share our vision of "Supporting Japan's Logistics Together," we will continue to make every effort toward achieving Level 4.



Comment from Kojin Wakui, General Manager, Logistics Properties Development Department, Mitsui Fudosan Co., Ltd.

We are grateful for the opportunity to partner with T2, a company that is leveraging autonomous driving technology to address Japan's logistics challenges. Mitsui Fudosan has been addressing challenges faced by shippers and logistics companies through the development and operation of advanced logistics facilities, consulting services and the provision of solutions. Through this partnership, we will contribute to solving social issues facing the logistics industry and promote initiatives to build next-generation logistics infrastructure.



■ About T2 Inc.

Company name	T2 Inc.
Headquarters	Hibiya International Building 1F, 2-2-3 Uchisaiwaicho, Chiyoda-ku, Tokyo
Representative	Masatomo Kumabe, Representative Director and CEO
Established	August 30, 2022
Main business	Development of autonomous driving systems; hub-to-hub transportation services using vehicles equipped with such systems; related services incidental to hub-to-hub transportation services; etc.
Number of employees	242 (as of July 2026)
Note	Has raised a cumulative total of more than JPY 11.5 billion to date

■ About Mitsui Fudosan & Innovation Fund

Name	Mitsui Fudosan & Innovation Fund (MF-GB Fund 3 L.P.)
Manager	Global Brain Corporation
Fund size	JPY 15 billion

■ Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and cocreation, 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/