

July 27, 2026

Mitsui Fudosan Co., Ltd.

— Toward Building a Semiconductor Industry Ecosystem —
Mitsui Fudosan and Kumamoto Prefecture Jointly Establish
Kumamoto Science Park Community & Management.
to Set Up the Physical AI Semiconductor Technology Center to Support R&D Projects and Sign
Partnership Agreements with Seven Japanese and Taiwanese Organizations.

Key Points of this Press Release

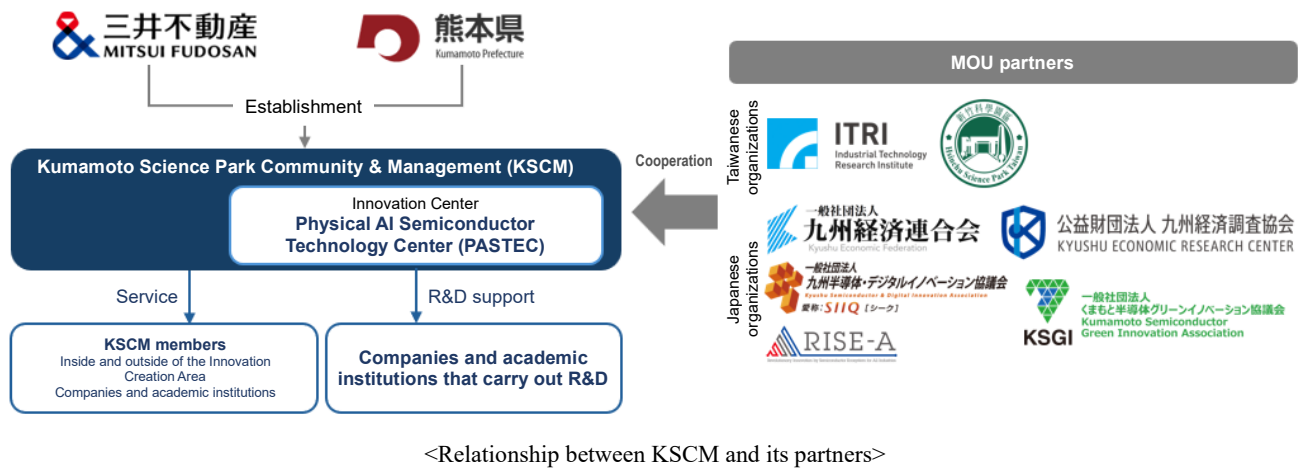
- Mitsui Fudosan and Kumamoto Prefecture have jointly established Kumamoto Science Park Community & Management. It will manage the industry-academia-government collaboration community involved in the semiconductor industry and provide support for companies entering the market.
- To promote Japan-Taiwan collaborations, it will offer a one-stop administrative procedure service to help Taiwanese companies enter the market and to promote Japan-Taiwan business matchmaking opportunities through community activities.
- The Physical AI Semiconductor Technology Center will be created in Kumamoto Science Park Community & Management to support semiconductor-related development projects targeting the physical AI industry and to contribute to the semiconductor industry and industries that use semiconductors.
- Kumamoto Science Park Community & Management has signed partnership agreements with two Taiwanese organizations (ITRI^{*1} and Hsinchu Science Park Bureau) and five Japanese organizations (Kyushu Economic Federation^{*2}, Kyushu Economic Research Center^{*3}, SIIQ^{*4}, KSGI^{*5}, and RISE-A^{*6}) to build a network that connects the semiconductor industries inside and outside of Japan.

Tokyo, Japan, July 27, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has jointly established Kumamoto Science Park Community & Management, a General Incorporated Association (hereafter, “KSCM”), with Kumamoto Prefecture.

In April 2026, Mitsui Fudosan signed the Kumamoto Science Park Project Promotion Partner Basic Agreement^{*7} with Koshi City and Kumamoto Prefecture, and it is now developing the Innovation Creation Area, which will become the Science Park’s central hub. KSCM will manage and operate this area, manage an industry-academia-government community to promote exchanges among various organizations and individuals involved in the semiconductor business, and support corporate business activities including further advancing Japan-Taiwan collaborations.

KSCM, with an eye toward future market expansion, will create the Physical AI Semiconductor Technology Center (hereafter, “PASTEC”) in the Innovation Creation Area to support semiconductor-related development targeting the physical AI industry. The production of advanced semiconductors will start in Japan, and KSCM will support the launch and promotion of joint research and demonstration projects for manufacturing equipment, materials, and parts throughout the supply chain.

Furthermore, on July 27, KSCM signed MOUs for partnership agreements with two Taiwanese and five Japanese organizations to further strengthen collaboration between the two countries in the semiconductor industry. Through these collaborations with its MOU partners inside and outside of Japan, KSCM will contribute to enhancing the international competitiveness of the domestic industry and developing the regional industry.

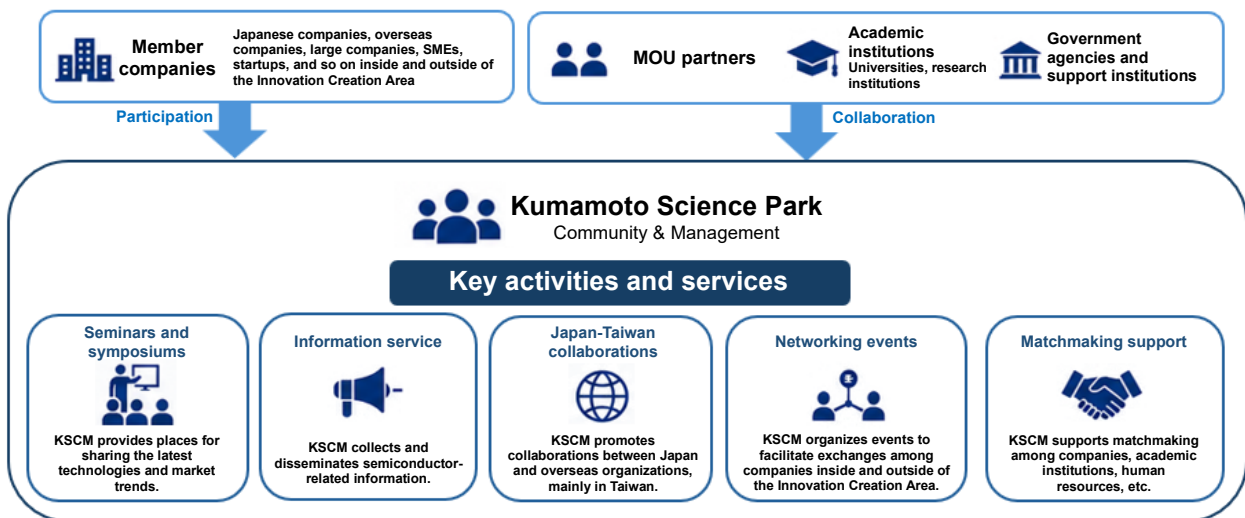


Main Roles of KSCM

KSCM will provide the services listed below to member companies and organizations. The membership application period will start in the fall of 2026. Service details will be announced at the same time.

(1) Community Management

Using connections with partner organizations inside and outside of Japan, KSCM will provide a networking platform for companies, universities, research institutions, and governments. It will create opportunities for joint research, business collaborations, and new business transactions through membership seminars and networking parties.

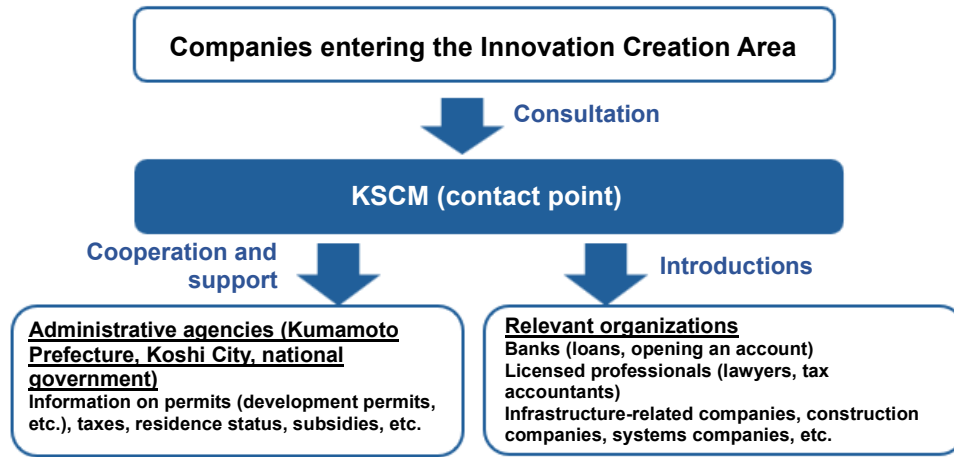


<Conceptual image of community services>

(2) Services for Companies Entering the Innovation Creation Area

a. One-stop administrative procedure service

KSCM will be the primary contact point for administrative procedures. It will coordinate with government agencies or introduce relevant organizations depending on the procedure. It will help organizations including overseas companies and startups prepare for entry into the Innovation Creation Area by reducing the burden of contacting multiple offices.



<Conceptual image of the one-stop administrative procedure service>

b. Talent acquisition and development support

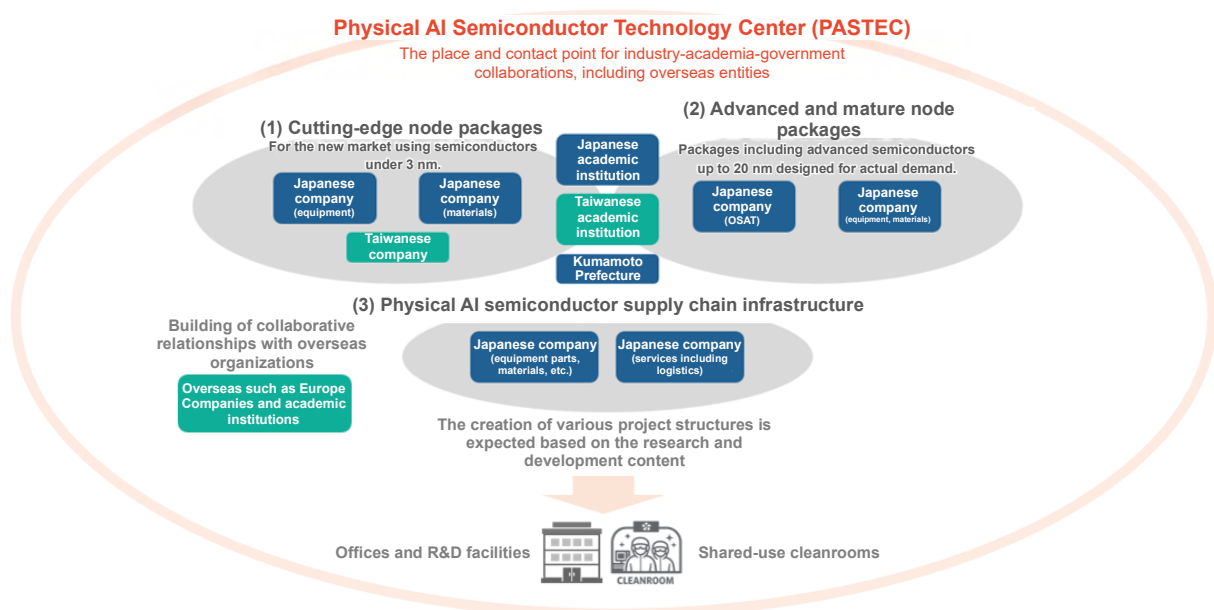
KSCM will help companies secure and develop human resources, such as by working with human resource service companies and organizing human resource-related events.

(3) R&D Project Support by PASTEC

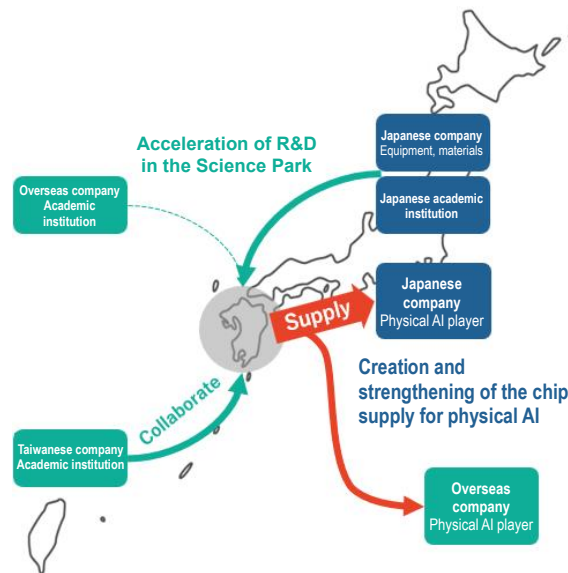
PASTEC supports the research and development of semiconductor technologies that will contribute to the development of physical AI, such as self-driving cars and industrial robots that operate in the physical world. With a particular focus on mounting and packaging technologies to combine a wide variety of semiconductors, from cutting-edge to mature-node semiconductors, to make them function as a product, PASTEC supports the launch of joint research and technological development projects by companies, universities, and research institutions from Japan, Taiwan, and other countries and helps companies solve their technological issues.

PASTEC will also build a system to support research and development in areas serving as the foundation for the physical AI and semiconductor supply chain cluster in Kumamoto, Kyushu.

Through these initiatives, PASTEC is aiming to contribute to the expansion of semiconductor production and the development of the physical AI market in Japan.



<Conceptual image of the Physical AI Semiconductor Technology Center>



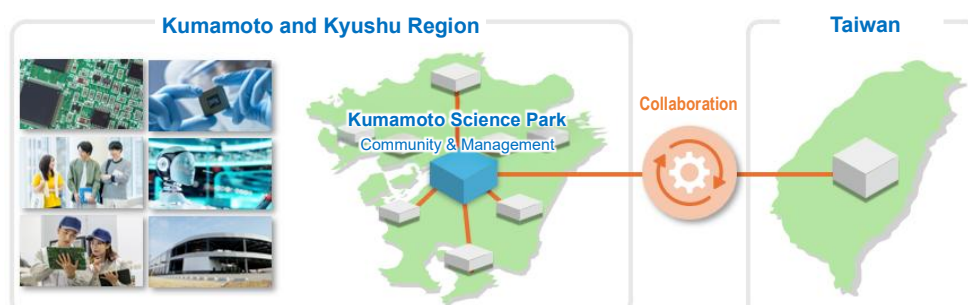
<Conceptual image of collaboration in the Kumamoto Science Park>

Overview of KSCM

Organization name	Kumamoto Science Park Community & Management
Establishment	July 27, 2026
Location	Kumamoto City, Kumamoto Prefecture
Officers	Representative Director: Shingi Takeuchi (Vice Governor of Kumamoto Prefecture) Representative Director: Kyosuke Hosoda (Managing Officer, Chief Operating Officer, Solution Partner Division, Mitsui Fudosan) Director: Kan Suzuki (professor, the University of Tokyo, and specially appointed professor, Keio University) Director: Kazuya Nakashima (Bureau Chief, Industry Development Bureau, Department of Commerce, Industry and Labour) Director: Takashi Sunaga (General Manager, Industrial Solution Development Department, Solution Partner Division, Mitsui Fudosan)

Partnership Agreements with Seven Organizations Inside and Outside of Japan

On July 27, 2026, KSCM signed partnership agreements with two Taiwanese and five Japanese organizations. By connecting Taiwan, which has the world's most advanced semiconductor ecosystem, with Kumamoto Prefecture and the Kyushu region, in which an industrial cluster is rapidly forming, KSCM is aiming to build an infrastructure, with the Innovation Creation Area as the core, for an internationally competitive semiconductor industry.



(1) Two Taiwanese organizations

■ Industrial Technology Research Institute (ITRI)

Industrial Technology Research Institute (ITRI) is a world-leading research and development institution that promotes innovation for a better future. Since its establishment in 1973, ITRI has been playing an important role in shifting Taiwan's labor-intensive industry into an innovation-driven industry. It has supported the creation and development of startups and spin-offs and has also contributed to producing prominent companies including United Microelectronics Corporation (UMC) ^{*8} and Taiwan Semiconductor Manufacturing Company (TSMC) ^{*9}. ITRI is headquartered in Taiwan but has bases in the US, Germany, the UK, Japan, and Thailand. For more details, please refer to its official website (<https://www.itri.org/eng>).

■ Hsinchu Science Park Bureau

The Hsinchu Science Park Bureau is an administrative agency that operates and manages Hsinchu Science Park, which is the leading science park in Taiwan in which the world's top semiconductor-related companies, such as TSMC, and research institutions congregate. The bureau promotes attracting companies to the park, industry-academia collaborations, and the creation of innovation.

(2) Five Japanese organizations

■ General Incorporated Association Kyushu Economic Federation

The Kyushu Economic Federation is a comprehensive economic organization that aims to revitalize the regional economy under the philosophy of "A United Kyushu." It is working on various projects to contribute to the development of the national economy by compiling the views of economic circles in Kyushu and Okinawa Prefecture, turning these views into reality, and realizing the comprehensive revitalization of the economies of these areas.

■ Public Interest Incorporated Foundation Kyushu Economic Research Center

The Kyushu Economic Research Center was established in 1946 through an industry-academia-government collaboration with the goal of contributing to regional economic growth and national development by conducting surveys and studies and planning policies related to the regional economies and industries in the Kyushu region, Okinawa Prefecture, and Yamaguchi Prefecture. As a leading information hub in western Japan equipped with knowledge creation, accumulation, and exchange functions, it is implementing a wide variety of services and activities.

■ General Incorporated Association Kyushu Semiconductor & Digital Innovation Association (SIIQ)

SIIQ was established in 2002 to conduct the Industrial Cluster Project being promoted by the Ministry of Economy, Trade and Industry to develop the semiconductor and electronics-related industries. It became a general incorporated association in 2023. With industry, academia, government, and financial institutions as the operational infrastructure, SIIQ is aiming to revitalize the Kyushu semiconductor industry while working with collaborating organizations inside and outside of Japan.

■ General Incorporated Association Kumamoto Semiconductor Green Innovation Association (KSGI)

KSGI was established to promote the development of the semiconductor-related industry centered on Kumamoto Prefecture and to contribute to the creation of a sustainable, safe, secure, and affluent society through collaborations with companies and organizations inside and outside of Japan in which industry, government, academia, and financial institutions work together as one. Its activities focus on human resource development, regional coexistence & GI, diversity, and business creation.

■ General Incorporated Association RISE-A

RISE-A is an organization founded by Mitsui Fudosan with semiconductor-related companies, academic institutions, and other supporters. Leveraging its knowledge as an industrial developer, RISE-A promotes a semiconductor ecosystem through the promotion of research and development based on industry-academia collaborations and building a network of companies and research institutions inside and outside of Japan.

Takashi Kimura (Governor of Kumamoto Prefecture)

I am extremely happy that Kumamoto Prefecture and Mitsui Fudosan have jointly established Kumamoto Science Park Community & Management (KSCM). In its Innovation Creation Area, KSCM will promote industry-academia-government collaborations, provide various types of services, and manage and operate the area to develop an environment that contributes to industrial development. I also believe that signing the MOUs with the Hsinchu Science Park Bureau, which KSCM uses as a benchmark; ITRI, which is highly regarded globally in semiconductor research; and five other organizations leading the semiconductor field in Kyushu is an important step toward the realization of Kumamoto Science Park. As the government of Kumamoto Prefecture, we will work with relevant organizations to build a semiconductor ecosystem through KSCM. By doing so, our goal is to not only make Kumamoto Prefecture a base for semiconductor production, but also to develop it into a base where great minds from around the world come together and create a future industry using semiconductors.



Takashi Ueda (President and Chief Executive Officer of Mitsui Fudosan Co., Ltd.)

I am delighted that Mitsui Fudosan and Kumamoto Prefecture have together established Kumamoto Science Park Community & Management (KSCM). KSCM, as a service provider of Kumamoto Science Park, will support the activities of companies and academic institutions. Also, it will enhance responses to physical AI, which is a future growth market, via the Physical AI Semiconductor Technology Center (PASTEC). In addition, leveraging the geographical advantage that Kumamoto provides, KSCM will seek collaborations not only in Kyushu but also in other areas of Japan and Taiwan. The present collaborations with seven organizations inside and outside of Japan with whom KSCM signed partnership agreements are very meaningful in terms of moving this project forward. By using this network, KSCM hopes to contribute to forming a semiconductor ecosystem from Kumamoto, Kyushu, that is open to the world and to industry-driven regional revitalization.



<Note>

- *1 Short for Industrial Technology Research Institute
- *2 General Incorporated Association Kyushu Economic Federation
- *3 Public Interest Incorporated Foundation Kyushu Economic Research Center
- *4 Short for General Incorporated Association Kyushu Semiconductor & Digital Innovation Association
- *5 Short for General Incorporated Association Kumamoto Semiconductor Green Innovation Association
- *6 General Incorporated Association RISE-A
- *7 Reference press release
https://www.mitsuifudosan.co.jp/english/corporate/news/2026/0427_01/
- *8 Short for United Microelectronics Corporation, a global semiconductor foundry company
- *9 Short for Taiwan Semiconductor Manufacturing Company, a global semiconductor foundry company that has a manufacturing fab in Kumamoto Prefecture

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

In the “Tohoku University Science Park Concept”^{*} 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 ft² (40,000 m²) in total, while also promoting efforts to create open communities in semiconductors and a wide range of other academic fields as well.

^{*} 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

■ 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)^{*} 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.

^{*} 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)^{*} 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.

^{*} 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)

■ Mitsui Fudosan Enters Basic Agreement with Koshi City and Kumamoto Prefecture, Launching the Kumamoto Science Park Project

In April 2026, Mitsui Fudosan entered the Kumamoto Science Park Project Promotion Partner Basic Agreement with Koshi City and Kumamoto Prefecture. In Koshi City, Kumamoto Prefecture, Mitsui Fudosan will develop an Innovation Creation Area to serve as a central hub of a decentralized science park promoted by Kumamoto Prefecture. 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 the creation of a “community” featuring domestic and international companies and academia, including collaborations with the General Incorporated Association RISE-A.

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

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

■ 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 in August 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.mitsuifudosan.co.jp/english/corporate/news/2026/0427_02/download/20260427_02.pdf

<Attachment 2> 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.mitsuifudosan.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.mitsuifudosan.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

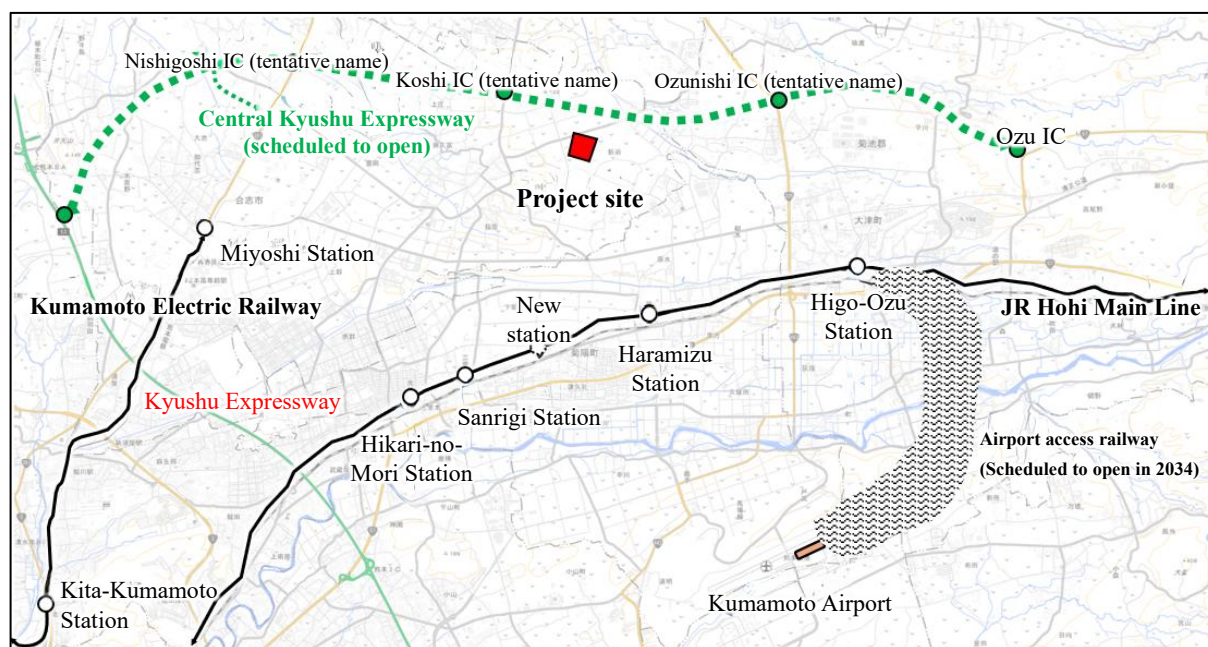
Owing to the concentration of semiconductor companies, the Company is positioning the creation of an innovative neighborhood as one key topic within an initiative at Kikuyo Town, conducted in collaboration between Mitsui Fudosan and Kyushu Railway Company (hereafter, “JR Kyushu”)*. Mitsui Fudosan will 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 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

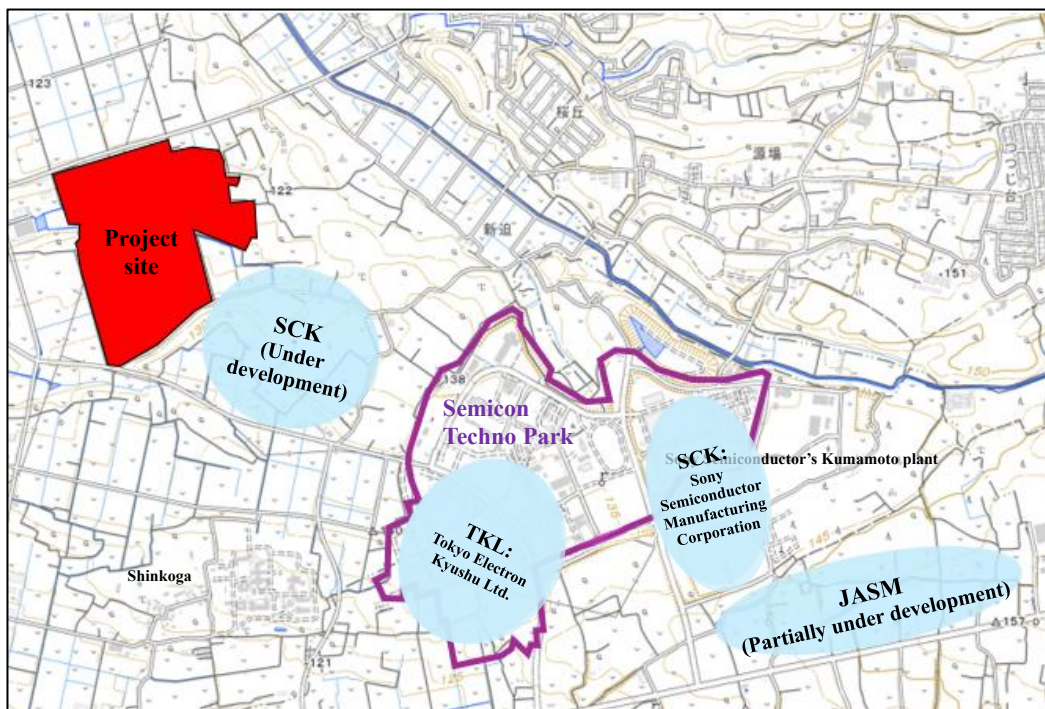
<https://www.mitsuifudosan.co.jp/english/corporate/news/2024/1128/download/20241128.pdf>

<Attachment 3> 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 ² (approx. 309,444 m ²)
Development schedule (planned)	May 2026: Construction to begin 2027 onward: Gradual completion of facilities 2030: Overall completion



<Wide-area map>



<Small-area map>

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

<Attachment 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/