

For immediate release

Mitsui Fudosan Co., Ltd.
Life Science Innovation Network Japan Inc. (LINK-J)

**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)
Scheduled for Completion in Summer 2026**

Key Points of this Press Release

- Mitsui Fudosan's rental lab and office facility in the Mitsui Lab & Office business began construction on MITSUI LINK-Lab TOYOCHO 1 (tentative name) on April 10, 2025 as an "urban proximity-type" facility and is scheduled to complete construction in summer 2026
- The first project of Mitsui Lab & Office in an industrial area
- Will offer comprehensive support for R&D needs in diverse business domains, not only the life sciences but also semiconductors, energy, food products, chemistry, and space

Tokyo, Japan, April 10, 2025 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it began construction on MITSUI LINK-Lab TOYOCHO 1 (tentative name) on April 10, 2025 as an urban proximity-type rental lab and office facility in the new asset class Mitsui Lab & Office business. Construction is scheduled to be completed in summer 2026.

As an "industry developer," Mitsui Fudosan works to create new industry. In the life sciences domain in particular, as the Mitsui Lab & Office business, it is collaborating with Life Science Innovation Network Japan Inc. (LINK-J) in "community building," and by "developing sites" it has accelerated ecosystem construction linked to creating and fostering new industry thorough innovation.

MITSUI LINK-Lab TOYOCHO 1 (tentative name), on which construction is beginning, will offer comprehensive support for R&D needs in diverse domains, not just the life sciences. By flexibly accommodating the needs of each company, diverse sites will be developed that will lead to the creation and fostering of new industry and promote the aggregation and collaboration of diverse players.

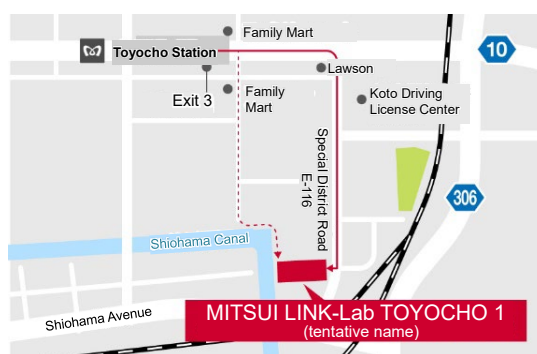


Exterior of MITSUI LINK-Lab TOYOCHO 1 (tentative name) (rendering)

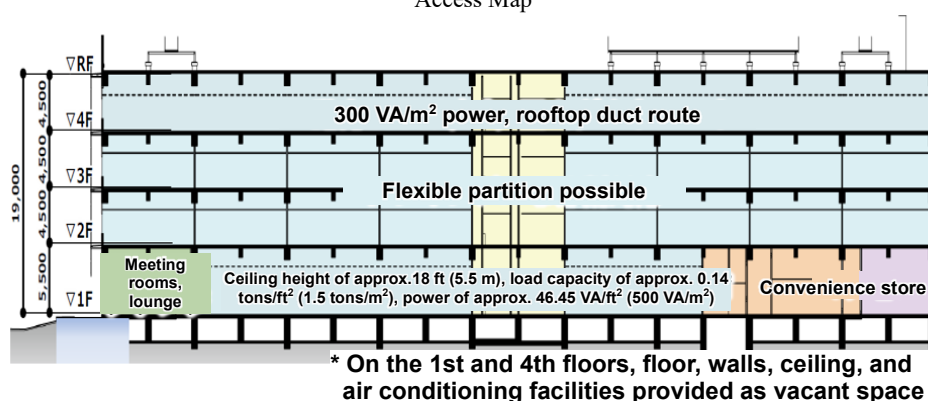
■Characteristics of MITSUI LINK-Lab TOYOCHO 1 (tentative name)

The MITSUI LINK-Lab series thus far has been developed targeting the life sciences, but for this project, the characteristics of an industrial area will be utilized so that it can be used by customers in a broader range of business domains. Specifically, the building is being designed to allow large-scale equipment to be easily brought in and set up. In addition, it will accommodate large-capacity electricity supply and efficient duct routes to comprehensively support the R&D needs of not only the life sciences but also diverse business domains that include semiconductors, energy, food products, chemistry, and space.

MITSUI LINK-Lab TOYOCHO 1 (tentative name) is located a 10-minute walk from Toyochō Station on the Tokyo Metro Tozai Line. It is around a 10-minute train ride to the Otemachi area, offering smooth access to the city center. In addition, taking advantage of its location facing the Shiohama Canal, the design will feature a waterfront terrace and include a side entrance accessible from the canal side, creating a sense of openness.

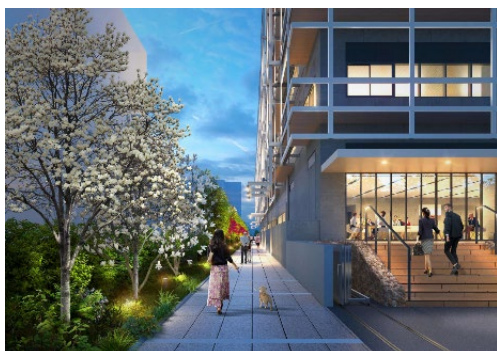


Access Map

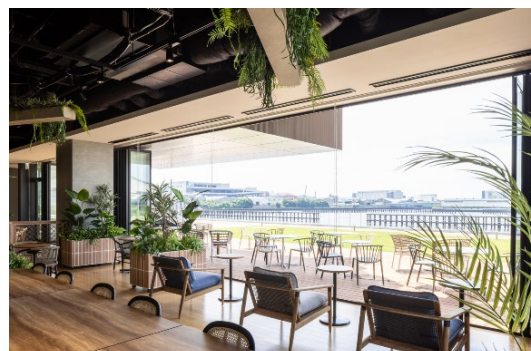


Specifications by floor (planned)

In addition, in common spaces, there will be a LINK-J lounge and meeting rooms to promote internal and external communication, and the facility will function as a place for social interactions and as a third place. Facilities such as a café and a convenience store will also be included to create a comfortable research environment.



Side entrance rendering (canal side)



Café rendering (canal side)

■Property Overview of MITSUI LINK-Lab TOYOCHO 1 (tentative name)

- Location: 625-73, Shinsuna 1-chome, Koto-ku, Tokyo
- Construction start: April 2025
- Completion: Summer 2026 (planned)
- Site area: Approx. 105,486 ft² (approx. 9,800 m²)
- Total floor area: Approx. 215,278 ft² (approx. 20,000 m²)
- Architect/Builder: Kajima Corporation
- Access: 10-minute walk from the Toyochō Station on the Tokyo Metro Tozai Line



MITSUI LINK-Lab TOYOCHO 1 (tentative name)

■About Life Science Innovation Network Japan Inc. (LINK-J)

LINK-J is a general incorporated association established in March 2016 by Mitsui Fudosan and volunteers from academia and industry. Based in the Nihonbashi, Tokyo area, which has a cluster of pharmaceutical companies, LINK-J's purpose is to promote open innovation in life sciences through industry-government-academia partnerships and support the creation of new industry. It will promote internal and external personal interactions and technology exchanges beyond any specific field in the life science domain, which is a composite of all the sciences, including medicine, physical science, engineering, ICT, artificial intelligence, and other new technologies.

<https://www.link-j.org/en/>

■ 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)

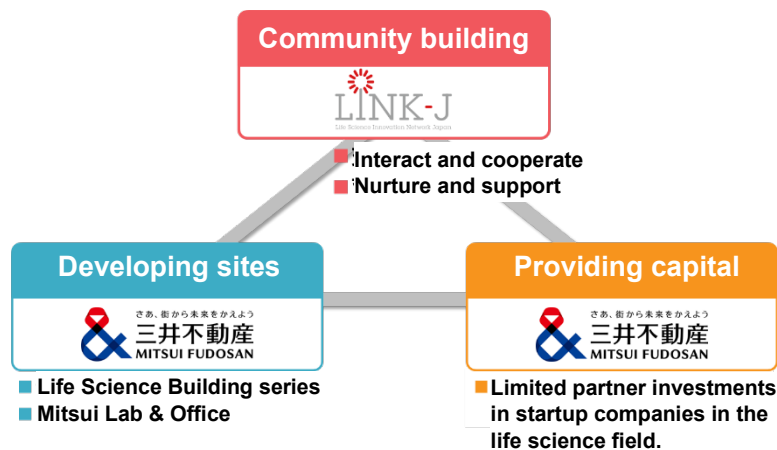
- Group Management Philosophy and Long-Term Vision
<https://www.mitsufudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/

* The initiatives outlined in this release are designed to help address the following 4 Sustainable Development Goals (SDGs).



<Appendix 1> Mitsui Fudosan's Life Science Innovation Promotion Business

Mitsui Fudosan positions the creation of new industry as an important strategy for expanding its business domain. In the life science domain, key players, including startups, universities, hospitals, and major pharmaceutical companies, leverage each other's knowledge, technologies, and capital through collaboration to develop R&D that goes beyond industry demarcations. This ecosystem will be created through community building, developing sites, and providing capital to support the creation of innovation in the life sciences.



● Community building

LINK-J aims to promote open innovation and ecosystem building in the life science domain. To achieve this, it facilitates interactions and cooperation and conducts nurturing and support. It has 950 members as of February 2025 and held 1,151 interaction and cooperation events in 2024.

● Developing sites

Mitsui Fudosan establishes places (tangible aspects) for building ecosystems that lead to the creation and fostering of new industry through innovation. Along with rental labs and offices, the Company has established a series of 13 life science buildings in the Nihonbashi, Tokyo area and the area near Doshomachi, Osaka. Since the bases were established, they have attracted 228 tenants (as of February 28, 2025).

● Providing capital

Through limited partner investments, Mitsui Fudosan will create more sophisticated technology seeds in universities and research institutions and support life science startup companies to further accelerate new industry creation.

<Appendix 2> Development of Rental Lab and Office Business

Mitsui Fudosan started the Mitsui Lab & Office business in Japan in May 2019 as a new asset class. It is part of the Company's efforts to develop sites that work to promote innovation in the life science domain and carry out community building in partnership with LINK-J. Mitsui Lab & Office has thus far developed six facilities in Japan: MITSUI LINK-Lab KASAI, MITSUI LINK-Lab SHINKIBA 1, MITSUI LINK-Lab SHINKIBA 2, MITSUI LINK-Lab SHINKIBA 3, MITSUI LINK-Lab KASHIWANOHA 1, and MITSUI LINK-Lab NAKANOSHIMA. And, in 2026, MITSUI LINK-Lab TOYOCHO 1 (tentative name) is scheduled to be completed. Overseas, the Company has developed Innovation Square Phase II (Boston, Massachusetts) (sold in 2023), Torrey View (San Diego, California), Misson Rock Phase I (San Francisco, California) and is participating in a fourth facility, Innovation Square Phase III (tentative name) (scheduled for completion in 2026). Also, in the U.K., the Company is slated to participate in its first Lab & Office project in the country, the British Library Extension redevelopment project (tentative name) (scheduled for completion in 2032).

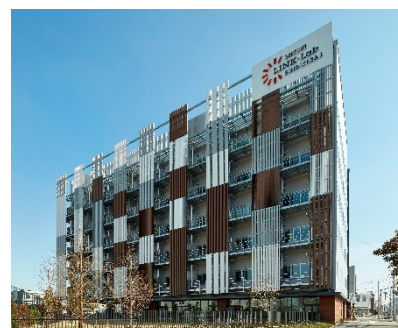
☐ MITSUI LINK-Lab KASAI (within the Daiichi Sankyo Kasai Research and Development Center)

Location	1-16-13 Kitakasai, Edogawa-ku, Tokyo
Completion	January 2020
Site area	Overall facility Approx. 602,779 ft ² (approx. 56,000 m ²)
Rental area	Approx. 23,680 ft ² (approx. 2,200 m ²) (Building 5, 2nd to 4th floors)



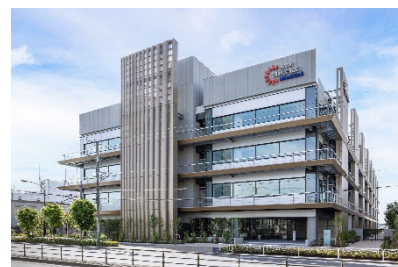
☐ MITSUI LINK-Lab SHINKIBA 1

Location	2-3-8 Shinkiba, Koto-ku, Tokyo
Completion	March 2021
Site area	Approx. 35,520 ft ² (approx. 3,300 m ²)
Total floor area	Approx. 119,479 ft ² (approx. 11,100 m ²)
Total rental area	Approx. 85,034 ft ² (approx. 7,900 m ²)



☐ MITSUI LINK-Lab SHINKIBA 2

Location	1-17-8 Shinkiba, Koto-ku, Tokyo
Completion	April 2023
Site area	Approx. 96,875 ft ² (approx. 9,000 m ²)
Total floor area	Approx. 195,903 ft ² (approx. 18,200 m ²)
Rental area	Approx. 157,153 ft ² (approx. 14,600 m ²)



☐ MITSUI LINK-Lab SHINKIBA 3

Location	2-2-10 Shinkiba, Koto-ku, Tokyo
Completion	October 2024
Site area	Approx. 74,270 ft ² (approx. 6,900 m ²)
Total floor area	Approx. 150,694 ft ² (approx. 14,000 m ²)
Rental area	Approx. 118,403 ft ² (approx. 11,000 m ²)



☐ MITSUI LINK-Lab KASHIWANOHA 1

Location	6-6-2 Kashiwanoha, Kashiwa City, Chiba Prefecture
Completion	November 2021
Site area	Approx. 38,750 ft ² (approx. 3,600 m ²)
Total floor area	Approx. 117,326 ft ² (approx. 10,900 m ²)
Rental area	Approx. 88,264 ft ² (approx. 8,200 m ²)



☐ MITSUI LINK-Lab NAKANOSHIMA

Location	4-3-51 Nakanoshima, Kita-ku, Osaka City, Osaka (3rd to 5th floors of Nakanoshima Qross)
Completion	June 2024
Site area	Approx. 92,569 ft ² (approx. 8,600 m ²)
Total floor area	Approx. 614,619 ft ² (approx. 57,100 m ²)
Rental area	Approx. 19,375 ft ² (approx. 1,800 m ²) *Rental lab portion only

