

For immediate release

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

First New Facility Construction for the Mitsui Lab & Office Business

MITSUI LINK-Lab SHINKIBA 1 Opens

**Second Building Planned for Shinkiba Area, Completion Scheduled for
MITSUI LINK-Lab KASHIWANOHA (tentative name)****Four-Building Complex by 2023**

Tokyo, Japan, July 8, 2021 – Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, has opened MITSUI LINK-Lab SHINKIBA 1, the second urban proximity-type rental lab and office facility in the Mitsui Lab & Office business and its first newly built rental lab facility. Furthermore, a second building is planned for the Shinkiba area, and we are moving forward to the new asset class Mitsui Lab & Office business, following office building, residence, commercial facilities, hotel/resort, and logistic facilities

Summary of this release

- ① Conveniently accessible to central Tokyo with wet lab specifications compatible with BSL2, enabling full-scale research. Various common areas such as a lounge are also set up
- ② Aggregation of various innovation players in the life sciences domain with participants including startups and CROs though to those in other industries
- ③ Aiming for completion in spring 2023, a second building in the Shinkiba area is also planned. Mitsui Lab & Office business will become a four-building system, including MITSUI LINK-Lab KASHIWANOHA (tentative name), with construction scheduled for completion in November 2021



External view of MITSUI LINK-Lab SHINKIBA 1



Communication lounge

MITSUI LINK-Lab SHINKIBA 1

- Address: 2-3-8 Shinkiba, Koto-ku, Tokyo
- Completion: March 18, 2021
- Site area: Approx. 35,500 ft² (3,300.06 m²)
- Total floor area: Approx. 120,230 ft² (11,169.77 m²)
- Total rental area: Approx. 84,682 ft² (7,867.25 m²)
- Basic design: Nikken Sekkei Ltd.
- Design/Supervision: Kajima Corporation
- Construction: Kajima Corporation

* Mitsui Fudosan provides leased land from the landowner to tenants after developing the building



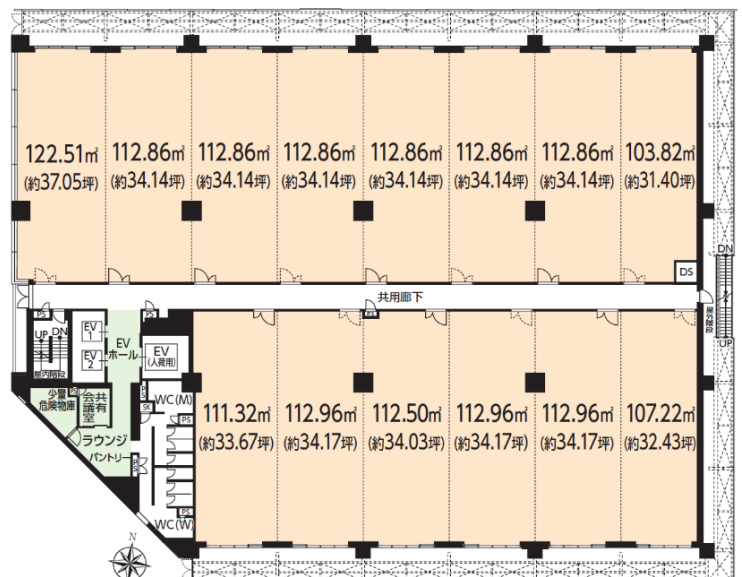
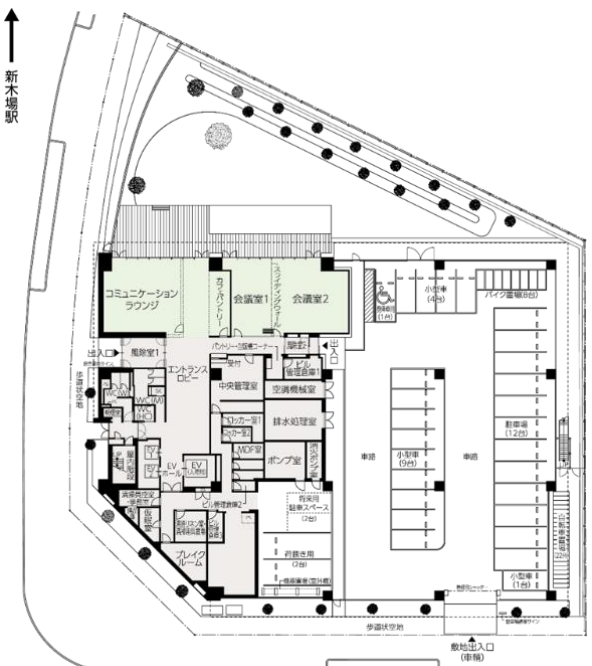
External view of MITSUI LINK-Lab

- Access: Tokyo Metro Yurakucho Line/Tokyo Waterfront Area Rapid Transit Rinkai Line

JR Keiyo Line Shinkiba Station 11-minute walk



- Site layout/Typical floor plan



- Lab design enabling support for various kinds of experiments
- Wet lab specifications, enabling experiments using liquids, gases, etc.
- BSL2 level, enabling full-scale research into drug discovery, regenerative medicine, etc. and making it possible to respond to a wide variety of tenants' research needs
- Facility balconies set up in each zone, piping laid for water supply and drainage, air supply and exhaust, and city gas supply directly connected to rental rooms
- Dedicated exhaust ducts for experiments and additional space for equipment, such as outdoor air-conditioning units, has been made available
- Fume hoods (draft chambers), scrubbers, etc. can be installed, enabling response to various types of research



Facility balcony



Tenanted area



Rooftop space

■ Various common areas for lively communication within and among companies

Communication lounge

- Functions as a spot for interaction or a “third place” (area for community exchange), promoting lively communication within and among companies
- Tenants and LINK-J members can use free of charge

Meeting rooms

- Exclusively for use by tenants and LINK-J members, can hold a maximum of 100 people, promoting lively communication within and among companies as a place for holding meetings or other events

Cafe

- Provides a menu with a rich selection including daily specials and drinks
- Meals can be enjoyed in the open air of the deck terrace, which can be used for lunches, a change of pace, etc.

Food trucks

- Dedicated parking has been set up for food trucks near the entrance, enabling them to provide a variety of options



Communication lounge



Meeting rooms



Cafe



Entrance