

September 26, 2024

Mitsui & Co., Realty Management Ltd.

**Notice Concerning Entrusted Asset Management Services**  
**(Landcube Sayamahidaka)**

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) has been entrusted with the asset management of Landcube Sayamahidaka (the "Property"), a logistics facility located in Sayama City, Saitama Prefecture, and that we commenced management operations of this trust asset on September 26, 2024.

## **1. Features of the Property**

### **Location**

Situated approximately 1.1 km from the Sayama Hidaka Interchange on the Metropolitan Inter-City Expressway (the "Ken-O Expressway") and close to Japan National Routes 16 and 407, the Property is expected to serve as a regional distribution base for southern Saitama Prefecture and the Tama area of Tokyo, as well as a base for the broad region encompassing central Tokyo and central Saitama Prefecture. It is located within Sayama Industrial Complex, an exclusively industrial zone in which 24-hour operations are possible, and given the population density of the surrounding area, it can be regarded as a competitive logistics location in terms of securing part-time and temporary employees.

### **Facilities**

Completed in March 2024, the newly constructed building features highly versatile specifications, including an effective ceiling height of 5.5 m on each floor, a floor load capacity of 1.5 t/m<sup>2</sup>, and a pillar span of 11.5 m x 11.48 m. The truck berths on both sides of the first floor can accommodate 28 trucks at the same time, making the facility highly efficient for loading and unloading. Specifications that facilitate renting the building out in sections further enhance its competitiveness. This is a logistics facility with high environmental performance that has achieved Rank A in the CASBEE certification system.

## **2. Overview of the Property**

Location: Hirosedai, Sayama City, Saitama Prefecture

Transportation: Approximately 1.1 km from the Sayama-Hidaka Interchange on the Ken-O Expressway, and approximately 3.2 km from Sayamashi Station on the Seibu Shinjuku Line

Site area: 11,180.24 m<sup>2</sup> (approx. 3,382.02 *tsubo*)

Total floor area: 25,150.80 m<sup>2</sup> (approx. 7,608.11 *tsubo*)

Completion: March 2024

Scale/structure: Steel-framed structure with 4 floors

We will use our accumulated expertise in the area of real estate fund formation and management to create opportunities for investment in diversified real estate assets and development projects, including industrial assets centered on logistics facilities and data centers, as well as office buildings, commercial facilities, hotels, rental housing, and leasehold land.

Overall, we aim to eventually grow the asset scale of the flagship MBRM Fund to several hundred billion yen.

Related press release:

[Notice Concerning Formation of Flagship Fund \(MBRM Fund\)](#)

**Landcube Sayamahidaka**



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