

Mitsui &amp; Co., Realty Management Ltd.

**Notice Concerning Entrusted Asset Management Services**  
**(Chitose Logistics Center)**

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) acquired Chitose Logistics Center (“the Property”) in Chitose City, Hokkaido, on December 20, 2024 as an asset of the flagship fund (MBRM Fund), which was announced in a press release dated July 20, 2022, and has commenced management operations of this asset after being entrusted with the asset management thereof.

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

### **Location**

Located approximately 8.3 km from New Chitose Airport and just 2.5 km from the New Chitose Airport Interchange on the Hokkaido Expressway (the “Do-O Expressway”), the Property has excellent potential as a logistics base serving air cargo from New Chitose Airport. The Property is positioned at a waypoint between Sapporo, which is the largest consuming region in Hokkaido, and Tomakomai Port, an international hub boasting Hokkaido’s largest marine cargo handling volume, linked via the Hokkaido Expressway. It offers location advantages that make it a strategic base with a good balance between all forms of transport – land, sea, and air. Moreover, numerous warehouses and factories are located nearby, and the Property’s 24-hour operational capacity gives it significant competitive strengths as a logistics center.

### **Facilities**

As a single-story building, the Property has no need for vertical conveyance equipment or cargo handling space, contributing to improved storage efficiency. One-floor operations also reduce the time loss associated with vertical conveyance. Compared with the rest of Japan, a high proportion of Hokkaido’s logistics facilities were completed in the 1980s or earlier, and strong demand is expected in the future for logistics facilities to help deal with the ageing of these facilities. The Property has acquired BELS certification (5 Star), and offers logistics facilities with outstanding environmental performance.

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

Location: Izumisawa, Chitose City, Hokkaido

Transportation: Approximately 2.5 km from New Chitose Airport Interchange on the Hokkaido Expressway

Site area: 49,599.00 m<sup>2</sup> (approx. 15,003.69 *tsubo*)

Total floor area: 19,760.00 m<sup>2</sup> (approx. 5,977.40 *tsubo*)

Completion date: November 2017

Scale/structure: Steel-framed single-story structure

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 \(MBRM Fund\)](#)

### Chitose Logistics Center



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