

July 30, 2024

To Whom It May Concern

DAIBIRU CORPORATION

Notification of Participation in Logistics Real Estate (Automated Frozen Warehouse) Development Project in Minato-ku, Nagoya

We hereby give notification that Daibiru Corporation (Kita-ku, Osaka; Representative Director, President, and CEO Takashi Maruyama) has concluded a contract to invest in a specified purpose company for which project management is being conducted by Kasumigaseki Capital Co., Ltd. (Chiyoda-ku, Tokyo; President and CEO Koshiro Komoto) and will participate in a logistics real estate (automated frozen warehouse) development project in Minato-ku, Nagoya.



■ Perspective view of the completed building (according to current design; subject to change)

The site concerned is located about 3.3 km from the Meiko-chuo I.C. on the Isewangan Expressway and about 4.7 km from the Tsukijiguchi I.C. on the Meishi Bypass, so it is highly convenient for delivery to the greater Nagoya area. The district is an ideal location for logistics and has a concentration of refrigerated and frozen storage. Furthermore, the site is an advantageous location in terms of securing employment, since it is near Noseki Station on the Aonami Line of Nagoya Rinkai Rapid Transit Co., Ltd.

This project involves a frozen warehouse, the social need for which is increasing due to Japan's fluorocarbon restrictions coming up in 2030 and the increased consumption of frozen foods. Since automated equipment will be installed in the warehouse, the project can be expected to contribute to the effective utilization of space, work efficiency, and labor saving. Moreover, the facility will be considerate of the environment. For example, natural refrigerants will be used in the cooling equipment.

News Release

Participation in this project is consistent with our domestic business strategy of asset-type expansion, which is one of the priority strategies in the Daibiru Group Medium- to Long-Term Management Plan 2035 “BUILD NEXT.” Investment in logistics real estate that will be a cold-chain hub will also contribute to creating synergy with the Mitsui O.S.K. Lines Group, which engages in logistics centering on marine transportation.

Going forward, we will continue our endeavor to promote “BUILD NEXT.” by actively tackling the acquisition of high-grade real estate.

■ Property Outline

Name	LOGI FLAG TECH Nagoya I (tentative)
Location	3-1-3 Noseki, Minato-ku, Nagoya, Aichi Prefecture
Site area	7,083 m ² (2,143 tsubo)
Gross floor area*	21,620 m ² (6,540 tsubo)
Scheduled start of construction	Winter 2024
Scheduled finish of construction	Spring 2026

*Since the automated warehouse will be an atrium structure, the supposed total floor space is given here.

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