

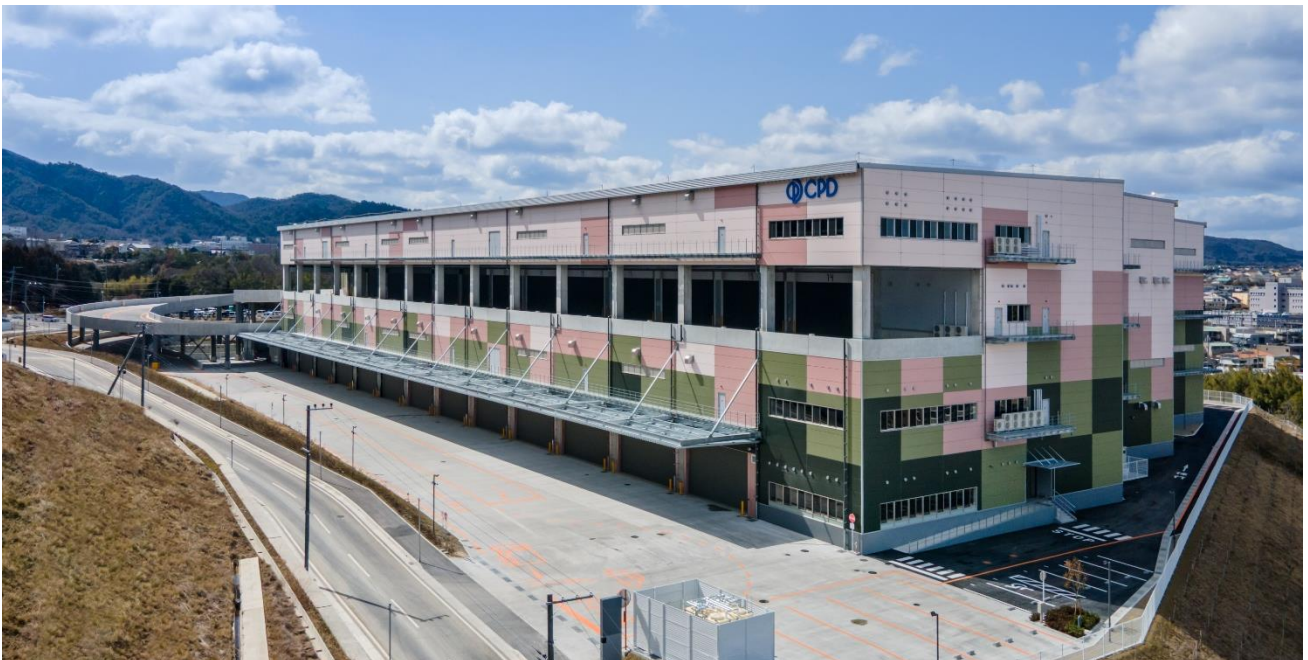
March 17, 2025

To Whom It May Concern

DAIBIRU CORPORATION

Notification of Completion of CPD Nishinomiya Kita WEST Daibiru's First Venture into the Logistics Real Estate Business

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President, and Chief Executive Officer: Takashi Maruyama) hereby gives notification that construction of the CPD Nishinomiya Kita WEST (the “Property”) was completed on February 28, 2025. The Property is a multi-tenant logistics facility developed in Kobe, Hyogo Prefecture through a special purpose company (the “SPC”) established by CenterPoint Development Inc. (Representative Director: Nobutaka Ueda; referred to as “CPD”).



The Property is a multi-tenant logistics facility located adjacent to the Hanshin Distribution Center, a logistics base in the Hanshin region. It is approximately 2 km from the Nishinomiya-kita Interchange on the Chugoku Expressway, providing easy access to expressways including the Shin-Meishin Expressway and the Hanshin Expressway No. 7 Kita-Kobe Line, offering excellent transportation convenience as a logistics facility. In addition, the Property is about a five-minute walk from the Okaba Station on the Kobe Electric Railway Sanda Line, an advantage in terms of employee commuting.

The Property features the specifications of a state-of-the-art logistics facility and also takes into consideration the workplace environment for workers by providing a shared break room, restrooms for drivers, a smoking area, and other amenities. Also, the Property incorporates various energy-saving measures to reduce environmental impact, such as high-insulation sandwich panels for exterior walls, high-efficiency air conditioning systems, and energy-saving LED lighting throughout the building. As a result, the building received an A rank under the Comprehensive Assessment System for Built Environment Efficiency

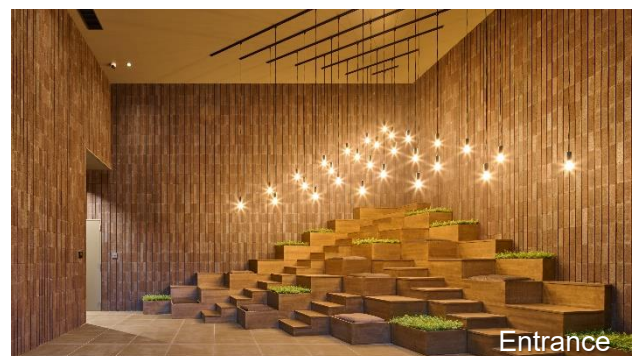
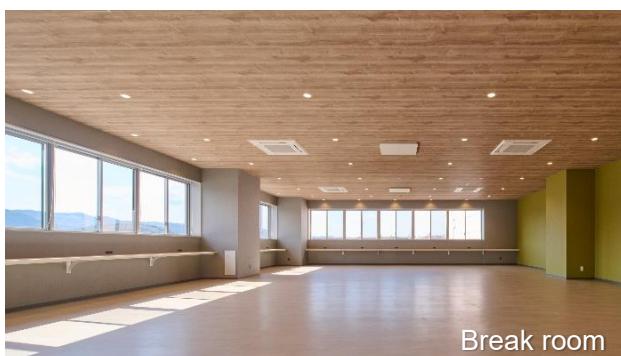
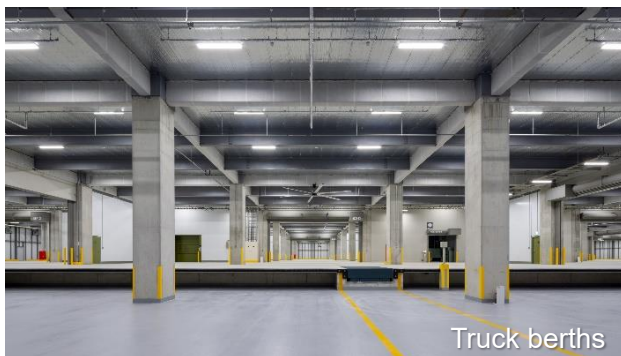
News Release

(CASBEE), a 5-star rating under the Building-Housing Energy-efficiency Labeling System (BELS), and Zero Energy Building (ZEB) Ready certification for primary energy consumption of buildings. In addition, the Property supports business continuity planning (BCP) by tenant companies by adopting features such as emergency power generators.

This project is positioned as the domestic business strategy of asset-type expansion, which is a priority strategy of the Daibiru Group Medium- and Long-Term Management Plan 2035 “BUILD NEXT.” Investment in logistics real estate is in line with the Group Vision of Mitsui O.S.K. Lines, Ltd. of developing social infrastructure businesses with a focus on the shipping business.

Going forward, we will continue to actively acquire high-quality properties and strive to advance the “Build Next.” plan.

■ Interior views



News Release

■ Property Outline

Name	CPD Nishinomiya Kita WEST
Location	1951 Okaba, Arinochoarino, Kita-ku, Kobe, Hyogo Prefecture (lot number)
Site area	53,003 m ² (16,033 tsubo)
Gross floor area	65,673 m ² (19,866 tsubo)
Structure and scale	Four-story ferroconcrete structure, partly steel-frame structure
Design and construction	TOA CORPORATION
Specifications	<ul style="list-style-type: none">·Floor load: 1.5t/m², pillar span: 11.5 m × 10.4 m, effective ceiling height under beams: 5.5 m·36 truck spaces each on the first and third floors (total of 72 spaces)·8 freight elevators and 8 vertical conveyers
Start of construction	Jun 15, 2023
Completion of construction	February 28, 2025
Certifications obtained	CASBEE construction (new construction): A rank; BELS: 5 stars; ZEB Ready

Though the SPC, Daibiru Corporation is also developing CPD Nishinomiya Kita EAST, a six-story multi-tenant logistics facility located adjacent to the Property with a gross floor area of 239,629 m². Construction is scheduled for completion in the end of July 2025.

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