

March 22, 2017

Mitsubishi UFJ Lease & Finance Company Limited

Tokyu Land Corporation

Kenedix, Inc.

**Construction Starts at the Multi-tenant Kasukabe Logistics Center
in Saitama Prefecture**

Mitsubishi UFJ Lease & Finance Company Limited (Headquarters: Chiyoda-ku, Tokyo; President & CEO: Tadashi Shiraishi), Tokyu Land Corporation (Headquarters: Minato-ku, Tokyo; President: Hitoshi Uemura), and Kenedix, Inc. (Headquarters: Chuo-ku, Tokyo; CEO & President: Taisuke Miyajima) announced today that construction has started on the Kasukabe Logistics Center (tentative name), a large-scale multi-tenant logistics facility that is being developed jointly by these three companies in Kasukabe-shi, Saitama prefecture.



The owner of the Kasukabe Logistics Center is a special-purpose company (Tokutei Mokuteki Kaisha) owned by Mitsubishi UFJ Lease & Finance, Tokyu Land and Kenedix. For this project, Kenedix is providing asset management services and Fujita Corporation is the designer and general contractor.

This project is in a prime location only about 600 meters from the intersection of National Route 16, a major loop highway called the Kasukabe-Noda Bypass, and National Route 4, which is the Koshigaya-Kasukabe/Kasukabe-Koga Bypass. Proximity to these highways provides easy access to the Iwatsuki interchange of the Tohoku Expressway and the Kashiwa interchange of the Joban Expressway. The distance to central Tokyo is only about 30 kilometers. Additionally, the Route 16 and 4 intersection is to become the site of the Showa interchange of the Higashi-Saitama Road that is now in the planning stage. This will make the Kasukabe Logistics Center's location even more appealing.

Located on a 17,951 square meter site, the building will have four floors with a total floor area of

38,853 square meters. The ground level will have truck loading docks on two sides. Furthermore, the building will have many sophisticated warehouse features to maximize the efficiency of logistics operations.

Mitsubishi UFJ Lease & Finance has provided a non-recourse loan and made an equity contribution to development projects in order to help build logistics facilities, which are the important component of social infrastructure. By providing financing, Mitsubishi UFJ Lease & Finance plans to continue to play a role in many ways in the logistics real estate sector as the demand in Japan grows for more efficient distribution operations.

The Kasukabe Logistics Center is the first time that Tokyu Land has participated in the development of this type of property. Tokyu Land is using expertise gained from involvement in a diverse array of real estate development projects to expand in the industrial and infrastructure categories. The company also wants to help meet the need in Japan for the more efficient distribution services.

Kenedix was one of the first companies in Japan to start investing and operating logistics facilities. Accomplishments include participation in the launch of Japan's first REIT specializing in the logistics facilities. At this logistics facility project, Kenedix is using asset management skills accumulated over many years to connect investors' fund management needs with investment real estate.

Overview of the plan

Location	Rokuse, Shimoyanagi, Kasukabe-shi, Saitama
Site area	17,950.53 m ²
Floor area	38,853.29 m ²
Structure	Four-story building
Construction start	February 2017
Completion	February 2018 (planned)



