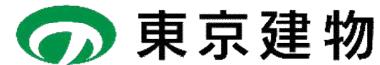


NEWS RELEASE



July 1, 2020

For Immediate Release

Tokyo Tatemono Co., Ltd.

Tokyo Tatemono's First Logistics Facility Completion of "T-LOGI Kuki"

Further Expanding Logistics Development Projects

-Four Other Facilities in Addition to Kuki Pressed Ahead for Development-

Tokyo Tatemono Co., Ltd. (headquarters: Chuo-ku, Tokyo; President and Chief Executive Officer: Hitoshi Nomura; hereafter, the "Company") hereby announces the completion of "T-LOGI Kuki" (hereafter, the "Property"), the first project of the logistics facility development business of the Company, on June 30, 2020.

The tenants for the Property will be Yamaichi Co., Ltd. (headquarters: Kumagaya-shi, Saitama; President: Naomasa Okubo) and Sagawa Global Logistics Co., Ltd. (headquarters: Shinagawa-ku, Tokyo; President: Kotoyasu Morishita), and these companies will commence operation of the facilities as their new logistics hubs in July 2020. The property management of the Property will be entrusted to Tokyo Ryutsu Center Inc. (headquarters: Ota-ku, Tokyo; President: Masamichi Ono).

The Property is a multi-tenant-type logistics facility with 4 floors above ground offering a total floor area of approximately 70,700 m² and is located in the Kukishobu Industrial Park in Kuki-shi, Saitama. Since it stands approximately 2.0 kilometers from Kuki IC of the Tohoku Expressway and approximately 3.4 kilometers from Shiraoka Shobu IC of the Ken-O Expressway and allows for easy access to expressways, it can cover the wider metropolitan area as well as the Tohoku area.

With residential areas in the neighborhood, the area offers advantages in securing workers for the facility. There is even a lounge inside the Property where employees can relax.

Following the completion of the Property, the Company is advancing the "(Tentative Name) T-LOGI Yokohama-Aoba" project aimed to be completed in spring 2022 as the second project of its logistics facility development business, and is also working to launch the "(Tentative Name) T-LOGI Narashino," "(tentative name) T-LOGI Ayase" and "(Tentative Name) T-LOGI Musashi-Hikida" projects to be sequentially completed in and after 2022. The Company will continue to further strengthen development of logistics facilities going forward.

<Exterior Photo of T-LOGI Kuki>



<Interior photo of the entrance>



<Interior photo of the lounge on the 4th floor>



<Photo of the inside of the warehouse>



<Overview of T-LOGI Kuki>

Address	8, Kawarai-cho, Kuki-shi, Saitama (residential address)
Access	Approximately 2.0 kilometers from Kuki IC of the Tohoku Expressway Approximately 3.4 kilometers from Shiraoka Shobu IC of the Ken-O Expressway
Site area	Approximately 33,100 m ²
Floor area	Approximately 70,700 m ²
Structure/floors	Steel-framed structure/4 floors above ground
Use	Warehouse, office
Design/constructor	Konoike Construction Co., Ltd.
PM	Tokyo Ryutsu Center Inc.
Construction start date	May 15, 2019
Construction completion date	June 30, 2020
Operation start date	July 1, 2020
Design supervisor	Lifestyle Institute Co., Ltd. *Including development of the brand logo

<Location Map of T-LOGI Kuki>



■Future Development of Tokyo Tatemono's Logistics Business

The logistics field has recently seen progress in shortage of labor and more-frequent small-lot shipping due to more specific and diversified needs of shippers and consumers. Furthermore, as shown in the increase in home delivery as a measure to prevent the spread of the novel coronavirus, which includes the prevalence of working from home, the importance of streamlining logistics has further grown against the backdrop of the rapid expansion of the EC field. In light of such, the needs for advanced large-scale logistics facilities as well as the needs for investment in logistics facilities are also mounting in the logistics market.

In order to respond to such needs, the Company Group will proactively develop logistic facilities by carefully selecting locations in mainly not just the Kanto area but also areas where domestic major logistics operations are concentrated while further increasing the logistics facility development menu in the CRE strategy and further utilizing land information networks, the Company's strength.

The Company aims to maximize business potential through planning of multi-tenant-type facilities, which are to be used by multiple tenants, or BTS-type facilities, which are built to suit tenants' requests, by capitalizing on its know-how as a developer and responding properly to location and tenant needs.

■ About T-LOGI



Tokyo Tatemono will provide “secure, safe and comfortable” advanced logistics facilities to customers based on its corporate philosophy of “Trust beyond the era.”

Tokyo Tatemono aims to operate the logistics facility development business that can “transport” not only the goods but also the thoughts of senders, which it calls “T-LOGI.”

The logo features a letter "T" symbolically forming a powerful arch in a free and easy manner, to express us serving as a bridge for moving on to the next stage along with our customers.

*Portal site URL: <https://www.t-logi.jp>

■Planned T-LOGI Development Projects



*All project names are tentative except for T-LOGI Kuki.

■List of Planned T-LOGI Development Projects

[(Tentative Name) T-LOGI Yokohama-Aoba]

Address:	654-1, Aza-Gikoba, Kawawa-cho, Tsuzuki-ku, Yokohama-shi, Kanagawa (lot number)
Access:	Approx. 3.0 kilometers from Yokohama Aoba IC of Tomei Expressway Approx. 4.6 kilometers from Kohoku IC of Daisan Keihin Road A 10-minute walk from Kawawacho Station on the Yokohama Municipal Subway Green Line
Site area:	Approx. 7,793.06 m ² (planned)
Floor area:	Approx. 17,068 m ² (planned)
Structure/ Floors:	Steel-framed structure/4 floors above ground (planned)
Opening:	Around spring 2022 (planned)

<Perspective Drawing of the Expected Image of
(Tentative Name) T-LOGI Yokohama-Aoba>



[(Tentative Name) T-LOGI Narashino]

Address:	2-1-92, Shibazono, Narashino-shi (lot number)
Access:	Approx. 2.9 kilometers from Yatsu Funabashi IC of the Higashi Kanto Expressway A 17-minute walk from Shin-Narashino Station on the JR Keiyo Line
Site area:	Approx. 14,008 m ² (planned)
Floor area:	Approx. 33,557 m ² (planned)
Structure/ Floors:	Steel-framed structure/4 floors above ground (planned)
Opening:	Around spring 2022 (planned)

<Perspective Drawing of the Expected Image of
(Tentative Name) T-LOGI Narashino>



[(Tentative Name) T-LOGI Musashi-Hikida]

Access:	Approx. 2.5 kilometers from Hinode IC of the Ken-O Expressway A 6-minute walk from Musashi-Hikida Station on the JR Itsukaichi Line
Site area:	Approx. 28,216 m ² (planned)

<Perspective Drawing of the Expected Image of
(Tentative Name) T-LOGI Musashi-Hikida>



[(Tentative name) T-LOGI Ayase]

Address:	8-6626-1 and 11 other lots, Fukayakami, Ayase-shi, Kanagawa (lot number)
Access:	Approx. 2.5 kilometers from Ayase Smart IC of the Tomei Expressway (scheduled to open in around summer 2021)
Site area:	Approx. 11,700 m ² (planned)
Structure/ Floors:	Steel-framed structure/4 floors above ground (planned)
Opening:	Around summer 2022 (planned)