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To whom it may concern:

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Notice Concerning the Construction of AZ-COM Matsubushi WEST, a New Logistics Center

At the Board of Directors meeting held today, the Company resolved to construct AZ-COM Matsubushi WEST, a new core logistics center in the Greater Tokyo Area that will support the medium- to long-term business growth of its major shippers from a logistics perspective, as part of “improving the top line by expanding the revenue base” in the Medium-term Management Plan.

While the Company already owns and has commenced the operation of a logistics facility (AZ-COM Matsubushi EAST) in the Matsubushi Tajima Industrial Park in Saitama, it plans to construct the new AZ-COM Matsubushi WEST so as to continue to support MatsukiyoCocokara & Co. (hereinafter “MCC”), which is one of its major customers, in driving MCC’s logistics reforms, as part of MCC’s initiative of “investing in business infrastructure for co-creating value” aimed at enhancing the sophistication of MCC’s logistics operations (logistics center functions).

AZ-COM Matsubushi (WEST and EAST) will function as the core of the Group’s delivery network across the entire Greater Tokyo Area as it takes advantage of its location within a 25-kilometer radius of the center of Tokyo and its accessibility has been further improved since the opening of the Higashi-Saitama Road last year. In addition to such role, the center aims to construct a comprehensive logistics platform, which ensures the safety and security of local communities by also functioning as a BCP logistics base with a seismic isolation structure adopted for both buildings and is equipped with state-of-the-art facilities that respond to changes in the economy and society.

By realizing this investment, the Group will strengthen its revenue base to build itself into a high-revenue company, which is one of the core targets of the Medium-term Management Plan, and strive to achieve stable and continuous improvement of corporate value.

1. Overview of the New Logistics Center

- (1) Name: AZ-COM Matsubushi WEST
- (2) Location: 1-1 Tajima Minami, Matsubushi-machi, Kitakatsushika-gun, Saitama [*1]
- (3) Site area: 116,379.45 m² (35,204.78 tsubo; the area of the entire land acquired in July 2022)
- (4) Total floor area: 121,370.16 m² (36,714.47 tsubo)
- (5) Structure, etc.: PCaPC (Precast Prestressed Concrete) structure, seismic isolation structure, emergency power generator (1,400 kVA), facial recognition security, etc.
- (6) Construction period: Start of construction in March 2026, completion in September 2028 (scheduled)
- (7) Total investment: 48.9 billion yen

(8) Financing: Own funds and borrowings from financial institutions

[Note]

As announced in the “Notice of Construction of a New Food Logistics Center and Conclusion of an Agreement for a Syndicated Term Loan with a Commitment Period” disclosed on April 21, 2023, the construction works of the logistics centers at this site are divided into two phases, and this project constitutes the second phase.

[*1] As the site is adjacent to the Higashi-Saitama Road (opened in June 2025), the access to the expressway (Gaikan Expressway) is expected to improve greatly in the future. In addition, the creation of a network that circumvents the anticipated inundation area at the time of a river flood, following the opening of the dedicated section (elevated lanes), is highly expected to facilitate support activities and the transportation of goods during a disaster.

2. Impact on Financial Results

As the construction of the logistics center is scheduled to be completed in September 2028 and the start of operation sometime around April 2029, its impact on the consolidated financial results of the Group for the fiscal year ending March 2026 is expected to be insignificant. However, if any significant impact of this project is recognized in the future, the Company will promptly disclose the information.

[Future Image of AZ-COM Matsubushi (panoramic view)]



AZCOM Matsubushi Location

AZ-COM Matsubushi will achieve dramatic improvements in logistics efficiency by eliminating “wasteful inventory” and “unreasonable and wasteful deliveries” across the supply chain through its logistics platform.

Joban Expressway / Nagareyama IC: 15 min
Ken-O Expressway / Satte IC: 30 min
Tohoku Expressway / Urawa IC: 30 min
Tokyo Gaikan Expressway / Misato IC: 20 min

Partial Opening of the Higashi-Saitama Road (June 2025)

The Higashi-Saitama Road (approximately 17.6 km, from the Gaikan Expressway in Yashio City to Japan National Route 16 in Kasukabe City) opened a 3.8 km section from Kawafuji in Yoshikawa City to Tajima in Matsubushi Town on June 1, 2025, bringing the total opened length from the starting point to 9.5 km when combined with the already opened 5.7 km section. It will complement expressways such as the Tohoku Expressway and the Joban Expressway, helping to ease traffic congestion on Japan National Route 4, support development projects along the Hi-gashi-Saitama Road corridor, and secure alternative routes in the event of disasters.

[Architectural Renderings of WEST (close-range view; the building at the back is EAST)]

