MEDIA RELEASE

For Immediate Release

ESR Breaks Ground on Landmark US$762 Million Logistics Development in Greater Tokyo

- *Backed by leading global and Japanese institutional investors, Higashi Ogishima Distribution Centre B will deliver c. 310,000 sqm of next-generation logistics space in Greater Tokyo*
- *Marc Newson-designed façade and ESR's human-centric approach aim to reimagine large-scale logistics real estate through design, performance and the workplace experience*



Artist's impression of ESR Higashi Ogishima Distribution Centre B, with façade designed by Marc Newson

TOKYO, 20 November 2026 – ESR today broke ground on a US$762 million (JPY 120 billion), 310,000 sqm logistics development in Kawasaki, Greater Tokyo, together with a consortium of leading global and Japanese institutional investors.

Higashi Ogishima Distribution Centre B ("HOB"), scheduled for completion in the second quarter of 2029, will deliver next-generation logistics space in one of Japan's most sought-after markets against a backdrop of strong customer demand and moderating new supply. The nine-storey development will combine scale, operational performance and resilience with a distinctive façade designed by internationally renowned industrial designer Marc Newson.

HOB is the second building within ESR Higashi Ogishima Distribution Centre, a multi-year development that began with ESR's acquisition of both sites in 2016. Together with the 350,000 sqm Higashi Ogishima Distribution Centre A ("HOA"), completed in 2023 and currently over 87% occupied, the development will provide around 660,000 sqm of logistics space in Greater Tokyo.

Stuart Gibson, Co-founder and Co-CEO, ESR, said, “HOB is the second phase of a multibillion-dollar development we have been working towards for a decade, and will be our largest and most valuable investment in the Kanto region. Everything we have learned as Japan’s leading new economy developer is reflected in this building: the skills, the relationships and the innovation. Together with HOA, we are creating a next-generation logistics hub in one of Japan’s most sought-after markets.

“With Marc Newson’s bold façade, a people-first approach and strong resilience, HOB is built to stand out, but it also has to perform. Our ambition is to create the finest logistics property in Japan: a building customers want, that works hard for their businesses, and that is highly profitable and accretive for our investors. Beautiful, in demand and delivering returns, all at once. I am enormously proud of the team that has stayed with this over the years, and of the investors who have backed us.”

Marc Newson’s design brings a distinctive architectural identity to HOB. Applied across the development’s façade, his approach challenges the traditionally functional aesthetic of logistics real estate, showing how bold design can complement operational performance.

Marc Newson said, “Industrial design has always been about finding better ways for form and function to work together. HOB is an opportunity to apply that thinking at an extraordinary scale, giving a highly functional building a distinctive, instantly recognisable identity. A logistics building by definition is straightforward, which makes it an exciting canvas. Here, the scale of the building and the fact that you can see it from the air gave us the opportunity to turn it into a beacon, something as dynamic at night as it is during the day.”

ESR brought together 23 leading Japanese investors, alongside a long-standing European capital partner, to develop HOB, demonstrating continued institutional demand for high-quality logistics real estate in Greater Tokyo. The investment comes amid favourable fundamentals for large multi-tenant logistics properties, with new supply expected to contract through 2027, alongside rising rents and declining vacancy.[1]

Pierre-Alexandre Humblot, Managing Director, Private Capital, ESR, said, “The breadth of the investor group behind HOB underscores both the strength of the investment proposition and the confidence of our capital partners in ESR’s ability to deliver. Assets of this quality and scale in Greater Tokyo are rare and increasingly difficult to replicate. Our focus is on putting capital to work where strong market fundamentals and our development capabilities can create lasting value for our partners.”

HOB is strategically located with access to major transportation nodes, including Haneda Airport, and a substantial labour pool serving the Greater Tokyo market. Neighbouring HOA is occupied by customers across third-party logistics, healthcare logistics, manufacturing, e-commerce and retail, demonstrating the depth and diversity of demand in the location.

Chris Yusuke Takahashi, Managing Director, Business Development & Capital, ESR, said, “The strong demand we are seeing at HOA reflects what customers value in this location. HOB brings together excellent connectivity, access to a deep labour pool and the operational performance businesses need with a workplace designed around the people who use it. It is a combination that supports efficient operations and helps our customers attract and retain talent in a competitive labour market.”

ESR’s human-centric approach extends throughout the development, with retail, relaxation, green and shared spaces and amenities designed to enhance the workplace experience and support employee wellbeing.

[1] ESR analysis based on CBRE Research ‘Quarterly Japan Logistics Market Report’, Q3 2026.

HOB will feature a double ramp configuration for efficient vehicle access, flexible and environmentally conscious building specifications, and resilience features, including seismic base isolation and emergency power systems.

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About ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres and infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors. We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in the Middle East and Europe. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities we serve to thrive for generations to come. Visit www.esr.com for more information.

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