



innoba OTA

Mitsubishi Corporation
Urban Development, Inc

Multi-tenant factory and R&D facility “innoba” opened in 2023!!

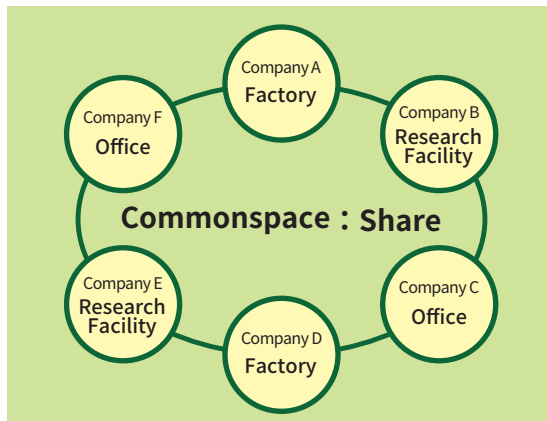
“innoba”, a complex facility that will serve as an operational base for manufacturing, research and development (R&D), and start-up companies in Tokyo, opened in 2023 in Ota Ward, Tokyo. Haneda Airport and the Keihin area can be easily accessed from this facility.



CONCEPT

Concept of “innoba”

01. SHARE



“innoba” is a rare, privately owned and operated facility in Japan. By sharing space beyond manufacturing and R&D, tenant areas can be efficiently planned and laid out. This fosters interaction and cooperation among the tenant companies.

02. INNOVATION



Strengthen relationships among tenant companies and with Ota Ward network and support the creation of new business opportunities and innovation from hardware and software perspectives.

03. STEP UP



Supports tenant companies seeking business growth and development. This is an ideal location for business expansion not only in the Tokyo and Yokohama/Kawasaki areas but also overseas.

LOCATION & ACCESS

It is located along Daiichi Keihin, a six-minute walk from Rokugodote Station on the Keikyū Main Line.

The area has good road access to Tokyo and Kanagawa due to Daiichi Keihin. It also has good access by rail, bus, and Haneda Airport. Additionally, the Rokugo area, where the planned site is located, is an area in the ward with a particularly high concentration of manufacturers.



Haneda Airport

[20-minute from “innoba”]

As the “gateway to the sky” connecting the Tokyo metropolitan area with Japan and the rest of the world, Haneda is the largest airport in Japan, hosting about 82 million passengers per year.



Daiichi Keihin

A National highway, which is a major artery for the life and logistics industries, connecting central Tokyo and the Keihin area of Kawasaki and Yokohama.



Rokugodote Sta. (Keikyū line)

[25-minute from Shinagawa Sta.
1-minute from Keikyū-kamata Sta.]

Several restaurants, convenience stores, supermarkets, and other establishments are located in front of the station which convenience in daily life.

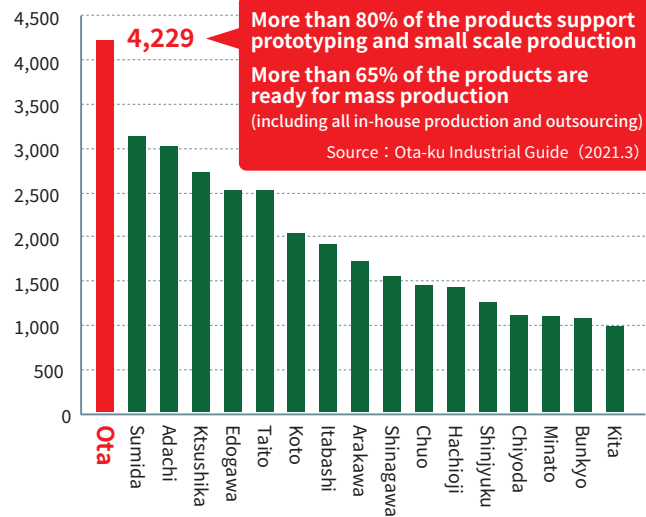
MARKET – Industrial Location of Ota Ward –

An industrial location in Ota Ward, Tokyo that has a high affinity with “innoba”

Ota Ward, where “innoba” is located, is known as a "manufacturing town" and is home to a concentration of highly skilled companies that support Japan's manufacturing industry.

Tokyo Number of manufacturing establishments (Top)

Source : 2016 Economic Census — Activity Survey



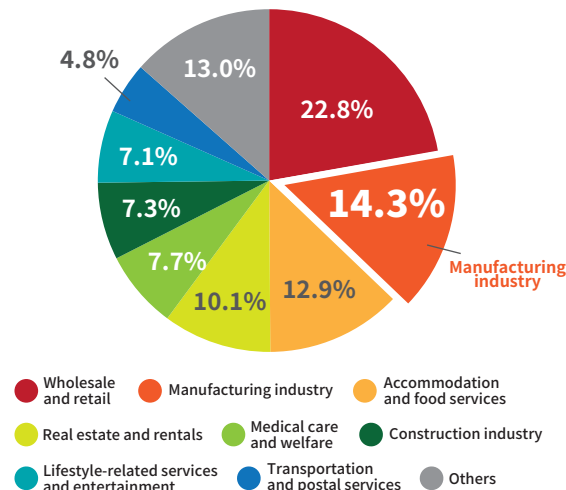
More than 80% of the products support prototyping and small scale production
More than 65% of the products are ready for mass production (including all in-house production and outsourcing)

Source : Ota-ku Industrial Guide (2021.3)

Ota Ward has the largest number of manufacturing facilities in Tokyo (~10%).

Industrial Composition of Ota Ward, Tokyo

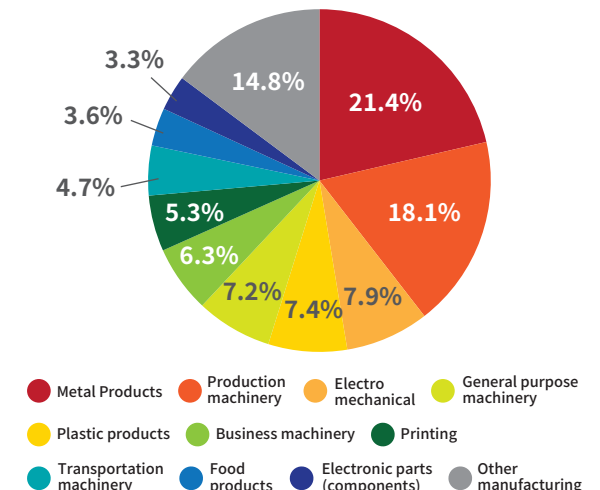
Source : 2016 Economic Census — Activity Survey
(For establishments with 4 or more employees)



Among all industries in Ota Ward, the “manufacturing and production” sector constitutes the second largest number of business establishments, at 14.3% of the total, which is significantly higher than in Tokyo as a whole.

Number of manufacturing establishments in Ota Ward

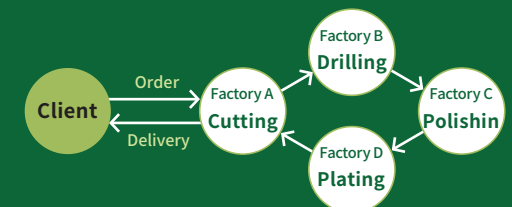
Source : 2016 Economic Census — Activity Survey
(For establishments with 4 or more employees)



In Ota Ward, the most common industries are those involving metal product manufacturing, production machinery, and electrical machinery; furthermore, machinery and metal processing are thriving.

Network of factories suitable for collaboration

In Ota Ward, multiple factories undertake their own specialized processes and can deliver small-scale production in short time. This is part of a growing collaborative and network-based approach, making the area highly compatible with startup companies. Another crucial advantage is their ability to cater customer needs, such as detailed specifications and fine machining adjustments based on their particular skills.



POINT OF “innoba”

We provide an environment where you can focus on your business with facility design, shared equipment, and operations for manufacturing and R&D.

POINT 01

PLANNING

Facility design (ceiling height/floor load/hallway width/electric capacity, etc.) that considers the height and weight of machinery to be installed by the manufacturing and R&D companies, as well as the transport lines for carrying the machinery.

POINT 02

FACILITY

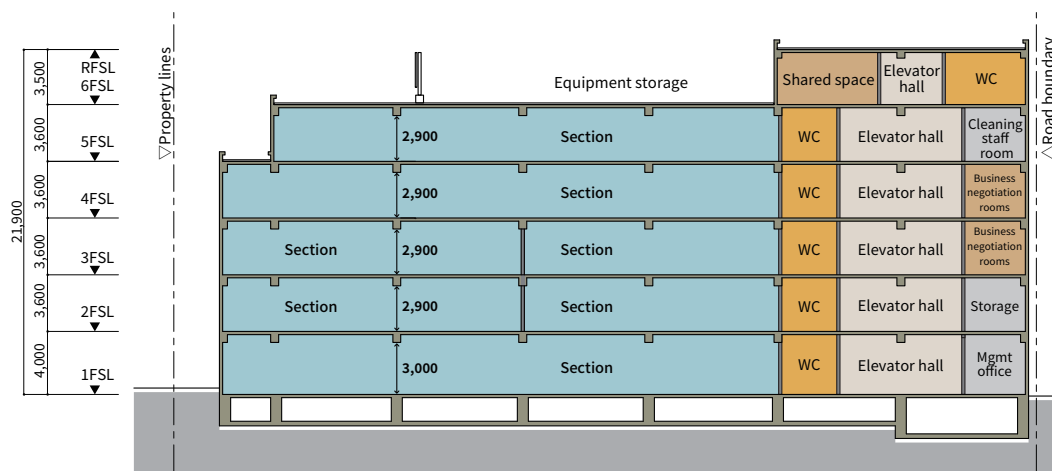
Providing shared spaces such as loading docks, meeting rooms, and business negotiation rooms, that are shared by tenant companies, with dedicated areas for the exclusive use of manufacturing and R&D.

POINT 03

OPERATION

Enhancing collaboration and interaction among tenant companies and similar facilities in Ota Ward, and implementation of networking events.

Enabling flexible use, such as using the first floor as a factory and the second and higher floors as offices.



East-west cross-section

■ Building Specifications

| Dedicated areas | | Common areas | |
|---------------------------|---|------------------|---|
| Area | 61m ² ~229m ² /Section (Removable partitions between adjacent sections) | Freight elevator | Loading capacity : 2t Door : W1.7m×H2.1m Cabin : W2.2m×D2.8m×H2.1m |
| Ceiling height | 1F : Max. height 3.0m* 2~5F : Max. height 2.9m* | Hallway width | 1F : 3.9m 2~5F : 1.8m |
| Floor load | 1F : 1.5t/m ² 2~3F : 1.0 t/m ² 4~5F : 0.8t/m ² | Others | Loading docks • Meeting rooms • Business negotiation rooms • Rooftop terrace |
| Opening | 1F : Max. W3.0m×H2.5m 2~5F : Max. W1.8m×H2.1m | | |
| Electric capacity (power) | 1F : Max. 約850VA/m ² 2~3F : Max. 約600VA/m ² 4~5F : Max. 約300VA/m ² | | |

* under beam

LAYOUT PLAN

1F

The first floor has a layout plan and specifications suitable for use as a factory with large machinery.

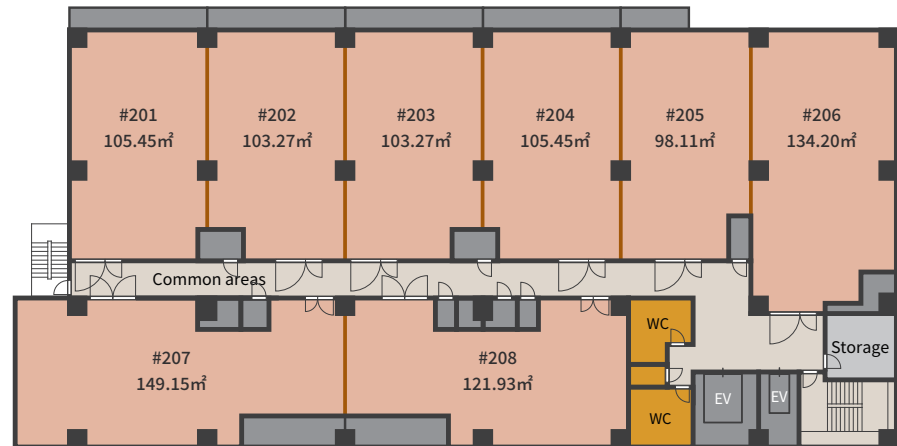


LAYOUT PLAN

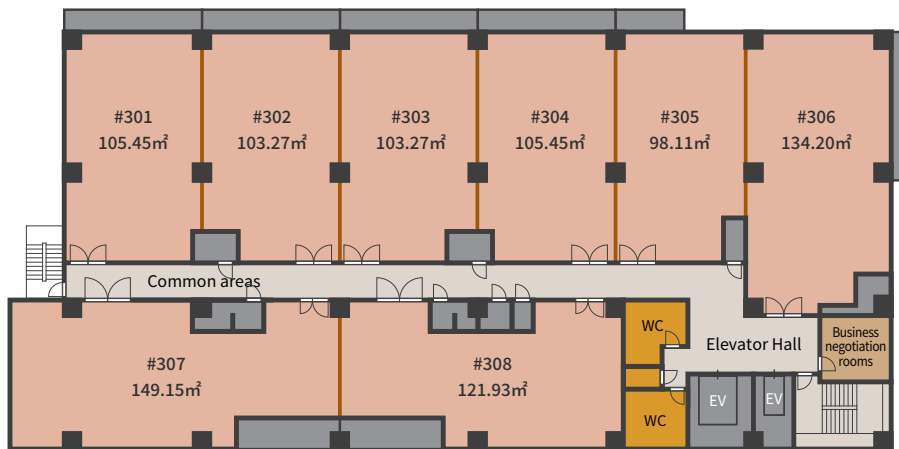
2F-4F

Floor above the second floor have specifications for various purposes, such as factories, research facilities, offices, etc.

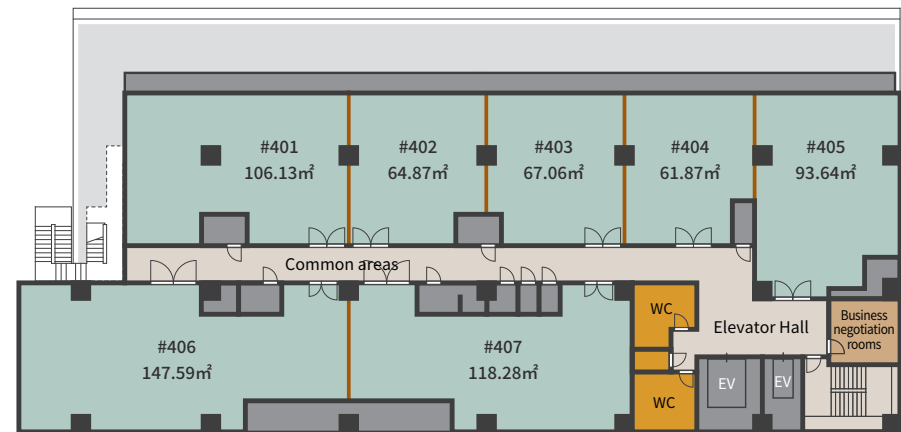
— Removable partitions between adjacent sections



2F



3F

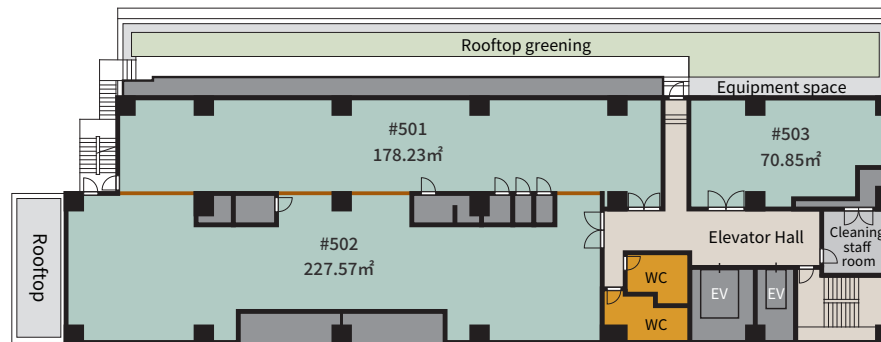


4F

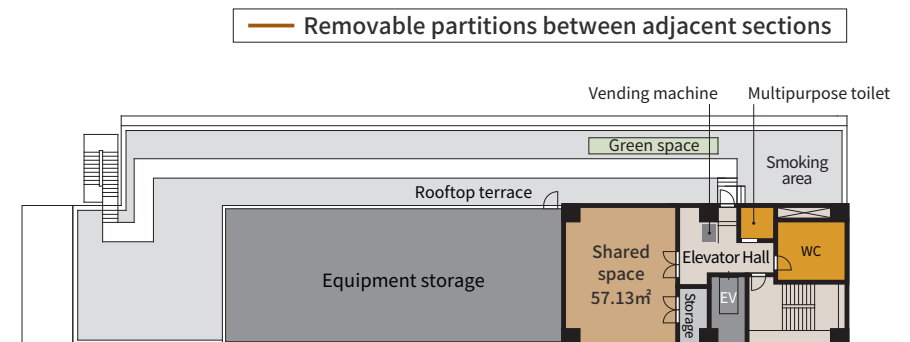
LAYOUT PLAN

5F-6F

On the 6th floor, there is a common space for use by tenant companies and a rooftop terrace where workers can relax.



5F



6F



Dedicated areas



Business negotiation rooms



Common area



Rooftop terrace

NEW VALUE – Initiatives to Enhance the Value of Tenant Companies –

Support the business expansion and enhance the corporate value of tenant companies

As a shared industry creation and support facility, we will support the business expansion of tenant companies by offering an accelerator program (planned), while actively addressing ESG issues and contributing to the enhancement of corporate value.

Accelerator Program : Supporting companies looking ahead to develop sales channels and expand their business as a facility



※This information is subject to change.

SUPPORT SYSTEM – Reference: Ota Ward Support System –

Comprehensive ward support system as a "manufacturing town"

Companies located in Ota Ward can take advantage of various support programs provided by the ward to maintain high levels of technology, an optimal manufacturing environment, and develop new businesses.

SUPPORT

1

Support for companies to put down roots in Ota Ward

Subsidies for the establishment of bases for R&D companies and others

Support for R&D-oriented companies and manufacturing companies that promote development in collaboration with companies in Ota Ward, and companies that support manufacturing (mechanical design, software, etc.) to establish themselves in Ota Ward

Target group

- Fabless companies
- Manufacturing Support Companies
- Small and medium enterprises engaged in manufacturing

Subsidy

Maximum 3-million-yen

- ※ 1/3 of eligible expenses
- ※ Total eligible expense amount of at least ¥500,000

Eligible expenses

1. Expenses related to new construction, purchases, extensions and renovations
2. Expenses related to the development of workplaces for conducting R&D
3. Expenses related to the maintenance of building incidental facilities (In the case of a lease agreement, expenses can be calculated for up to one year.)
4. Transportation and installation costs of equipment necessary for operations associated with the relocation

SUPPORT

2

Follow-up system for companies locating in the district

One-stop service by the Ota Ward Industrial Plaza

Domestic Trade Expansion Business

- Receives inquiries from clients and provide introductions to companies (order placement and receipt consultation)
- Large-scale order placement and receipt meetings are held on a regular basis
- Promote matching projects with R&D personnel from companies and universities

Overseas Development Support Business

- Provide individual consultations and seminars imparting basic knowledge of overseas transactions
- Support business meetings with overseas companies and exhibitions at overseas trade fairs
- Support for preliminary surveys, etc. for establishing a local subsidiary.

Support project by the Jonan Branch of the Tokyo Metropolitan Industrial Technology Research Institute

- Plan/support materials evaluation and manufacturing based on nanotechnology
- Testing and equipment usage on request with various facilities
- Evaluation testing in accordance with overseas standards

Support project by Jonan Branch of Tokyo Metropolitan Small and Medium Enterprise Support Center

- Comprehensive support including management consultation, holding seminars, and cross-industry exchanges
- Providing transaction information, etc.
- Business Challenge Dojo
- Consultation on Intellectual Property, etc.

SUPPORT

3

Promote R&D through industry-academia collaboration

R&D Matching System

Introducing Ota Ward companies as partners in joint R&D and industry-academia collaboration for corporate R&D and university researchers (matching information is also posted on a specialized website "mirai").

- R&D departments of private companies
- University Laboratory
- Public research institution

Finding a development partner

WEB site/ Corporate PR brochures, etc.
Introducing the technology of Ota Ward companies

Providing technical capabilities

Companies registered in Ota Ward

Engineers from a wide variety of fields

Specializes in proposal and production of prototypes and custom equipment

Prototype order

Experimental equipment

Joint R&D

mirai WEB site www.mirai-ota.net

This information is current as of November 2021 and is subject to change.

“innoba OTA” outline

| | |
|------------------------|--|
| Location | 4-32-6, Nakarokugo, Ota-ku, Tokyo |
| Access | 6-minute from kekyu Line Rokugodote Sta. and 10-minute from Zoshiki Sta. (on foot) |
| Structure/Scale | Reinforced concrete/6 floors above ground |
| Site Area | 1,695.13 m ² |
| Total Floor Area | 5,194.06 m ² |
| Number of Section/Area | 32 sections (61~229 m ²) |
| Parking | 16 units (Including handicapped access and cargo handling) |
| Opening Date | August 2023 |

Project Entity • Contact

Mitsubishi Corporation Urban Development, Inc

naka6@mcud.co.jp

<https://www.ad.mcud.co.jp/naka6/>

Project Entity outline

| | |
|-------------------|---|
| Company name | Mitsubishi Corporation Urban Development, Inc |
| President and CEO | Kenji Morita |
| Headquarters | Toho Hibiya promenade Bldg 7 floor, 1-5-2, Yurakucho, Chiyoda-ku, Tokyo |
| Date Established | May 2007 |

Projects of development • Management and Operating



MCUD Kawasaki I



MCUD Ageo



MCUD Yachiyo [Sold]



Machinoma Ohmori [Sold]
(commercial facility)



Yokohama Red Brick operating business
(Operated by subsidiary)

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