

June 10, 2025

To Members of the Press

Nippon Steel Kowa Real Estate Co., Ltd.

**Nippon Steel Kowa Real Estate Participates in Its Second Overseas
Logistics Facility Development Project**
Development of a Large-Scale Logistics Facility in Buford, Georgia, U.S.

Nippon Steel Kowa Real Estate Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Masahiro Miwa) hereby announces its participation in a logistics facility development project (hereinafter the “Project”) in Buford, Georgia, U.S., promoted by leading U.S. developer Trammell Crow Company (headquartered in Dallas, Texas; led by CEO Danny Queenan) and CBRE K.K. (headquartered in Chiyoda-ku, Tokyo; led by Representative Director, President and COO Takashi Tsuji). The Company is joining the project alongside Hankyu Hanshin Properties Corp. (headquartered in Osaka-shi, Osaka; led by Representative Director, President and CEO Yasuki Fukui) and Keihanshin Building Co., Ltd. (headquartered in Osaka-shi, Osaka; led by President and CEO Tsuneo Wakabayashi).

To date, Nippon Steel Kowa Real Estate has been involved in the development and operation of 18 logistics facility projects in Japan under its flagship brand, LOGIFRONT. Building on the Company’s first overseas logistics facility development project, which it undertook in November 2024 with the aim of further expanding its logistics facility development business, this Project marks the Company’s second overseas logistics facility development venture.

■ **Features of the Project**

The Atlanta metropolitan area in Georgia is the largest economic and logistics hub in the southeastern U.S., with a population of approximately six million (the sixth highest in the United States). Home to Hartsfield-Jackson Atlanta International Airport, which ranks first in the world in aircraft arrivals and departures, as well as a concentration of major transportation infrastructure such as railways and highways, the region has grown into a logistics hub boasting the fourth-largest market size in the country. The site is located in close proximity to Interstate Highways I-85 and I-985, which serve as key transportation infrastructure, and the area is expected to see growing demand for logistics facilities for urban deliveries and long-distance domestic transportation.



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News Release



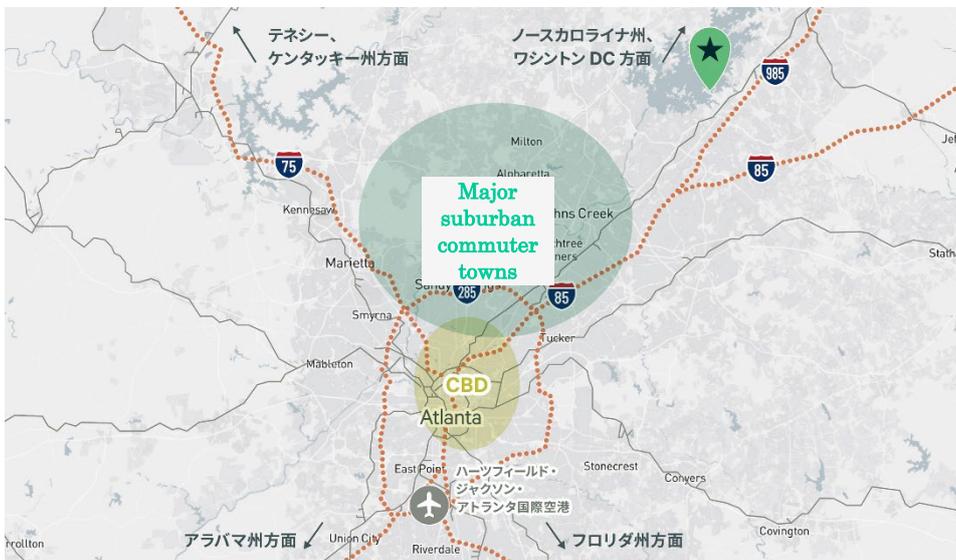
▲ Conceptual rendering of the planned exterior

■ Project Overview

Address	3228 Whidby Road, Buford, GA 30518
Lot Area	Approx. 233,500 m ²
Total Floor Area	Approx. 63,800 m ²
Structure & Number of Floors	Steel structure, single-story
Construction Period	May 2025–Fall 2026 (planned)
Construction	A.L. Grading (land development) and The Conlan Company (construction)

Note: The information above is subject to change.

■ Location Maps



■ About Nippon Steel Kowa Real Estate's Logistics Facility Projects

Nippon Steel Kowa Real Estate launched the LOGIFRONT Business Promotion Department (now the Logistics Division) in April 2018. Logistics facility development has become a core business for the Company, alongside its building and residential businesses, with projects primarily in the Greater Tokyo Metropolitan area, as well as the Chubu and Kansai regions. Today, under its flagship brand LOGIFRONT, the Company develops and operates advanced logistics facilities designed to meet diverse customer needs, such as LOGIFRONT Koshigaya I and LOGIFRONT Amagasaki II.

Drawing on the experience gained from the development of MFLP/LOGIFRONT Tokyo Itabashi, a joint project with Mitsui Fudosan Co., Ltd. completed at the end of September 2024, the Company plans to respond to diverse corporate needs and expand beyond logistics facilities to actively pursue industrial real estate projects, such as warehouses equipped with cranes, warehouses for hazardous materials, refrigerated and frozen warehouses, R&D facilities, industrial support facilities, data centers, and more.

Going forward, the Company will continue monitoring market trends to seek out attractive business opportunities and actively move forward with initiatives both in Japan and overseas.

■ Project Partners

Trammell Crow Company

Trammell Crow Company is one of the leading developers in the U.S., with over 75 years of history since its establishment in 1948. To date, the company has developed or acquired approximately 2,900 buildings, totaling a value of USD 75 billion and a floor area of 655 million square feet. Since joining the CBRE Group in 2006, the company has carried out real estate development activities from 28 locations across the United States and Europe.

CBRE K.K.

CBRE K.K. is the Japan-based subsidiary of the CBRE Group, a global leader in commercial real estate services. Since its establishment in 1970, the company has spent more than half a century providing comprehensive real estate solutions for corporations, offering 17 wide-ranging service lines nationwide, including real estate leasing and sales brokerage, various advisory and property management functions, and real estate appraisal. In this project, the company will be responsible for providing asset management services for investors.

Hankyu Hanshin Properties Corp.

- Trade Name: 阪急阪神不動産株式会社
English Name: Hankyu Hanshin Properties Corp.
- Representative: Yasuki Fukui, Representative Director and President
- Head Office: Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka
- Established: February 17, 1947

- **Business Activities:** Office and commercial facility leasing, real estate development, area management, real estate funds, sales and leasing of condominiums, sales of detached houses and residential land, brokerage, renovation, leasing management, land utilization, etc.

Keihanshin Building Co., Ltd.

Since its establishment in 1948, Keihanshin Building has developed a leasing business encompassing a wide range of facilities to meet evolving needs, including data center buildings, office buildings, and commercial facilities. In addition to investing in U.S. real estate and pursuing new business initiatives, the company seeks to deliver high-value business spaces and build assets that will be carried forward to the next generation.