

April 24, 2025

Chuo-Nittochi Group Co., Ltd

## Participation in Logistics Facility Development Project in North Las Vegas, Nevada, USA

~First Logistics Development Project in the U.S. West Coast~

Chuo-Nittochi Group Co., Ltd. is pleased to announce that its subsidiary, Chuo-Nittochi Co., Ltd. (President & CEO: Kiyoshi Miyake; headquarters: Kasumigaseki, Chiyoda-ku, Tokyo), has agreed with MBK Industrial Properties (hereinafter, "MIP"), a wholly owned subsidiary of MBK Real Estate, which is a U.S. subsidiary of Mitsui & Co., Ltd. (President & CEO: Kenichi Hori; headquarters: Otemachi, Chiyoda-ku, Tokyo), to participate in a logistics facility development project in North Las Vegas, Nevada. This project is the second logistics development venture for our group in the U.S., following a project in Suffolk, Virginia, on the East Coast. The completion is scheduled for in April 2026.

The Las Vegas area has recently gained attention as a logistics hub due to its geographic advantage as a distribution center to major Western cities such as those in California and Arizona. North Las Vegas in particular is an area where logistics facilities are concentrated, offering excellent access to Interstate Highway 15 (I-15), providing convenient connections to major Western U.S. cities and central Las Vegas. The Las Vegas area is not only known for its entertainment industry but is also developing various industries beyond tourism, supported by Nevada's business-friendly environment with no state income tax. Additionally, it is establishing itself as an important distribution hub in the Western United States, offering lower operating costs compared to California's major logistics centers.

Chuo-Nittochi Group has previously participated in multi-family residential and mixed-use development projects in the United States. In October 2023, Chuo-Nittochi Group partnered with the Mitsui & Co. Group on our first collaborative project, a senior living facility in California. This logistics development marks our second joint project. Chuo-Nittochi Group will continue to actively engage in businesses that support people's enriched lifestyles by accurately identifying social trends and needs.



#### ◆Project Overview

This project will be developed through a joint venture between Chuo-Nittochi II LLC, a 100% subsidiary of Chuo-Nittochi America Corporation (the U.S. subsidiary of Chuo-Nittochi), and MIP, on an approximately 58,000 m<sup>2</sup> site in North Las Vegas.

The property is strategically located in North Las Vegas, just 30 minutes by car from central Las Vegas and 5 minutes from the nearest highway interchange. The development plans call for a state-of-the-art logistics facility with a total floor area of approximately 29,000 m<sup>2</sup>.



Exterior Image

\*The exterior image used in this news release is a rendering of a similar property.  
The actual completed project may differ from this image.

#### ◆Property Overview

Location	Nevada Sloan and Fisher Avenue, North Las Vegas, NV
Use	Logistics Facility
Structure	Reinforced concrete construction, Single Story
Site Area	Approx. 58,679 m <sup>2</sup>
Total Floor Area	Approx. 29,553 m <sup>2</sup>

#### ◆Schedule

Construction Start	June 2025 (planned)
Completion	April 2026 (planned)

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