



SPACE FOR SMART COMPANIES



OUR LARGEST EVER DEVELOPMENT PROJECT

Goodman Joso | Joso 2

+ Goodman Joso 2 scheduled for completion by the end of fiscal year 2024, following the successful launch of Goodman Joso in summer 2023

Excellent accessibility

- + Immediately adjacent to Joso Interchange on the Ken-O Expressway, with excellent toll-free access routes
- + Strategic location along Route 294 (a four-lane arterial road), also near Yawara Interchange on the Joban Expressway
- + 60 minutes to Tokyo CBD

High potential catchment for workers

- + Good catchment area with strong potential for attracting and retaining employees
- + Plans to provide a shuttle bus service between Goodman Joso and multiple railway stations on the Tsukuba Express line for workers

Attractive amenity

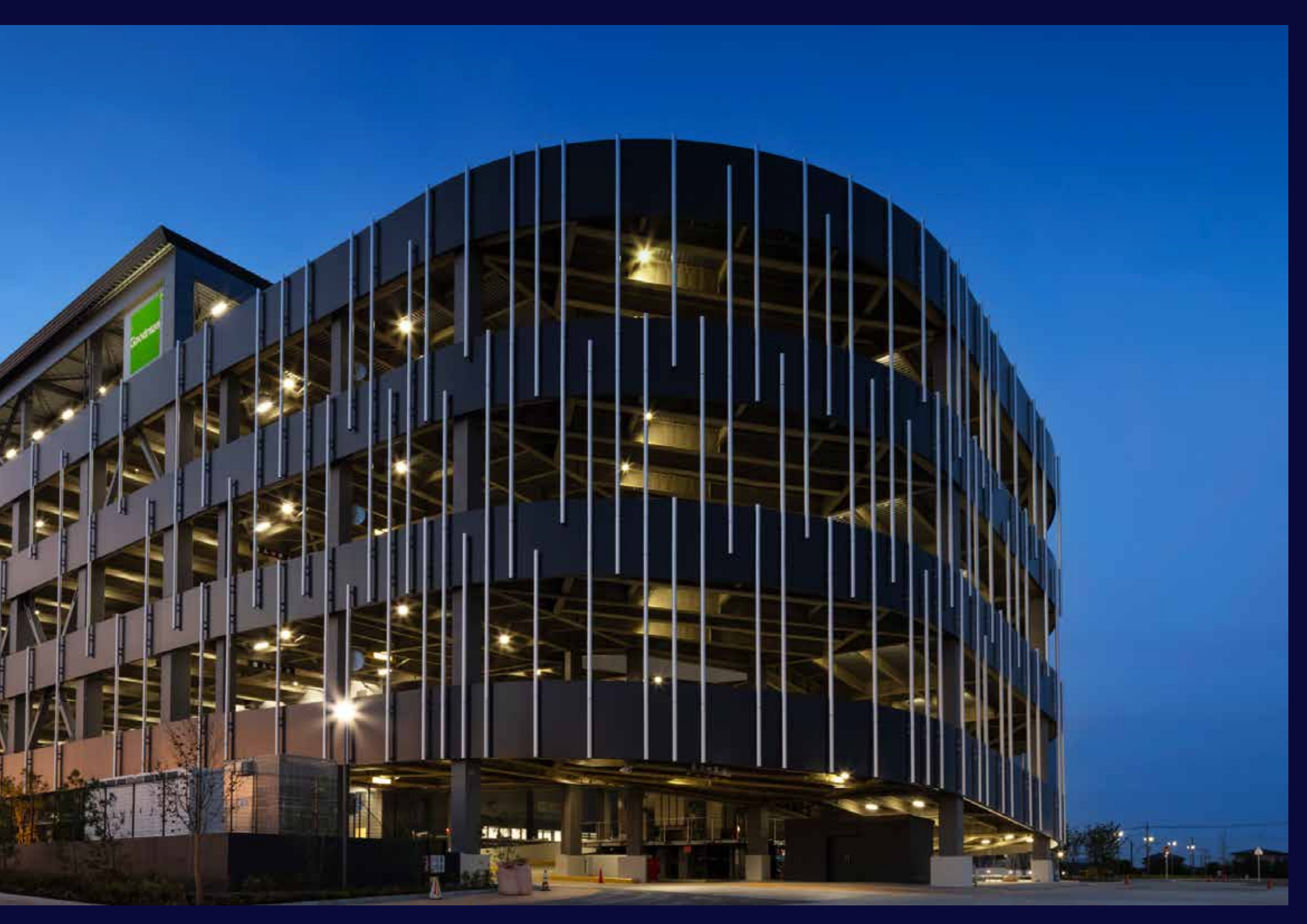
- + Adjacent to newly-built road station amenity facility, including a Tsutaya bookstore, café, playground, restaurant, spa facilities and urban park, creating a modern and integrated townscape

Competitive rent offering

- + Most competitive rent for customers to excel in the face of rapidly rising land prices and construction costs.

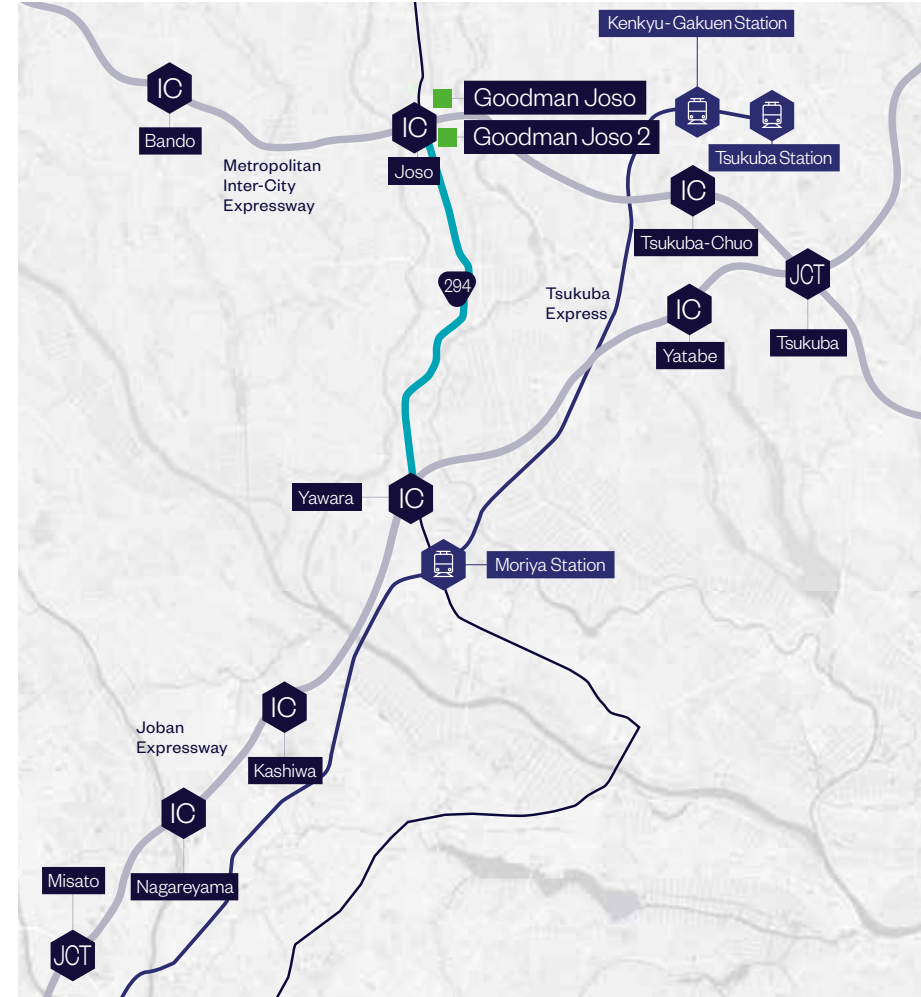
AN OUTSTANDING OPPORTUNITY





LOCATION ACCESS





13km

To Yawara IC
on the Joban
Expressway



50km

To Tokyo CBD



60min

To Tokyo Station
From Mistukaido Station
Tokyo-Akihabara -
Moriya -Mitsukaido



60min

To Haneda Airport
Narita Airport
Ibaraki Airport

EMPLOYEES



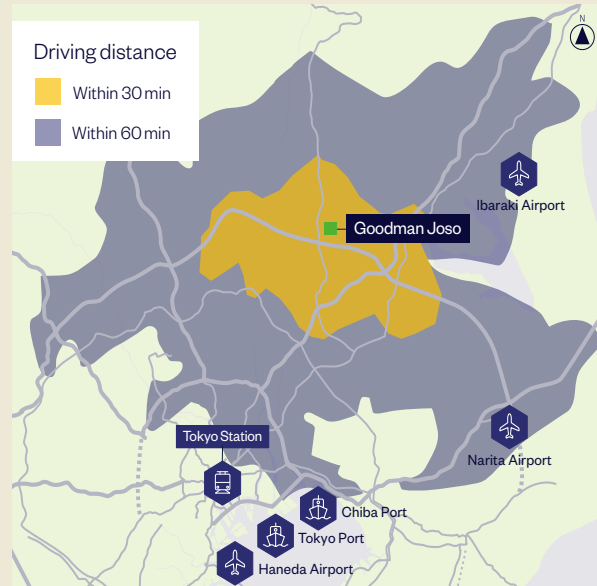
Population of 865,000 within a 30-minute drive time, providing a high potential labour catchment

Joso City's initiatives to promote employment and residential development

- + Executed an agreement with the Labour Office of Ibaragi Prefecture in relation to employment of workers, including support on hiring, promotion of UIJ turns, and provision of subsidies to new businesses
- + Collaboration with the Japanese government's Employment Service Center ("Hello Work")
- + In consideration of providing subsidy on hiring local residents
- + Promotion of use of the vacant house data base
- + Promotion of rental of residences owned by Joso City
- + Development of framework to encourage families with children to move and settle in Joso City
- + Customised service to support finding the housing to satisfy users' needs.

Local access

- + Bus service connecting Goodman Joso to Tsukuba and Kenkyu Gakuen Stations on the Tsukuba Express line
- + Joso City set to commence "JOYBUS" community bus service on April 2024, including a new route through Agri-Science Valley
- + Bicycle sharing stations offering easy access to Mitsuma and Mitsukaido Stations on the Kanto Joban line
- + High-speed buses now operational from Joso Roadside Station to Narita Airport

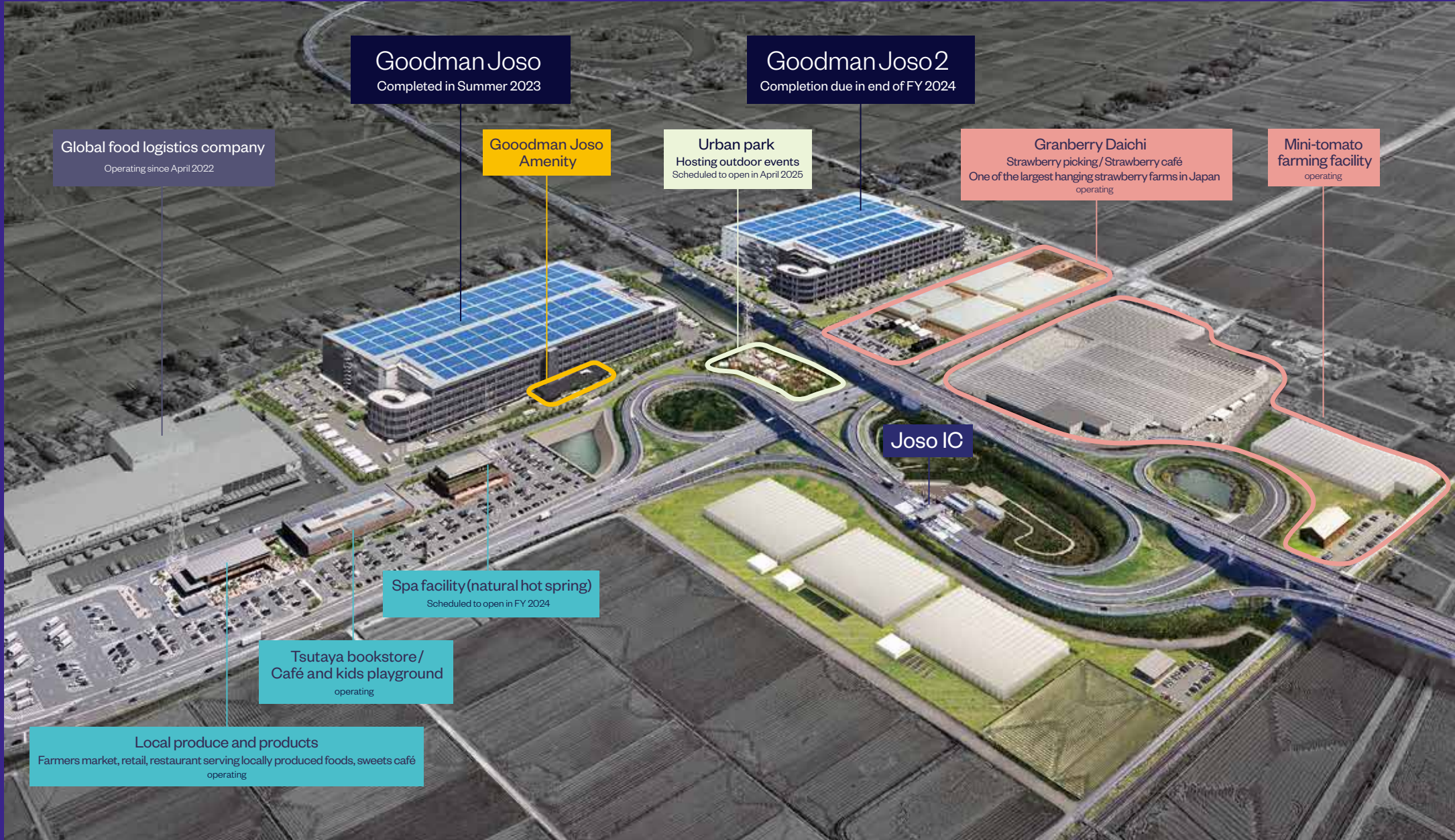


Source : Esri and Michael Bauer Research



Bus routes

AREA MASTER PLAN



- + Located in a large industrial park immediately adjacent to Joso Interchange on the Ken-O Expressway
- + Adjacent to a newly-build “road station”, local produce and products, Tsutaya bookstore, spa facility and strawberry cafe etc.
- + The roadside station offers a variety of prepared foods and fresh produce, making it convenient for daily shopping for local workers. Since its opening in April 2023, the number of visitors has surpassed 1,000,000 within six months
- + An upcoming sauna & spa facility to feature open-air baths fed by natural hot springs, seven sauna rooms, the largest hall sauna in Greater Tokyo, restaurants serving locally sourced ingredients, and relaxation services
- + Joso City and Honda Motor concluded an agreement on technology development for creating “AI towns”, with the aim of realizing intelligent micro-mobility
- + Zero Carbon City declaration aiming to build a decarbonised and recycling-oriented society.



Local produce and products



Local produce and products



Tsutaya bookstore



Tsutaya bookstore



Spa facility



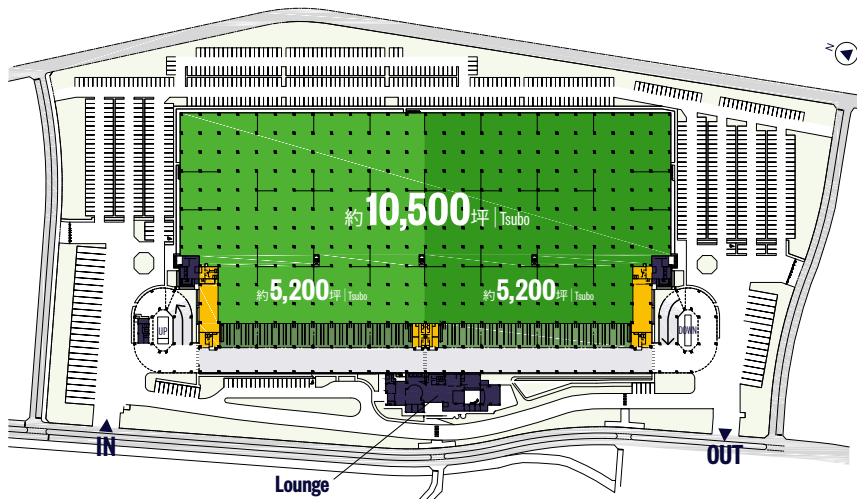
Intelligent micro-mobility

GOODMAN JOSO

Completed in 2023



PLAN



For the latest lease space availability, visit our website



Property Overview

Address: 10-Musubimachi, Joso City, Ibaraki Prefecture

Zoning: Semi Industrial Zone

Building coverage ratio: 70%

Floor area ratio: 200%

Frontage roads: North side: 9.0m / East side: 7.4m / South side: 8.0m / West side: 10.0m

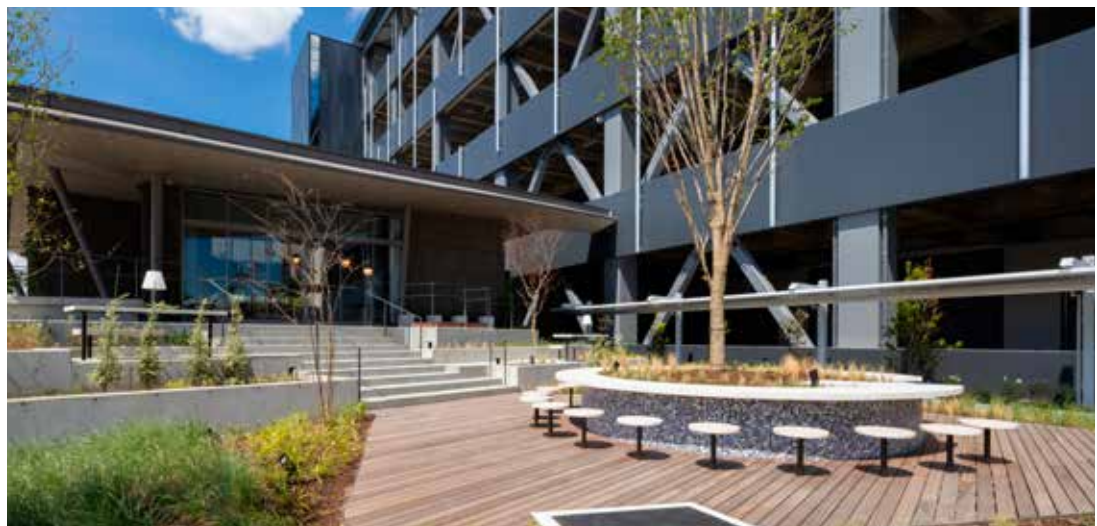
Site area: 88,150sqm (26,660 tsubo)

Building structure: 5-story, RC column, Steel frame

Floor loading capacity: 1st floor | 2.0 tonnes / sqm 2nd - 5th floor | 1.5 tonnes / sqm

Ceiling height: 5.5 meters floor to beam

Parking: 700 parking spaces | 10 parking spaces for EV



SUSTAINABILITY

GOODMAN JOSO

We aim to be leaders in environmental, social and governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

- + 4.25MW of solar power for self usage
- + Battery storage
- + EV charging stations
- + Urban gardens and landscape plantings
- + BELS (ZEB) certification, which is the highest possible rating for energy performance in Japan
- + Earned the top CASBEE S certification for sustainable building practices
- + Contactless solution for infection control
- + Wellness zone





GOODMAN JOSO 2

Completion | End of FY2024

Unveiling the second state-of-the-art logistics facility in the Joso area

- + A 68,360 sqm development site
- + 134,400 sqm five-storey logistics and distribution facility
- + An outdoor terrace for staff to enjoy
- + Convenience store, ATM, phone booths and Wifi
- + Separation of truck and passenger car traffic routes within the premises for maximum safety
- + Driveway of all floors equipped with pilotis to ensure all-weather operations
- + 5.4-meter-high shutters to accommodate gull wing trailers
- + Straight line loading docks to allow parallel parking of trucks, providing higher efficiency in loading/unloading freight
- + Super-high-voltage power available, allowing customers to fully automate their operations
- + 3.19MW of solar power for self usage.

Property Overview

Address: Adjacent to Joso IC, Joso City, Ibaraki Prefecture

Zoning: Semi Industrial Zone

Building coverage ratio: 60%

Floor area ratio: 200%

Frontage roads: East side: 6.4m / West side: 14.0m

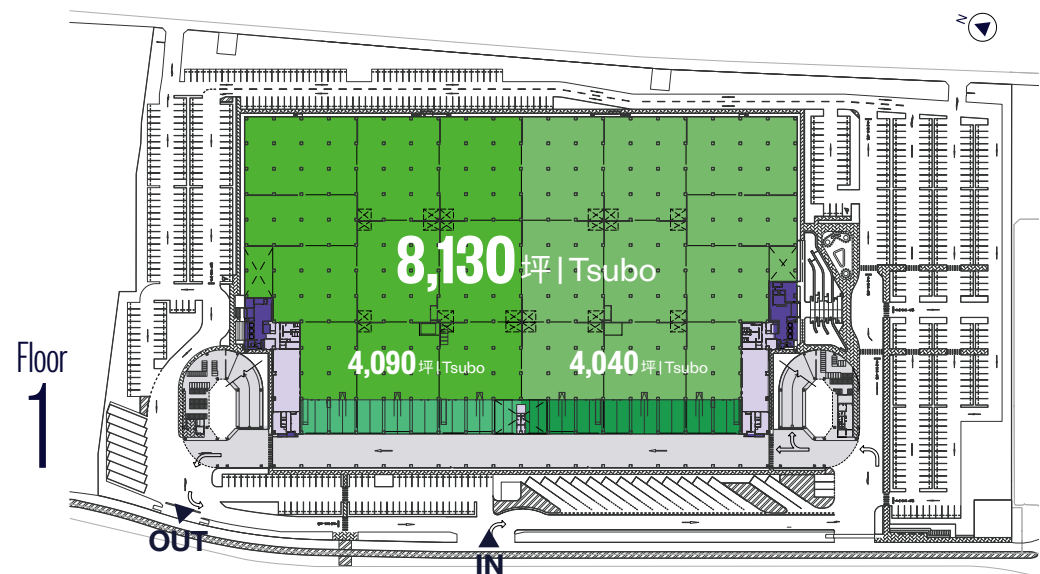
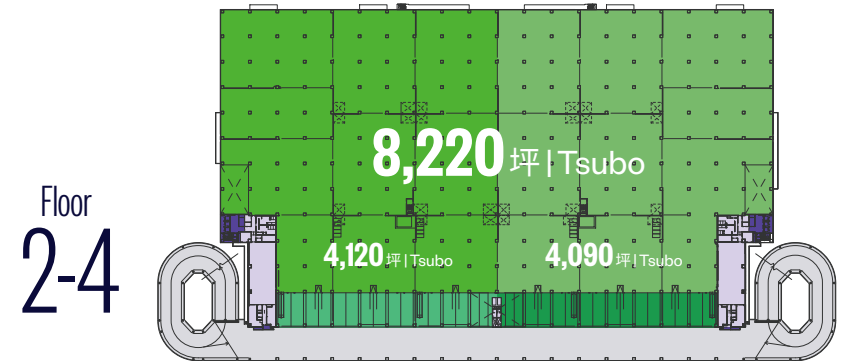
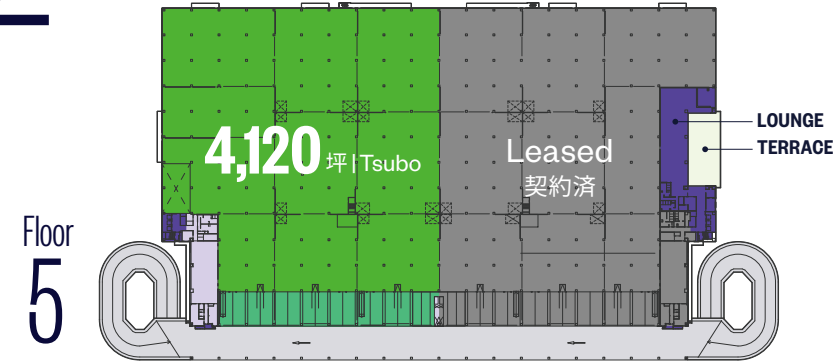
Site area: 68,360sqm (20,680 tsubo)

Building structure: 5-story, RC column, Steel frame

Floor loading capacity: 1st floor | 2.0 tonnes/sqm 2nd - 5th floor | 1.5 tonnes/sqm

Ceiling height: 5.5 meters floor to beam

Parking: 560 parking spaces | 40 parking spaces for PM







jp.goodman.com



Goodman Joso

ENQUIRE NOW

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