

Mitsui & Co., Realty Management Ltd.

Notice Concerning Entrusted Asset Management Services **(Alpha Prime Toyocho)**

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) acquired Alpha Prime Toyocho (the “Property”) on June 28, 2024, as a residential asset of the flagship MBRM Fund, which was announced in the press release dated July 20, 2022, and has commenced management operations of this asset after being entrusted with the asset management thereof.

1. Features of the Property

The Property has excellent access as it is located conveniently near Toyocho Station, which is only seven minutes to Nihombashi Station and nine minutes to Otemachi Station by train. Furthermore, the Property has earned the highest five-star rating from BELS*, a system that evaluates the energy-conservation performance of buildings.

The Property is a ten-story, reinforced concrete structure completed in January 2024. Located in Koto-ku, Tokyo, the Property is a newly constructed apartment building with a total of 174 units targeting city-center workers (both single-person and dual-income-no-kids (DINK) households). Apartment units are available in the following layouts: 1K (a one-room studio apartment with a kitchen), 1DK (a one-bedroom apartment with a separate kitchen and dining room), and 1LDK (a one-bedroom apartment with a separate living/dining room and a kitchen). Each layout option includes premium equipment and features for comfortable living, including a bathroom ventilator/dryer, auto-locking doors, and delivery boxes.

*BELS: The abbreviation for the Building-Housing Energy-efficiency Labeling System, a system in Japan that certifies the energy-conservation performance of buildings.

2. Overview of the Property

Alpha Prime Toyocho

Location: Shiohama, Koto-ku, Tokyo

Transportation: Ten-minute walk from Toyocho Station (Tokyo Metro Tozai Line)

Site area: 1,774.90 m² (approx. 536.95 *tsubo*)*

Total floor area: 6,493.04 m² (approx. 1,964.14 *tsubo*)*

Completion: January 2024

*Officially registered information

We will use our accumulated expertise in the area of real estate fund formation and management to create opportunities for investment in diversified real estate assets and development projects, including industrial assets centered on logistics facilities and data centers, as well as office buildings, commercial facilities, hotels, rental housing, and leasehold land.

Overall, Mitsui & Co., Realty Management Ltd. aims to eventually grow the asset scale of the flagship MBRM Fund to several hundred billion yen.

Related release:

[Notice Concerning Formation of Flagship Fund \(MBRM Fund\)](#)

【Alpha Prime Toyochō】



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