

July 19, 2024

Mitsui & Co., Realty Management Ltd.

Notice Concerning Entrusted Asset Management Services **(Kyoto Gion Hotel Asset)**

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) acquired the Kyoto Gion Hotel Asset (the “Property”) on July 19, 2024, as an 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 is situated in a highly advantageous sightseeing area very close to Gion/Yasaka Shrine. It is accessible by a walk of approximately five minutes from Gion-Shijo Station on the Keihan Main Line and a one-minute walk from Gion Bus Stop served by Kyoto City Bus, a major means of transportation for sightseeing in Kyoto.

It comprises a hotel and retail space, with the key tenant OMO5 Kyoto Gion occupying the hotel space on the above-ground floors. With a total of 36 rooms ranging in size from 22 to 64 m² (averaging 39 m², some with kitchens), the facility can accommodate a wide range of guests.

The basement commercial space is occupied by several tenants, including a kimono rental shop operated by a Japanese business establishment and a patisserie.

Further increases in demand for accommodations are anticipated in the area around the Property as tourism demand recovers in line with the easing of the effects of the COVID-19 pandemic.

2. Overview of the Property

Kyoto Gion Hotel Asset

Location:	Kyoto City, Kyoto Prefecture
Transportation:	Five-minute walk from Gion-Shijo Station (Keihan Main Line) One-minute walk from Gion Bus Stop (Kyoto City Bus)
Site area:	538.74 m ² (approx. 162 <i>tsubo</i>)
Total floor area:	2,499.56 m ² (approx. 756 <i>tsubo</i>)
Completion:	November 1990 (Conversion work was completed in August 2021.)
Size/structure:	Reinforced concrete, 7 stories with 1 basement floor

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 press release:

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

【Kyoto Gion Hotel Asset】



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