

December 25, 2024

Mitsui & Co., Realty Management Ltd.

Notice Concerning Entrusted Asset Management Services **(Otemachi One Tower)**

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) acquired a portion of the compartmentalized building ownership interests in Otemachi One Tower (“the Property”) in Tokyo on December 25, 2024 as part of the initiatives of the flagship fund (MBRM Fund), and has commenced management operations of this asset.

The Otemachi One Tower is a property owned by our sponsor Mitsui & Co., Ltd. The MBRM Fund has Japan Post Insurance Co., Ltd. as an investee, as announced in our press release dated July 20, 2022.

1. Features of the Property

Otemachi One is one of the largest multipurpose buildings in the Otemachi area of Tokyo, and is part of the integrated development being pursued jointly by Mitsui & Co. and Mitsui Fudosan Co., Ltd.. It has offices, a hall, conference rooms, retail stores, a hotel, and an expansive green area.

Otemachi One is composed of two buildings, Otemachi One Tower, which is located along the Hibiya-dori Avenue and houses the Four Seasons Hotel on the upper floors, and the MITSUI & CO. Building, which serves as the head office for Mitsui & Co., located alongside the Imperial Palace. The Property can be reached via the five following train lines by exiting at Otemachi Station: The Tokyo Metro Chiyoda Line, which is directly connected through a concourse to the Property, as well as the Marunouchi Line, Tozai Line, and Hanzomon Line of Tokyo Metro, and the Mita Line on the Toei subway network.

With approximately 3,730m² in standard floor dedicated office space, the Property has one of the largest office floor plates in the Otemachi area. Its open and simple design can be used efficiently for a wide range of layout plans. The Property also has dedicated service spaces for people who work in the building, including its exclusive cafeteria, fitness center, and a daycare center, to provide comprehensive support for diverse workstyles and lifestyles.

The Property is versatile and highly appealing to its tenants, offering the highest level of BCP support in Japan, including a seismic control system that can withstand up to an earthquake of level 7 under the Japanese seismic intensity scale, emergency generators that can provide up to 72 hours of power, temporary accommodations for employees unable to return home at the time of a disaster, an emergency supply storehouse, and an emergency water well.

2. Overview of the Property

Location: Otemachi, Chiyoda-ku, Tokyo

Transportation: Directly connected to the Otemachi Station of the Tokyo Metro Chiyoda Line, Marunouchi Line, Tozai Line, and Hanzomon Line of and the Otemachi Station of the Mita Line of the Toei subway network

Site area: 20,900m² (Otemachi One total area)
Total floor area: 358,700m² (Otemachi One total area)
Completion date: February 2020
Scale/structure: 40-floor building (the Property) with a steel frame, steel-reinforced concrete structure, a flat roof, and 5 basement floors

We will use our accumulated expertise in the area of real estate fund formation and management as well as the strengths of Mitsui Group and Japan Post Insurance to broadly develop our real estate asset management business centered on the MBRM Fund currently being operated, as well as private REITs, private funds, and datacenter development-type funds.

Related press releases:

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

[Flagship Fund \(MBRM Fund\) Exceeds ¥100 Billion in Total Assets](#)

Otemachi One Tower





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