

March 12, 2025

Mitsui & Co., Realty Management Ltd.

Initiation of Asset Management Services of Data Center Core Fund and Acquisition of Data Center

We are pleased to announce that Mitsui & Co., Realty Management Ltd. (Head Office: Chiyoda-ku, Tokyo; President: Takashi Oya) has initiated the asset management services of the core fund that invests in operational data centers in Japan, and that it has acquired an operational data center in Kanagawa Prefecture through the fund, as described below.

1. Overview of the Fund:

1) Creation of new fund (operative data center project No. 1)

Asset type	Data center (operation phase)
Start of management	March, 2025

2) Target data center

Location	Kanagawa Prefecture
Operating status	In operation
Power capacity	Approximately 20MW scale

2. Overview of the Initiative and Characteristics of the Acquired Asset

Our parent company, Mitsui & Co. Asset Management Holdings Ltd., today concluded the relevant agreements to acquire a hyperscale data center in Kanagawa Prefecture through newly established asset holding company with a partner company. Mitsui & Co. Asset Management Holdings will invest ¥18 billion to become a 50% shareholder in the asset holding company. There are also plans to procure a non-recourse loan from a financial institution.

Data centers are a key component of the large-scale digital infrastructure for vendors providing the AI and cloud services required for both a better quality of life and the development of regional industries. We created and have subsequently managed a hyperscale data center development fund since 2021 as part of our data center development business.

This acquisition is positioned as a seed asset for the data center core fund that we are considering to launch with Japanese and foreign institutional investors following our development fund business, with the goal of further expanding our data center business.

In its Medium-term Business Plan 2026, Mitsui & Co., Ltd., the parent company of Mitsui & Co. Asset Management Holdings, has set forth industrial business solutions as one of its key strategic initiatives. This strategy calls for the provision of advanced solutions for stable supply of digital infrastructure through a globally operated business portfolio. Using our asset management capabilities, we will provide investment opportunities

to both institutional investors and operating companies in asset classes that are poised for further growth. At the same time, we will further energize the data center market to contribute to the building of the digital infrastructure that supports the industry.

3. Acquisition Structure

