

Creation of Operational Data Center Fund and Acquisition of an Operational Data Center

March 24, 2026

Mitsui & Co. Asset Management Holdings Ltd. ("MAH", head office: Tokyo, President and CEO: Tamotsu Hagino) has decided to acquire the trust estate beneficiary interest in an operational hyperscale data center in Greater Osaka through a newly created operational data center fund (the "Operational DC Fund") jointly with CapitaLand Ascendas REIT for 156 billion yen. The Operational DC Fund will own 51% of the trust estate beneficiary interest in the project, and CapitaLand Ascendas REIT will own 49% of the trust estate beneficiary interest.

Hyperscale data centers are a core part of the social infrastructure that supports digital technologies such as AI and cloud services. Such data centers are expected to play essential roles in supporting improved convenience in people's lives and promoting the development of regional industries. MAH created a hyperscale data center development fund in 2021 and has subsequently developed hyperscale data center business via Mitsui & Co., Realty Management Ltd. ("MBRM"), an operating subsidiary for private funds in real estate.

This acquisition will be the first project the MAH group will jointly acquire with CapitaLand Ascendas REIT, the largest listed REIT in Singapore in the field of business space and industrial real estate, since newly creating the Operational DC Fund with Japanese institutional investors to follow on from our hyperscale data center development fund business. The aim is to achieve further expansion in the data center business. After the acquisition, asset management responsibilities will be entrusted to MBRM, in the same way as past hyperscale data center development projects.

In its current Medium-term Management Plan, Mitsui & Co., Ltd. calls for the provision of advanced solutions for the stable supply of digital infrastructure through a globally operated business portfolio. Acquiring the above data center through the Operational DC Fund, following on from the hyperscale data center we acquired in Kanagawa Prefecture in March 2025, will allow MAH to steadily expand our data center business. Looking ahead, we plan to further develop this initiative by making ongoing investments and promoting the business.

MAH will also use our asset management capabilities to provide institutional investors and businesses with investment opportunities in asset classes that are expected to grow in the future.

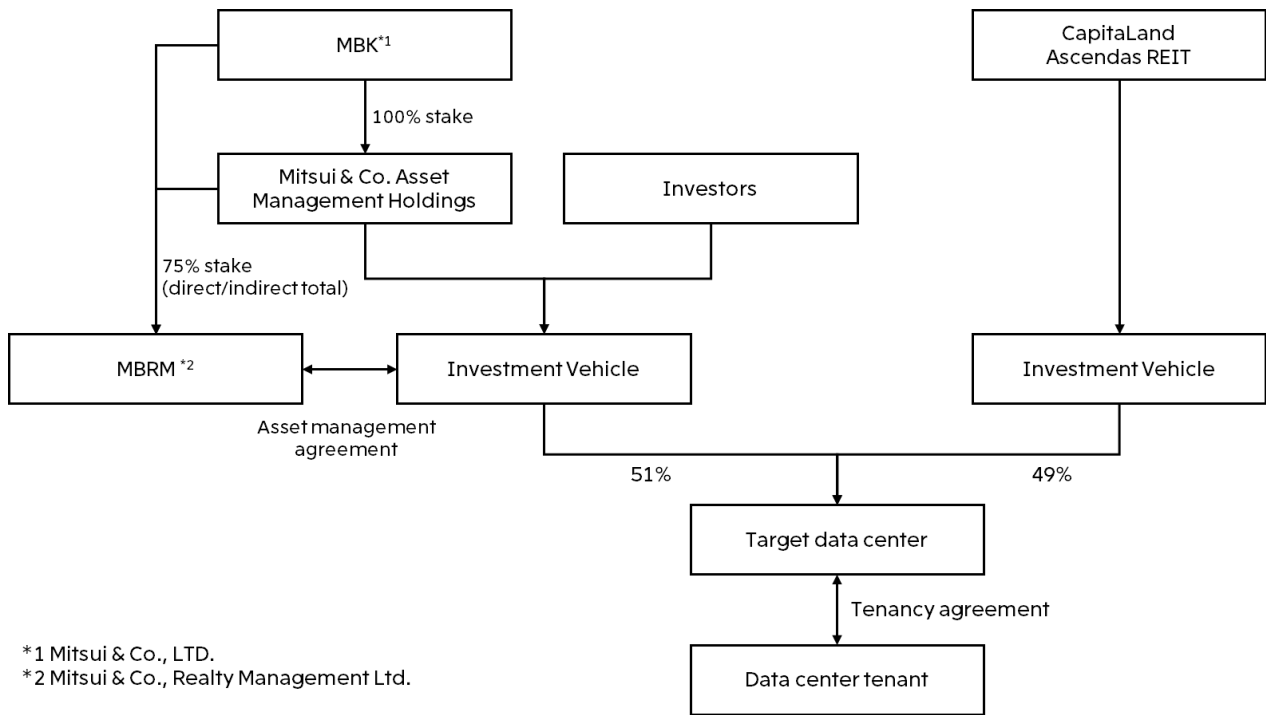
1. Overview of the Hyperscale Data Center (target of acquisition)

Location: Greater Osaka

Status: Operational phase

Capacity(IT load): 40.5 megawatts + 5.4 megawatts expansion capacity

2. Acquisition structure



(Overview)

