

November 26, 2021
Diamond Realty Management Inc.

Launch of “DREAM US Fund 4”

-A Development Fund Specialized in Logistics Facilities in the US-

Diamond Realty Management Inc. (“DREAM”) announces that it has launched “DREAM US Fund 4”, a new development fund specialized in logistics facilities in the United States. “DREAM US Fund 4” is the fourth fund of the “DREAM US Fund “ series for overseas real estate development projects created by DREAM for domestic institutional investors.

Diamond Realty Management Inc. (“DREAM”), a 100% subsidiary of Mitsubishi Corporation (“MC”), has been organizing the “DREAM US Fund” series for multiple domestic institutional investors, to help earn capital gains by investing in the US real estate development business, by utilizing MC Group’s extensive relationship and experience in various industries, as well as its own expertise in real estate business with high credibility. This time, DREAM has come to manage with “DREAM US Fund 4” (The “Fund”) and the Fund details are as follows:

The Fund is a Semi-Blind fund with a total equity commitment of USD 70 million and an operation period of five years in principle. It is expected that the property will be sold after development and lease-up. The Fund is the first DREAM US Fund that is specialized in logistics facilities.

Since the outbreak of COVID-19, both investments and tenant demands for logistics facilities in the US have been steadily increasing, making it difficult to secure investment projects. However, the Fund provides domestic investors with high-quality investment opportunities. In the same series, we have achieved higher performance than initially expected in all of the logistics facilities for the past three projects (five buildings in total). Based on a clear investment strategy, we aim to obtain returns that exceed the target level for the Fund as well.

The Fund plans to acquire two real estate development properties with a total cost of approximately USD 170 million as seed assets (the Last Mile Logistics facility located in the rapidly growing area of Texas, and the Regional Distribution Center located in Maryland,

which has good access to the east coast metropolitan area). In addition to the seed assets, the Fund plans to invest in a few projects using the dry-powder.

The Fund will co-invest (less than 50% interests) in US development business, which has been managed by DREAM's sister company Diamond Realty Investments, Inc. ("DRI"). DREAM will also manage this investment with Diamond Realty Management America Inc. ("DRM"), which will oversee the asset management. Both DRI and DRM are wholly owned by Mitsubishi Corporation Americas.

DREAM believes that investing real estates in the US has great benefits for domestic institutional investors. Given that it has been the world's largest economy, not only high income gains and capital gains are expected, but also diversified international investment effects can be anticipated. DREAM will continue to expand its product line-up that will satisfy various demand of a diverse investors by utilizing the experience and knowledge in the US real estate business.



Logistics Center at McKinney, Texas (Image is for illustration purposes.)



Logistics Center at Downsview, Maryland (Image is for illustration purposes.)

(Reference)

1. Mitsubishi Corporation

- (1) Head Office: 3-1, Marunouchi 2-Chome, Chiyoda-ku, Tokyo, Japan
- (2) Businesses: MC is a global integrated business enterprise that develops and operates business across virtually every industry including industrial finance, energy, metals, machinery, chemicals, foods, and environmental business. MC's current activities are expanding far beyond its traditional trading operations as its diverse business ranges from natural resources development to investment in retail business, infrastructure, financial products and manufacturing of industrial goods.
- (3) Representative: Takehiko Kakiuchi, President and Chief Executive Officer
- (4) Year of Establishment: 1950
- (5) Number of Employees: 82,997 (as of March 31, 2021)

2. Diamond Realty Investments, Inc.

- (1) Head Office: 5215 N. O'Connor Boulevard, Suite 1000, Irving, TX 75039 USA
- (2) Representative: Kentaro Koga, President and Chief Executive Officer
- (3) Year of Establishment: 1994
- (4) Number of Employees: 36 (as of October 31, 2021)

3. Diamond Realty Management America Inc.

- (1) Head Office: 515 S. Flower St. Suite 4880 Los Angeles, CA 90071 USA
- (2) Representative: Masanobu Fujita, President and Chief Executive Officer
- (3) Year of Establishment: 2018
- (4) Number of Employees: 10 (as of October 31, 2021)

【Diamond Realty Management Inc.】

Head Office: 16-1, Hirakawacho 2-Chome, Chiyoda-ku, Tokyo, Japan

Businesses: Real estate asset management business/advisory services

Shareholder Composition : Mitsubishi Corporation (100%)

Representative: Ryuta Takeuchi, President and Chief Executive Officer

Year of Establishment: 2004

Number of Employees: 97 (as of October 31, 2021)

【For Comments of Inquiries on this Press Release】

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