

March 11, 2021

Diamond Realty Management Inc.

Launch of “US Development Separate Investment Account”

Diamond Realty Management Inc. (“DREAM”) announces that it has launched the separate investment account exclusively for Mizuho Leasing Company, Limited. (“MHLS”) for the purpose of developing in multifamily and industrial in the United States.

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 invest in the US real estate development businesses and obtain capital gains through it. This time, with the sole investment of MHLS, DREAM has come to manage with a separate MHLS dedicated investment account (the “Account”).

The Account will co-invest (less than 50% interests) in multifamily and industrial in the US, which has been undertaken by DREAM’s sister company, Diamond Realty Investments, Inc. (“DRI”). DREAM will also manage the investment of this joint equity interest for MHLS in cooperation with Diamond Realty Management America Inc. (“DRM”), who will oversee the asset management. Both DRI and DRM are wholly owned by MC Americas.

With total equity commitment of USD 30 million, the Account has already acquired joint investments in 2 projects (multifamily in Scottsdale, Arizona and industrial in Elkton, Maryland), with a total cost of USD 133 million. The Account has a life of almost 3 years in principle.

DREAM will continue to expand its product line-up from development to separate accounts, while utilizing Mitsubishi Corporation Group's extensive relationship and experience in various industries, as well as its own expertise in real estate business with high credibility and provide high-quality real estate investment management services by further offering international investment opportunities that will satisfy various demand of a diverse investor pool.



Multifamily in Scottsdale, Arizona (Image is for illustration purposes.)



Industrial in Elkton, Maryland (Image is for illustration purposes.)

(Reference)

1. Mizuho Leasing Company, Limited.

- (1) Head Office: 2-6 Toranomom 1-chome, Minato-ku, Tokyo, Japan
- (2) Businesses: General leasing services
- (3) Representative: Shusaku Tsuchida, President and Chief Executive Officer
- (4) Date of Establishment: 1969
- (5) Number of Employees: 1,804 (consolidated basis, as of September 30, 2020)

2. 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) Date of Establishment: 1950
- (5) Number of Employees: 86,098 (consolidated basis, as of March 31, 2020)

3. DIAMOND REALTY INVESTMENTS, INC.

- (1) Head Office: 5215N. O'Connor Boulevard, Suite 670, Irving, TX 75039 USA
- (2) Representative: Zack Zaizen, President and Chief Executive Officer
- (3) Date of Establishment: 1994
- (4) Number of Employee: 34 (as of February 28, 2021)

4. 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) Date of Establishment: 2018
- (4) Number of Employees: 10 (as of February 28, 2021)

[Diamond Realty Management Inc.]

- Head Office: 16-1, Hirakawacho 2-Chome, Chiyoda-ku, Tokyo, Japan
- Businesses: Real estate asset management business/advisory services
- Representative: Katsumi Nakamoto, President and Chief Executive Officer
- Date of Establishment: 2004
- Number of Employees: 91 (as of February 28, 2021)

【For Comments or Inquiries on this Press Release】

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