

May 9, 2022

Diamond Realty Management Inc.

## **Launch of “US Development Separate Investment Account”**

Diamond Realty Management Inc. (“DREAM”) announces that it has launched a separate investment account exclusively for Fuyo General Lease Co., Ltd. (“FGL”), for the purpose of developing in multifamily and student housing in the United States of America.

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 throughout. This time, with the sole investment of FGL, DREAM has come to manage a separate FGL dedicated investment account (the “Account”).

The Account will co-invest (less than 50% interests) in multifamily and student housing 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 FGL 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.

The Account holds a USD 40 million equity commitment and will operate for 3 years in principle. It has already acquired a USD 10 million joint-investment in a USD 57 million real estate development project (multifamily) in Orlando, Florida. The Account will continue to utilize the remaining commitment frame to obtain equity in several real estate development projects in the future.

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 Orlando, Florida (Image is for illustration purposes.)

(Reference)

1. Fuyo General Lease Co., Ltd.

(1) Head Office: Kojimachi Garden Tower, 5-1-1. Kojimachi, Chiyoda-ku, Tokyo, Japan

(2) Businesses: General leasing services

(3) Representative: Hiroaki Oda, President and Chief Executive Officer

(4) Date of Establishment: 1969

(5) Number of Employees: 2,688 (consolidated basis, as of September 30, 2021)

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, Representative Director, Chairman of the Board

(4) Date of Establishment: 1950

(5) Number of Employees: 82,997 (consolidated basis, as of March 31, 2021)

3. DIAMOND REALTY INVESTMENTS, INC.

(1) Head Office: 5215N. O'Connor Boulevard, Suite 1000, Irving, TX 75039 USA

(2) Representative: Kentaro Koga, President and Chief Executive Officer

(3) Date of Establishment: 1994

(4) Number of Employee: 37 (as of March 17, 2022)

4. Diamond Realty Management America Inc.

(1) Head Office: 515 S. Flower St. Suite 4880 Los Angeles, CA 90071 USA

(2) Representative: Nozomu Takeshita, President and Chief Executive Officer

(3) Date 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
- Representative: Ryuta Takeuchi, President and Chief Executive Officer
- Date of Establishment: 2004
- Number of Employees: 100 (as of December 31, 2021)

**【For Comments or Inquiries on this Press Release】**

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