

Announcement Regarding the Launch of the Blind Pool Real Estate Private Fund  
“DREAM Growth Fund 1”

Diamond Realty Management Inc. (hereinafter “DREAM”) is pleased to announce the launch of DREAM Growth Fund 1 (hereinafter “DGF1”), a blind pool private real estate fund.

DGF1 is a real estate fund focusing primarily on residential properties and hotels in Japan. Adopting a core-plus investment strategy, DGF1 aims to generate both income and capital gains through organic growth in rental income. In particular, DGF1 will build a diversified portfolio of residential properties, primarily in Greater Tokyo and Greater Osaka, that have potential of further revenue growth and improvement by the locational conditions where continuous rent increases can be expected and competitive building specifications. Concurrently, DGF1 will pursue enhanced profitability through proactive asset management, including capital expenditures.

DGF1 was established on January 30, 2026, with the participation of multiple institutional investors. Going forward, DREAM will execute fund management in accordance with the investment policy.

**【Overview of DGF1】**

Item	Description
Fund Name	DREAM Growth Fund1 Investment Limited Partnership
Investment Focus	Domestic real estate, primarily residential properties and hotels
Target Fund Size	Approximately JPY 50 billion (maximum)
Commencement Date	January 30, 2026
Investment Period	7 years (planned)
Investors	Domestic institutional investors

Diamond Realty Management Inc. Overview

Head office:16-1 Hirakawacho 2-chome, Chiyoda-ku, Tokyo

Business Activities: Formation and management of real estate funds, advisory and consulting services.

Shareholder Composition: Mitsubishi Corporation (100%)

Representative: President and CEO, Masafumi Manno

Established: October 15, 2004

For inquiries regarding press releases, please contact [ir@mc-dream.com](mailto:ir@mc-dream.com)

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