

June 12, 2025

Press Release

Mitsubishi Estate Co., Ltd.

Mitsubishi Estate to acquire majority interest in Patron Capital Partners

Strategic investment in UK-based real estate investment advisor
to further expand its global investment management platform

Mitsubishi Estate Co., Ltd. has entered into an agreement to acquire Patron Capital Partners (Patron Capital), a leading London-based real estate investment management firm. Mitsubishi Estate, through its Mitsubishi Estate Global Partners investment management business, will acquire a majority interest in Patron, subject to approval of relevant regulatory authorities. With this strategic investment, Mitsubishi Estate Global Partners will further strengthen its European investment management business and further accelerate the growth of the global investment management platform.

Patron Capital, established by Mr. Keith Breslauer in 1999, invests in European property and corporate operating entities whose value is primarily supported by property assets and distressed debt and credit related businesses. Patron has undertaken more than 200 transactions across 114 investments and programs involving over 9 million square meters in 17 countries, with many of these investments realized.

The company has raised funds from a wide range of investors, including public and private pension funds, having launched eight funds to date, as well as multiple Separate Managed Accounts (SMAs) and co-investment pools, raising a cumulative total of 5.3 billion euros in equity, with assets under management (AuM) of 4.6 billion euros* (approximately 759 billion yen, converted to 164.9 yen per euro) as of December 31, 2024. *AuM based on figure released by Patron Capital

Through this acquisition, MEC aims to further strengthen support of its existing investors, broaden its investor base including Japanese investors, and leverage synergies with its own balance sheet capital investments to drive continued growth of Patron Capital and MEC's European investment management business.

Mitsubishi Estate Group has positioned its Non-Asset Businesses as a key growth driver in its Long-Term Management Plan 2030 and the target of achieving an ROE of 10%, with the Investment Management Business playing a central role in it. To deliver global investment opportunities to institutional investors worldwide, Mitsubishi Estate established Mitsubishi Estate Global Partners in 2020—a global investment management platform that integrates its regional foundations in Japan (Mitsubishi Jisho Investment Advisors, Inc. and Japan Real Estate Asset Management Co.), the United States (TA Realty), Europe (Europa Capital), and Asia-Pacific (MEC Global Partners Asia). MEC achieved its initial AuM target outlined in the Long-Term Business Plan (5 trillion JPY), in the second quarter of FY2022, and subsequently announced a new target of 10 trillion JPY by the end of FY2030. Following this transaction, total AuM will increase to approximately 6.8 trillion JPY.

In Europe, Mitsubishi Estate acquired Europa Capital in 2010. Patron Capital, with over 25 years of track record and experience managing opportunistic funds, will broaden Mitsubishi Estate Global Partners' European product lineup to meet the needs of institutional investors.

Mitsubishi Estate will continue to encourage and leverage the expertise and entrepreneurial spirit of its regional platform companies across regions, and by capitalizing on the synergies between its global network of institutional investors and its balance sheet investments, Mitsubishi Estate aims to develop products and deliver attractive global real estate investment opportunities to

institutional investors worldwide and establish ourselves as a leading global player in the real estate investment management business.

■ Patron Capital Partners: Overview

Since it was established in 1999, Patron has undertaken more than 200 transactions across 114 investments and programs involving over 9 million square metres in 17 countries, with many of these investments realised. Patron represents approximately €5.3 billion of capital raised across several funds and related co-investments, investing in property, corporate operating entities whose value is primarily supported by property assets and distressed debt and credit related businesses. Investors represent a variety of sovereign wealth funds, prominent universities, major institutions and private foundations located throughout North America, Europe, Asia and the Middle East.
Location: 33 Glasshouse Street London W1B 5RT, England


Establishment: 1999

Managing Partner: Keith Breslauer

Business : Management of opportunistic funds, investing in real estate in the United Kingdom and European Continent

Asset under Management: 4.6 billion EUR (759 billion JPY、converted to 164.9 yen per euro)

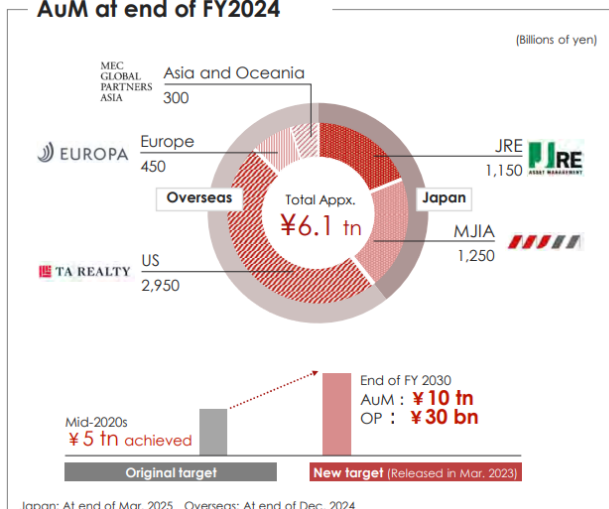
■ Examples of investments

Name	Dutch light industrial portfolio	Cala Homes
		
Asset Type	Industrial	Residential (Individual Unit Sales)
Geography	Netherlands	United Kingdom
Year Acquired	2024	2024
Overview	Platform with UrbanLinux to focus on sustainable renovation and extension of existing buildings acquiring assets between €5 million and €25 million.	Acquisition of a top 10 UK Housebuilder, Cala Homes, at an attractive valuation from a motivated seller. Patron previously owned Cala (via Patron Fund IV) from 2013 to 2018 in a joint venture.

■ Mitsubishi Estate Group Investment Management Business : AuM and Operating Profit

MEC achieved its initial AuM target outlined in the Long-Term Business Plan (5 trillion JPY), in the second quarter of FY2022, and subsequently announced a new target of 10 trillion JPY by the end of FY2030. Following this transaction, total AuM will increase to approx. 6.8 trillion JPY.

AuM at end of FY2024



Changes in AuM and Operating Profit

