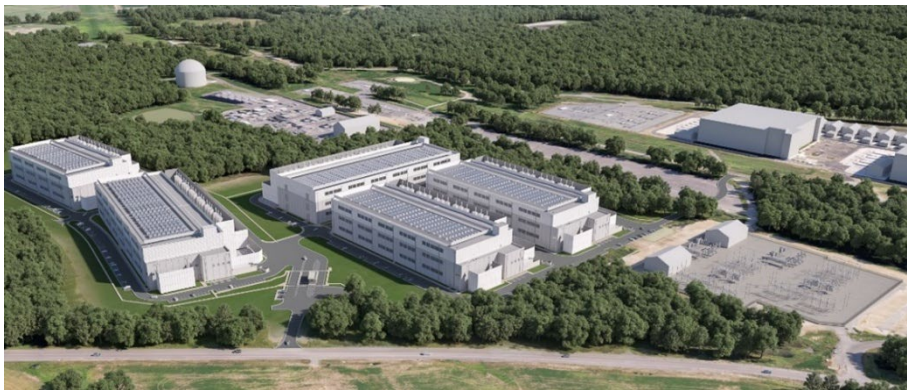


**Completed Development of two buildings of NOVA Business Park Data Center Campus
in Northern Virginia**
Completion of sale to a third-party investor after securing a hyperscale tenant

Mitsubishi Estate Co., Ltd. (“Mitsubishi Estate”) successfully completed two buildings of the NOVA Business Park data center campus development project, jointly advanced with Tokyo Century Corporation (“Tokyo Century”), located in Loudoun County, Northern Virginia in September 2025, and finalized through a sale to a third-party investor.

This project, which marked the firm’s first investment in data center development—an area that has since evolved into one of its core business lines—began development in 2021 through an account established by TA Realty LLC (“TA Realty”), a U.S.-based investment management subsidiary of Mitsubishi Estate, with investments from Mitsubishi Estate and Tokyo Century. The companies successfully leveraged TA Realty’s more than 40 years of experience in investment management, its strong sourcing capabilities, and the expertise of its subsidiary development company, TA Digital Group LLC (“TADG”), which provides comprehensive professional services in data center development, leasing, and operations. As a result, the project succeeded in attracting a hyperscale tenant, and, backed by the tenant’s strong credit profile, generated robust demand in the investment market, ultimately leading to the sale to a third-party investor.

In Tier-1 U.S. markets, which represent the world’s largest data center markets, TA Realty has sourced data center development projects totaling approximately 2.8 GW since 2021, with aggregate project costs exceeding approximately USD 15 billion (approximately JPY 2.3 trillion), thereby expanding its business scale.



Mitsubishi Estate has also invested approximately JPY 180 billion under its “Hybrid Model Investment,” which combines the strengths of its investment management business as a fund manager and its overseas business operations through direct investments. By adopting a strategy of commencing building construction only after securing power supply and tenants, Mitsubishi Estate Group aims to control project risks while pursuing attractive investment returns.

To address the rapidly growing global demand for digital infrastructure, the Mitsubishi Estate Group positions US data center development and fund operations led by TA Realty and TADG as a new growth area and plans to further accelerate its initiatives in this field. Mitsubishi Estate Group aims to further expand and diversify the investment opportunities and portfolios offered to investors, thereby achieving continued growth in its overseas investment management business.

While this release makes reference to potential future fund formation, it is issued solely for the purpose of publicly disclosing the Mitsubishi Estate Group’s business activities and strategies. This release does not constitute an offer to sell or a solicitation of an offer to buy any securities,

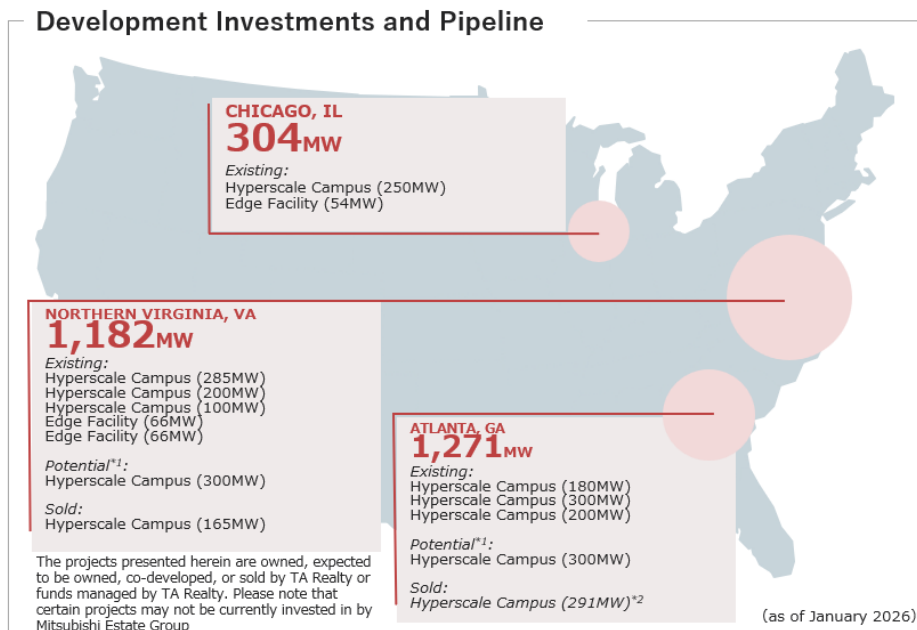
■ Project Overview

Location	Loudoun County, Virginia
Buildings	2 buildings (Building 1 and Building 2)
Floor Area	c. 69,000 m ² (c.21,000 tsubo)
Power Capacity	Approx. 165MW
Land Acquisition	March, 2021
Completion	September, 2025 (Sale completed in December, 2025)

■ Property Location (Maps)



■ Development Investments and Pipeline



Approximate total MW per asset.

*1 Indicates potential development under contract. There can be no assurance that the Platform will acquire these assets or similar properties or that future acquisitions will be on similar terms.

*2 TA Realty disposed of the site while remaining a co-developer.

■ Strength of our group in the U.S. data center business

**Investment by the
Mitsubishi Estate Group: ¥180_{bn}
(Total expected project scale: ¥1tn)**

Business Strategy —Comprehensive risk management—	
Develop-ment	Construction begins once tenants and power capacity are secured (the majority of project costs allocated to building construction.)
Target Tenants	Hyperscalers with mature demand and stable expected cash flows (primarily cloud service providers)
Target Markets	Selective investments focused on Tier 1 markets with a strong concentration of hyperscalers.

Mitsubishi Estate Group's Unique Strengths

Exceptional sourcing capabilities in the US

Deep expertise in data centers

Flexible funding capabilities
Mitsubishi Estate's financial strength + Third-party capital raised by TA Realty

■ About TA Realty LLC

Founded in 1982, TA Realty is an experienced and established real estate investment management firm. The Firm is headquartered in Boston, Massachusetts, with additional offices in Newport Beach, California, Dallas, Texas, San Francisco, California and Ashburn, Virginia. Since its inception, through September 30, 2025, TA Realty has acquired, invested and/or managed approximately \$45 billion of real estate assets through core, core plus and value-add strategies and customized separate/advisory accounts. TA Realty's investment philosophy focuses on creating diversified real estate portfolios that aim to generate strong cash flow, receive intensive asset management, and seek to achieve long-term value creation. For over four decades, TA Realty has maintained this philosophy through multiple real estate and economic cycles, a strength recognized by pension funds, endowments, foundations, and high-net-worth individuals.

For more information, please visit www.tarealty.com.

■ About TA Digital Group LLC (TADG)

TA Digital Group, the data center development arm of private equity real estate firm TA Realty, leverages TA Realty's more than 40 years of real estate expertise to deliver scalable digital infrastructure solutions tailored to the hyperscale and enterprise sectors. Focused on data centers within mature and emerging digital ecosystems, TADG offers a comprehensive range of solutions, including build-to-suit, turnkey, powered shell, and fee development, ensuring flexibility and adaptability for diverse user needs. Guided by sustainable principles, TADG strategically engages in developments in high-demand locations including Northern Virginia, Atlanta, GA, and Chicago, IL, navigating complex market dynamics such as power access, entitlements and zoning to ensure resilient, adaptable infrastructure. TADG's forward-thinking strategy addresses current and future digital demands, positioning TA Digital Group to be a leader in the data center market.

To learn more, please visit www.tadigitalgroup.com/