

August 21, 2023

To Whom it May Concern

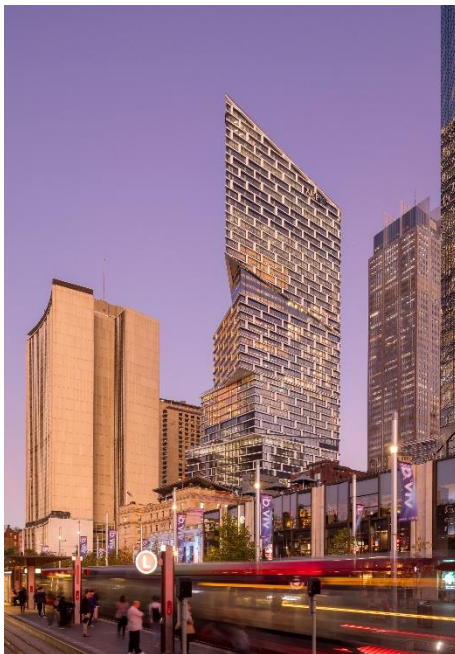
DAIBIRU CORPORATION

Investment in Mirvac Wholesale Office Fund, an Australian Office Building Fund

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) is pleased to announce that it has invested in the Mirvac Wholesale Office Fund (MWOFF), which is managed by Mirvac Limited^{*1}, a leading Australian property developer.

■ **A Best-in-Class Office Building Fund Expected to Deliver a Stable Performance**

MWOFF's portfolio comprises 11 premium and A-grade buildings located in the central business districts (CBD) of Sydney and Melbourne, Australia's major cities. This portfolio includes iconic office buildings that showcase each city, such as Quay Quarter Tower in Sydney and Collins Place in Melbourne. MWOFF is one of Australia's leading core office building funds, and is expected to deliver a stable performance over the long term. In addition, the fund has obtained a high-grade certification for its environmental performance at a weighted average NABERS Energy^{*2} rating of 5.1 Stars across its portfolio.



▲ Quay Quarter Tower (Sydney)



▲ Collins Place (Melbourne)

^{*1} Listed on the Australian Securities Exchange as the Mirvac Group. Total assets under management, including external assets, is about \$35 billion AUD (as of December 2022).

^{*2} The National Australian Built Environment Rating System's energy certification. Being one of Australia's leading environmental ratings, NABERS Energy rates buildings based on the actual operational performance.

News Release

■ Diversifying and Deepening Our Investment Exposure in Australia

In Australia, we have decided to invest in one office building in each city of Sydney and Melbourne^{*3}. We believe the investment in MWOFF together with such individual projects will enable us to obtain more stable returns from the Australian office market while enhancing risk diversification benefits both from the asset combination and the nature of the fund itself. Further, we expect this investment will allow us to expand our contact points with the market and strengthen our knowledge.

■ Collaboration with Mirvac

Mirvac, which celebrated its 50th anniversary last year, is developing and operating a wide range of commercial, residential, and logistics facilities in Australia, with a particular focus on high-quality office buildings.

The investment in MWOFF marks our second collaboration with Mirvac, following the office building development project in Melbourne which we decided to participate in May of this year. We seek to strengthen our Australian business by deepening the collaboration with Mirvac.

■ Overview of MWOFF (as of end of June 2023)

Name	Mirvac Wholesale Office Fund
MWOFF property portfolio	11 office buildings <ul style="list-style-type: none"> • Grades: 5 premium and 6 A-grade buildings • Locations: 8 buildings in Sydney and 3 in Melbourne
Total leasable area of MWOFF portfolio	Approx. 737,000 m ²
Current market value of MWOFF portfolio (total)	Approx. 7.3 billion AUD
NABERS Energy rating	5.1 Star (weighted average)

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^{*3} 275 George Street in Sydney (completed in December 2020 / wholly owned by Daibiru; for related information, please refer to [Practical completion of 275 George Street, Sydney](#)) and an office building project to be developed jointly with Mirvac in Melbourne's CBD (scheduled for completion at the end of 2025 / Daibiru has a 50% interest in the project; for related information, please refer to [Participation in Office Building Development Project in Melbourne CBD, Australia](#))