

December 21, 2023

To Whom It May Concern

DAIBIRU CORPORATION

Acquisition of Toranomom Mitsui Building (Trust Beneficiary Rights) (New Name: Toranomom Daibiru-East Building)

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) is pleased to announce the recent acquisition of the Toranomom Mitsui Building (trust beneficiary rights), which will be renamed Toranomom Daibiru-East Building post-acquisition. This acquisition was made as one of Daibiru's efforts to acquire new properties, part of the domestic business strategy under the Daibiru Group Medium- To Long-Term Management Plan 2035 "BUILD NEXT."

This property is located in the Toranomom area, which is undergoing large-scale redevelopment that will increase its presence and competitiveness in Tokyo's business district. This large office building is a one-minute walk from Toranomom Station on the Tokyo Metro Ginza Line and a five-minute walk from Kasumigaseki Station on the Chiyoda Line, providing excellent transportation access and making it highly competitive. It is located on the same block as Toranomom Daibiru-West Building*¹ (commonly known as Shosen Mitsui Building), a building owned by Daibiru and completed in 1979, and both buildings will serve to contribute toward stable Company earnings. We are also considering future redevelopment of the entire block facing Sotobori-dori and Shintora-dori, two major arterial roads, which is expected to increase the value of our assets in the area over the long term.

Going forward, we will continue our active efforts to acquire high-quality properties and strive to promote "BUILD NEXT."

*1 Renamed from Toranomom Daibiru Building due to the acquisition of Toranomom Daibiru-East Building

■ Overview of Acquired Property

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|------------------|--|
| Name | Toranomom Daibiru-East Building* ² (former name: Toranomom Mitsui Building) |
| Location | 3-8-1 Kasumigaseki, Chiyoda-ku, Tokyo |
| Acquired from | Mitsui Fudosan Co., Ltd. |
| Site area | 7,901 m ² (2,390 tsubo)* ³ |
| Gross floor area | 23,606 m ² (7,141 tsubo) |
| Completion | September 1972 |
| Number of floors | 17 floors above ground 2 floors below ground |
| Usage | Office and retail |
| Acquisition date | December 21, 2023 |

*2 Name of building post-acquisition

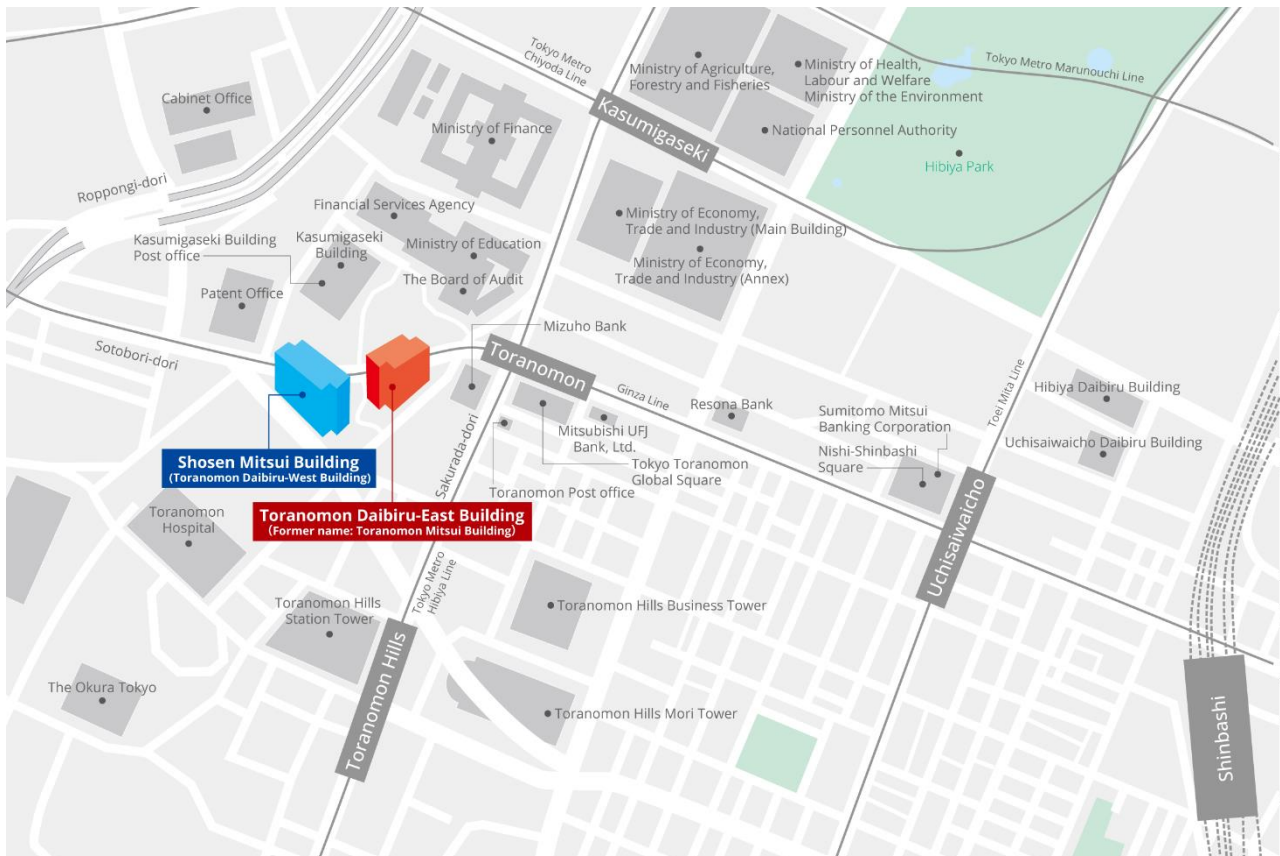
*3 Site integrated with Shosen Mitsui Building (the acquired building accounts for 3,249 m² (983 tsubo) of the co-ownership interest in the above)

News Release

■ Exterior



■ Location



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