

News Release

March 31, 2025

To whom it may concern

DAIBIRU CORPORATION

**Acquisition of 135 King Street,
A-Grade Building in Sydney CBD**

Daibiru Corporation (President & CEO: Takashi Maruyama; Headquarters: Kita-ku, Osaka) is pleased to announce that through its local subsidiary, Daibiru Australia Pty Ltd, it has executed an agreement with Investa Commercial Property Fund, managed by Investa, a leading Australian real estate company, to acquire 100% ownership of the A-grade office and commercial building "135 King Street" located in the Sydney CBD (Central Business District), Australia.

■ Prime Location and High Performing A-Grade Building

135 King Street (hereafter referred to as "the Property") is located in the Sydney CBD, an area with numerous office buildings. It faces Pitt Street Mall, one of the largest shopping streets in the Southern Hemisphere, and it is surrounded by luxury brand stores and large commercial facilities. This unique environment has established the Property as a top-tier corporate and retail destination. Additionally, the Property boasts excellent accessibility, located within a five-minute walk to major transportation hubs, including the Sydney Metro, light rail, and train lines.

The Property is currently leased to numerous companies, government agencies, and a renowned fashion brand, maintaining high occupancy rates thanks to Investa's high-quality building management and leasing capabilities. Furthermore, the Property has achieved a 5.5 star NABERS Energy rating (out of a maximum of 6.0) ^{*1}, and the electricity used for the base building is 100% powered by renewable electricity, earning high marks for its environmental performance.

■ Our Business in Australia

In 2018, we acquired complete ownership of the development project "275 George Street" in Sydney, which is currently fully occupied. In 2023, we expanded into Melbourne and are currently developing an office building in collaboration with Mirvac, a leading Australian property developer. These endeavors have enhanced our presence in Australia, leading to the acquisition of our third investment in the country, "135 King Street".

Within our [“Daibiru Group Medium- to Long-Term Management Plan 2035 BUILD NEXT.”](#), which commenced in fiscal year 2023, we positioned our overseas business strategy as one of the three pillars of company growth, alongside domestic and new business strategies. One of the key measures in this plan is to expand investment in already-targeted countries such as Australia and Vietnam. The acquisition of the Property is a realization of this plan and is expected to contribute to the stable profit of the Mitsui O.S.K. Lines Group as a core asset in our overseas business.

We will continue to actively pursue overseas investments, including further acquisitions in new countries such as India (where we have recently begun to grow our strategy), utilizing the overseas network of the Mitsui O.S.K. Lines Group.

*1 NABERS (National Australian Built Environment Rating System) is Australia's environmental certification rating system for real estate.

News Release

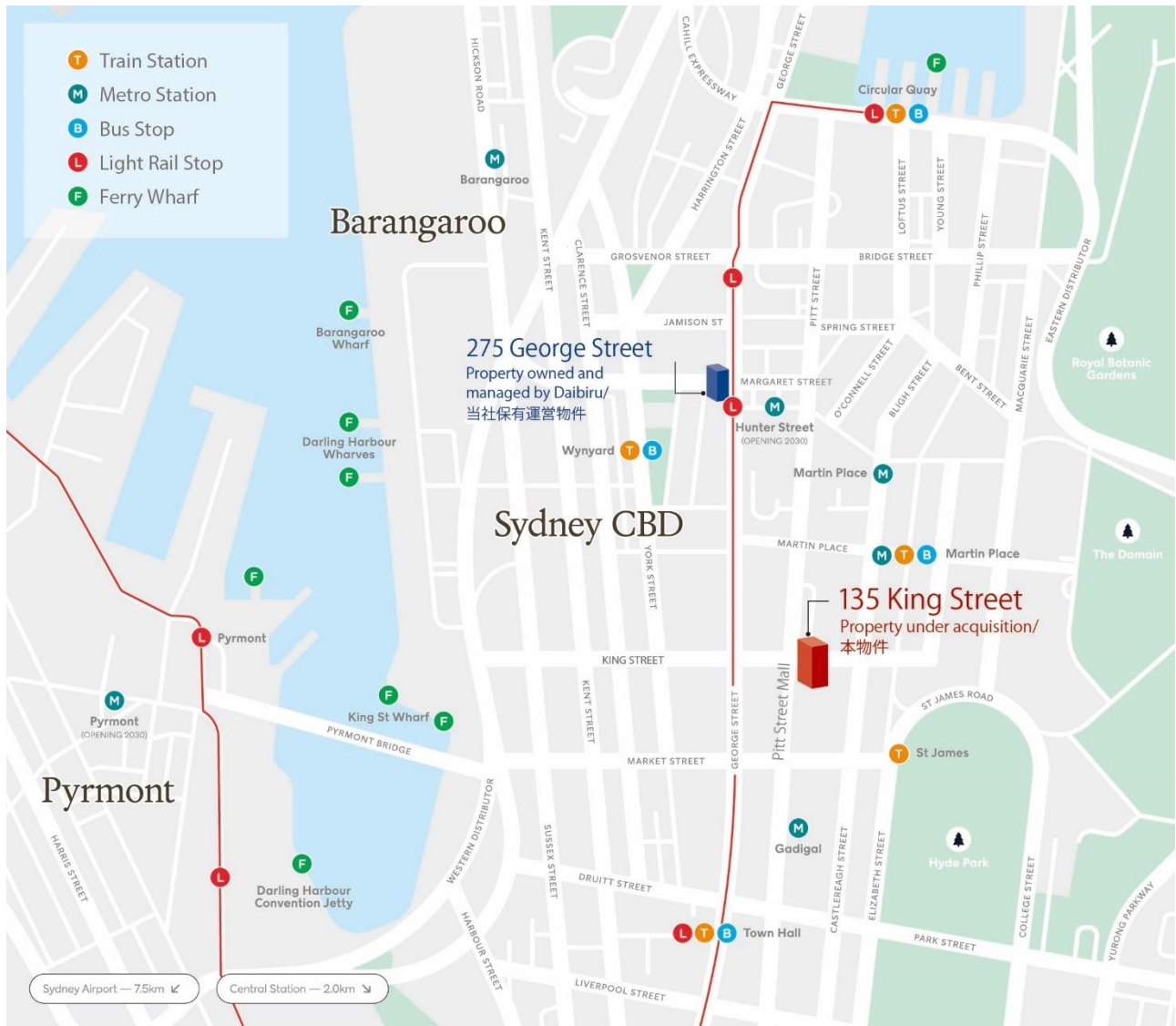
■ **Property Overview**



Name	135 King Street
Address	135 King Street, Sydney, NSW
Completion	1990
Site area	2,736 sqm
Net leasable area	32,695 sqm
Number of floors	27 floors above ground, 2 basements and roof level structure

News Release

■ **Location Map**



【Contact Information】 Overseas Business Department, DAIBIRU CORPORATION TEL : (+81)- 6-6441-1371