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FOR IMMEDIATE RELEASE

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Notice Concerning Launch of First Data Center Project (AI Infrastructure)

Kasumigaseki Capital Co., Ltd. (headquarters: Chiyoda-ku, Tokyo; Representative Director, President and CEO: Koshiro Komoto, “KC”) announced that it newly established a data center business promotion office in February 2026 for the development of data centers and has been engaged in business planning and project origination in order to create investment opportunities in the digital infrastructure field.

Today, KC has launched its first project in data center development by acquiring a development site for a data center in Zama City, Kanagawa Prefecture, and selling it to a fund that incorporates the development site into its portfolio. The details are described below. KC is planned to be entrusted with the asset management operations from the fund.

1. Background of Data Center Development

Based on our corporate philosophy of “Turning Challenge into Value,” KC had been expanding business fields through development and management of hotels, logistics facilities, healthcare facilities, etc. by capturing the change in social issues and market environments.

In recent years, against the backdrop of the penetration of generative AI, expansion of cloud services, progress of digitization of corporate activities, data processing volume and calculation demands for generative AI, AI reasoning, etc. are expanding rapidly. Under such circumstances, the importance of data centers as important digital infrastructure supporting social life and corporate activities in the AI era are further increasing.

On the other hand, data center development requires specialized expertise that differs from ordinary real estate development. This includes securing large amounts of electricity, connectivity to telecommunications networks, locational selection considering disaster risks, sophisticated facility design that includes cooling and electric equipment, as well as operational know-how considering tenant needs. Especially, in the Greater Tokyo Area, scarcity of new development sites that can secure electricity is increasing with the expansion of data center demands.

KC has been considering entry into data center development business and seeking sites suited for development as a new growth field that can utilize the expertise that it has accumulated in site acquisition, real estate development, fund origination and asset management.

For the development site located in Zama City, Kanagawa Prefecture, that will be developed in this project, an electricity use application for extra high-voltage power reception of about 42MW has already been submitted and accepted, on the condition that prescribed future procedures will be completed. Furthermore, it is a highly scarce development site that can expect to secure large amounts of electricity required for data center development in the Greater Tokyo Area, where the supply-and-demand balance is tight.

In addition, for promotion of the project, KC is collaborating with SC Zeus Data Centers Kabushiki Kaisha (“SC Zeus Data Centers”), which has knowledge and expertise in development, ownership and operation of data centers, and, utilizing the specialized expertise of the company, KC is promoting business consideration taking into account matters including securing electricity, facility specification, operation structure and tenant needs. In anticipation of sophistication of future AI workloads, KC will materialize facility planning, with consideration paid to the possibility of corresponding to high-density racks and liquid cooling methods.

KC positions the project as the first project in the data center development. In the future, while collaborating with business partners with expertise, KC will promote the data center business through finding development sites, fund origination, entrustment with asset management operations and other efforts and taking in expanding AI infrastructure demands by developing it as a new growth pillar following existing businesses.

2. Overview of Project

(1)	Project name	Zama Data Center Project
(2)	Location	Higashihara, Zama City, Kanagawa Prefecture
(3)	Site area	9,917.34 m ²
(4)	Assumed electricity capacity	42MW (submitted and accepted electricity-use application for extra high-voltage power reception)*

* Extra high-voltage power reception indicates a power reception method that applies to consumers a contracted power capacity of 2,000 kW or more, and is essential to securing a stable power supply for large-scale data centers.

3. About SC Zeus Data Centers

SC Zeus Data Centers is a Japanese entity of SC Zeus Data Centers Pte. Ltd. headquartered in Singapore. The group is engaged in development, ownership and operation of next-generation data centers responding to AI workloads, supporting hyperscalers, cloud service providers, AI infrastructure service providers, enterprises, etc. SC Zeus Data Centers promotes multiple data center development projects in Japan and abroad, including large-scale data center development project with IT load of 70 MW in Osaka City.

4. Transaction Parties and Transaction Price

Transaction parties and transaction prices are not disclosed due to non-disclosure agreements with the transaction parties. There are no capital or personnel relationships with KC and the transaction parties, and there are no problems in their attributes.

5. Future Outlook

The abovementioned sale of the development site is factored into the earnings forecast for the consolidated fiscal year ending August 2026. Furthermore, the sale was recorded as of the satisfaction of the performance obligation (payment of sale price).

End

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