

Press Release

August 1, 2023

Partners Group completes sale of Grade A office in Tama City, Tokyo

Partners Group, a leading global private markets firm, acting on behalf of its clients, has completed the sale of a Grade A office building in Tama City, Tokyo, to a Japanese institutional investor.

The eight-story Tama Center, built in 2002 and designed by renowned architect Kengo Kuma, has a leasable area of around 24,000 sqm and is currently 100% occupied by blue-chip Japanese companies. The asset is located near main transportation links to central Tokyo, with the city's central business district accessible within 50 minutes.

Partners Group acquired the asset in December 2020 and, together with its local operating partner, Cypress Investment Management Co., Ltd., has implemented several value creation initiatives, including obtaining a Superior CASBEE ESG rating, improving tenant office spaces, and completing common area upgrades.

Euan Kennedy, Member of Management, Private Real Estate Asia, Partners Group, said: "This transaction represents Partners Group's second direct real estate exit in Japan. We have been following activity in the local market and were able to capitalize on this. During our ownership we have built on our original investment thesis, delivering high standards of sustainability and improving tenant experience."

Wen Hsiung Liew, Member of Management, Private Real Estate Asia, Partners Group, adds: "We believe this exit represents an excellent outcome for our clients. Listening to tenant needs helped the management team navigate the challenges posed by the COVID-19 pandemic and improve tenant spaces and common areas. This maintained occupancy and ensured high office utilization."

About Partners Group

Partners Group is a leading global private markets firm. Since 1996, the firm has invested USD 200 billion in private equity, private real estate, private debt and private infrastructure on behalf of its clients globally. Partners Group seeks to generate superior returns through capitalizing on thematic growth trends and transforming attractive businesses and assets into market leaders. The firm is a committed, responsible investor and aims to create sustainable returns with lasting, positive impact for all its stakeholders. With USD 142 billion in assets under management as of 30 June 2023, Partners Group provides an innovative range of bespoke client solutions to institutional investors, sovereign wealth funds, family offices and private individuals globally. The firm employs more than 1,800 diverse professionals across 20 offices worldwide and has regional headquarters in Baar-Zug, Switzerland; Denver, USA; and Singapore. It has been listed on the SIX Swiss Exchange since 2006 (symbol: PGHN). For more information, please visit www.partnersgroup.com or follow us on [LinkedIn](#) or [Twitter](#).

About Cypress Investment Management

Cypress Investment Management is a real estate asset management company established in 2019 by Keiju Miyazaki, Takashi Sakai, and Nobuhiro Arai. The three have many years of experience in the Japanese real estate market and a strong network within the real estate community. Based on this trust, we will invest funds mainly from overseas investors in Japanese real estate with the potential to increase asset value, and steadily implement value enhancement.

Cypress Investment Management Co., Ltd.

Saiwai Building 9th floor, 1-3-1 Uchisaiwaicho, Chiyoda-ku, Tokyo 100-0011 Japan

E-mail: cypress3@cypressim.co.jp

Phone: +81-3-6821-1750

For more information, please visit <https://www.cypressim.co.jp/>.