

9<sup>th</sup> June 2025

To Whom It May Concern

DAIBIRU CORPORATION

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## **Our First UK Venture; Acquisition of "Capital House", a Prime London Office Building**

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Daibiru Corporation (President & CEO: Takashi Maruyama, Headquarters: Kita-ku, Osaka) is pleased to announce the acquisition of a 100% stake in Capital House, 85 King William Street, London EC4 (hereafter referred to as “the Property”), a 121,489 sq. ft. office and retail building located in the heart of the City of London, acquired through its UK-based subsidiary, Daibiru UK Limited. The Property has been acquired from a fund managed by one of the world’s largest diversified real estate investment managers, Barings Real Estate. This transaction marks the Company's first entry into the UK market, with a headline purchase price of £169 million (approximately 32 billion yen).

In addition, the Property is expected to serve as the new European and African headquarters of the Mitsui O.S.K. Lines Group, with its wholly owned subsidiary MOL (Europe Africa) Ltd. and other London-based Group companies planning to relocate their offices as tenants.

### **■ Prime location, high sustainability, premium workspace**

Capital House is located in the heart of the City of London, less than a one-minute walk from Bank Station which boasts excellent transport links, connecting three major underground lines and transporting more than 120 million passengers per year. Surrounding the station is an area steeped in history, and with numerous iconic landmarks such as the Bank of England and the Royal Exchange, the area is long established as the historic and modern central hub of London’s financial district. Today, many global financial institutions have established offices around this station.

The Property has undergone extensive refurbishment since 2021, significantly enhancing its environmental performance. It has achieved a B rank (top rank being A) in EPC certification on the refurbished floors and a BREEAM Excellent rating, both of which are highly valued environmental standards in the UK.



### **■ Marking our first step into the UK market**

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 invest in new countries. The acquisition of the Property is a realization of this plan and signifies the UK as the fifth country in the company’s overseas expansion, following Vietnam, Australia, the United States, and India.

London’s office market, where many Forbes 2000 companies have established their headquarters, is highly attractive due to its liquidity and transparency as a core market. Even after Brexit, the city has maintained its position as a leading international financial centre. Daibiru Corporation positions this Property as a core asset within its overseas business strategy, contributing to the stable profit generation of the Mitsui O.S.K. Lines Group.

Leveraging the overseas network of the Mitsui O.S.K. Lines Group, Daibiru Corporation is committed to actively pursuing further investment in overseas markets, including the UK, with an even greater focus than before.

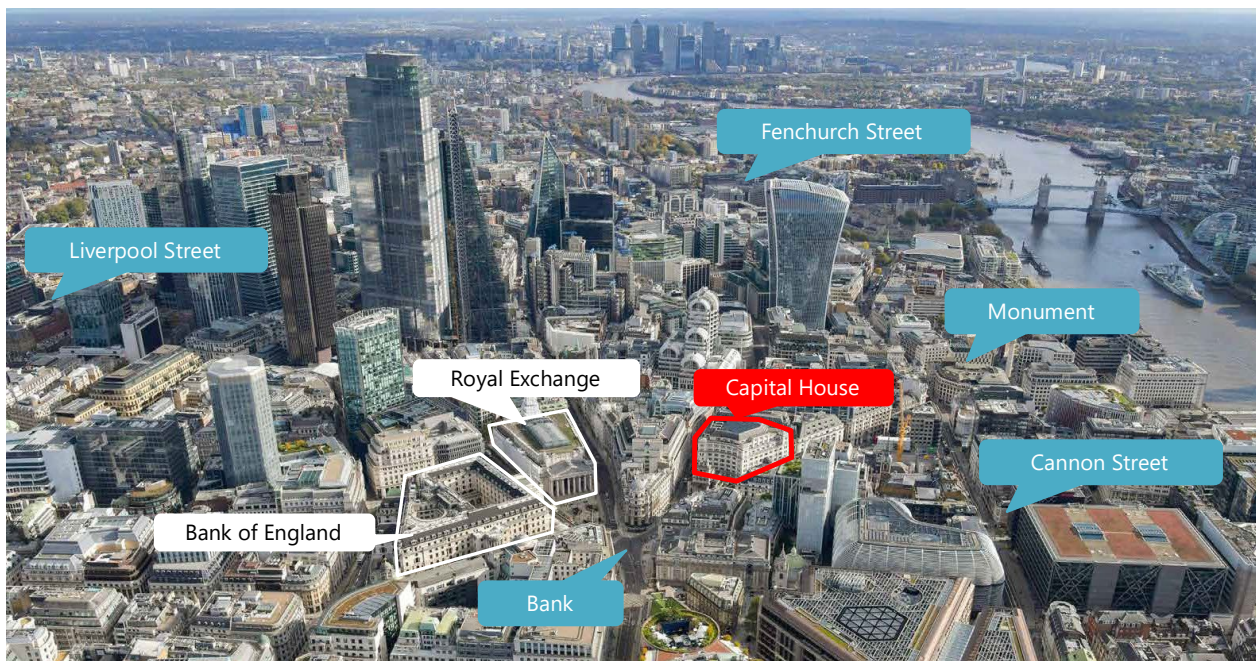
## News Release

### ■ Property Overview



Name	Capital House
Address	85 King William Street, London, EC4
Completion	2003 (currently refurbished)
Site area	0.486acre (c. 1,970sqm)
Net lettable area	121,489sq ft (c.11,300sqm)
Number of floors	9 floors above ground, 2 basements

### ■ Location



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