

JA Mitsui Leasing Invests in Cloud Capital's Opportunistic U.S. Data Center Development Fund

Tokyo, Japan, July 25, 2025 – JA Mitsui Leasing, Ltd. (Head Office: Chuo-ku, Tokyo; Keito Shimbu, President and CEO; hereinafter referred to as “JAML”) has signed a limited partnership agreement to invest in “Cloud Capital Fund II,” (hereinafter referred to as “the fund”) a closed-end opportunistic fund dedicated to the development of data centers across the United States.

1. Background and Purpose of the Investment

With the rapid proliferation of AI, cloud computing, and video streaming, data centers that handle high-speed and stable data processing are playing an increasingly vital role as essential infrastructure supporting daily life and industrial activities. The fund aims to meet the growing demand for digital services by investing in smaller, strategically located data center assets that support a hyperscale tenant's network across the United States. These centers will help reduce communication latency and improve processing efficiency, thereby supporting service quality improvements for technology companies and contributing to the realization of a sustainable digital society.

Cloud Capital, the fund manager with approximately \$5 billion of assets under management, is vertically integrated with CloudHQ, a global data center development and operations company. JAML began its collaboration in the data center sector in 2024 by investing in other funds managed by Cloud Capital. This latest investment further strengthens that relationship due to Cloud Capital's longstanding and unique access to information flow and proprietary sourcing in the data center sector. JAML will continue to enhance its initiatives in growth sectors with trusted partners.

This strategic investment aligns with JAML's medium-term management plan, Sustainable Evolution 2028, and reinforces its commitment to expanding in the digital infrastructure sector. Over the past five years, JAML has committed more than 250 billion yen in financing and investment in the data center sector. Leveraging this track record, JAML will actively support

technological innovation and contribute to the realization of a more prosperous society by providing capital and business support for promising digital infrastructure projects.

2. Fund Overview

Fund Name	Cloud Capital Fund II
Fund Manager	Cloud Capital
Business Description	Development and operation of data centers in the United States

3. Related SDGs



Contact Information:

Corporate Communication Department, Corporate Management Division,
JA Mitsui Leasing, Ltd.

Phone: +81-3-6775-3002, E-Mail: JAMLDG1114@jamitsuilease.co.jp