

Press Release

Gaw Capital Partners Sells Matsushita IMP Building in Osaka to a Consortium led by Mizuho Real Estate Management

August 12, 2025, Osaka – Gaw Capital Partners, a leading multi-asset investment management firm, today announced that on 8 August 2025, Gaw Capital Partners entered into an agreement with a consortium led by **Mizuho Real Estate Management** to dispose of Matsushita IMP Building, a Grade A- / B+ office building located in Osaka Business Park. The property was originally acquired in April 2020 through a separate account investment on behalf of an institutional investor.

The Matsushita IMP Building is a high-quality office property offering 12,747 tsubo of net rentable area (approximately 42,140 square meters) with a large floor plate exceeding 400 tsubo of net rentable area (approximately 1,322 square meters) per floor. Strategically located in Osaka Business Park — a 26-hectare business district in Chuo-ku with a dense concentration of Japan's most prestigious corporations — the building enjoys excellent connectivity, with access via 4 subway stations within walking distance. Notably, it is just 7 minutes by direct train or 11 minutes by car from Osaka Station, the city's central business district, and 10 minutes by train to Shinsaibashi, Osaka's major retail hub.

This deal marks one of the largest office transactions in the Osaka market in recent years. Gaw Capital implemented a series of asset management initiatives aimed at enhancing the building's value since 2020. The renovation was completed in September 2022, which included upgrades to the ground floor and third-floor office lobbies, the retail atrium, lift lobbies, and hidden alcove areas. In particular, the introduction of new seating areas in the central atrium helped to increase foot traffic to the retail section. The repositioning effort of the Matsushita IMP Building was well received in the market, given the enhanced appeal and building performance.

Gaw Capital's transaction experience spans across all real estate sectors, including office, retail, hotel, residential, data centers and logistics. Gaw Capital also completed the first-ever privatization of a JREIT in 2022 and acquired Tokyo Ginza Plaza with Patience Capital Group in early 2025. Gaw Capital currently has approximately JPY 655 billion (US\$4.7 billion) of assets under management in Japan.

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About Gaw Capital Partners

Based in Asia, Gaw Capital Partners is a multi-asset investment management firm focusing on real estate, growth equity, private credit and infrastructure markets globally.

Since its inception in 2005, the firm has raised seven commingled funds targeting Asia Pacific, alongside value-add /opportunistic funds in the US, a Pan-Asia Hospitality Fund, a European



Hospitality Fund, a Growth Equity Fund and a Credit Fund. It also manages credit strategies and separate account direct investments globally.

Gaw Capital has consistently generated high yields by revitalizing underperforming assets, enhancing value through creative financing solutions and leveraging deep expertise in capital allocation.

Since 2005, the firm has managed US\$35.4 billion in assets and raised US\$24.2 billion in equity as of Q1 2025.

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