Announcement

Transformation of Leaf Minatomirai, Tokyo

Singapore, March 26, 2025 – The LINO fund acquired Leaf in 2022 with a vision to reposition the commercial property into an innovation-led asset. Being in close proximity to an established R&D hub within Yokohama's Minato Mirai district, a significant refurbishment was undertaken to convert the previous retail-use into innovation and R&D-enabled spaces.

Repositioning of the asset was also anchored on a modernised lobby and entranceway to enhance user experiences, being home to Tesla's newest store in Japan and several MNCs. With a focus on sustainability and future-proofing the investment, over 95% (283 tonnes) of construction waste arising from the refurbishment was recycled, and the asset has also successfully achieved LEED Gold certification.

We are proud of the achievements and are pleased to share that Leaf Minatomirai is being divested to new owners – an example of Vita Partners' expertise / track record in active asset enhancements and investment management creating significant value to its stakeholders.

About Vita Partners

Vita Partners is the market-leading, pan-Asia Pacific integrated life sciences, R&D, and innovation real assets platform that develops, constructs, manages and invests in high-quality real estate to cater to the evolving needs of these industries. Established by Lendlease and Warburg Pincus, Vita Partners offers a full suite of life science and R&D solutions, including specialized investment management and asset management backed by sophisticated institutional investors, and best-in-class project and construction management services. With a proven track record of achieving outsized returns, Vita Partners has over S$2 billion in assets under management, having delivered more than 200 projects for over 100 life sciences companies worldwide. For more information, visit http://www.vitapartners.com

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