

## First Participation in Data Center Projects in India, with an investment in a ~200 MW Portfolio across Three cities

### Key Points of this Press Release

- First participation with a stake in three data center projects in the key data centre corridors of Mumbai, Chennai, and Hyderabad
- Investment was made by the CapitaLand India Data Centre Fund, a India private fund focused on data center opportunities, established and managed by CapitaLand Investment Limited, a leading global real asset manager with a strong Asia foothold
- An investment in a ~200MW portfolio in India's rapidly expanding data center market, which is experiencing strong demand growth, particularly for large-scale, high-quality facilities in key metropolitan hubs.

Mitsui Fudosan Co., Ltd. (Head Office: Chuo-ku, Tokyo; President and CEO: Takashi Ueda; hereinafter "Mitsui Fudosan") through Mitsui Fudosan Asia Pte. Ltd. (Head Office: Singapore), has participated in data center projects across the three cities of Mumbai, Chennai, and Hyderabad in India, with a combined gross power capacity of approximately 200 MW.

Mitsui Fudosan's stake in these projects is through its investment in the [CapitaLand India Data Centre Fund](#). This marked the Group's first participation in data center investments in India.

CapitaLand India Data Centre Fund is managed by CapitaLand Investment (hereinafter "CLI"), a leading global real asset manager with a strong Asia foothold. The Fund focuses on data center development opportunities within India's key data centre corridors with access to power and network connectivity.

India represents a promising market where demand for data centers is expected to grow strongly over the long term, driven by rapid economic growth, population growth, accelerating digitalization, and expanding use of cloud services and AI. In particular, demand for large-scale, highly reliable data centers is increasing rapidly in major metropolitan areas where population and corporate activity are concentrated.

Under development, the strategically located data center projects in Mumbai, Chennai and Hyderabad are expected to attract strong demand from leading IT companies and cloud service providers.

With over 30 years of operating experience in India, CLI combines deep local market knowledge with a global track record in data center investments and extensive expertise in planning, development, and operational execution. Through participation in these projects, Mitsui Fudosan aims to establish a foundation for its data center business in the rapidly growing Indian market and will continue to explore further business opportunities going forward.



CapitaLand Data Centre, Mumbai 01



CapitaLand Data Centre, Hyderabad 01



CapitaLand Data Centre, Chennai 01

## ■ Location Overview

**Mumbai (Maharashtra State – Navi Mumbai / Airoli):** The Mumbai metropolitan area is India’s largest economic and financial hub and accounts for more than half of the country’s data center stock. Airoli in Navi Mumbai, where the property is located, offers strong accessibility to central urban areas and is equipped with well-developed power and telecommunications infrastructure. In recent years, it has seen increasing concentration of data center-related facilities.

**Chennai (Tamil Nadu – Ambattur):** Chennai is a leading industrial city in southern India and hosts the second-largest number of submarine cable landing stations in India after Mumbai. Ambattur, where the property is located, is an industrial and data center cluster area situated to the west of the city centre. It is attracting attention as a key data center location supporting IT demand within the city and across southern India.

**Hyderabad (Telangana – Madhapur):** Hyderabad is one of India’s IT hubs, and Madhapur is a major IT and business park cluster in the western part of the city. The property is located in an area with a high concentration of cutting-edge offices for financial and IT companies, making it a rare and highly attractive data center location with stable demand prospects.

## ■ Property Overview

Project Name (Tentative)	CapitaLand DC Mumbai	CapitaLand DC Chennai	CapitaLand DC Hyderabad
Location	Navi Mumbai, Maharashtra	Chennai, Tamil Nadu	Hyderabad, Telangana
Scale	2 towers	1 tower	1 tower
Schedule	Tower 1: Occupancy certificate obtained Tower 2: Under development	Under development	Under development
Power Capacity (Gross)	Tower 1: 50 MW Tower 2: 55 MW	53 MW	42 MW

## ■ CapitaLand Investment Limited (CLI)

Headquartered and listed in Singapore in 2021, CapitaLand Investment Limited (CLI) is a leading global real asset manager with a strong Asia foothold. As at 31 March 2026, CLI had S\$125 billion of funds under management. CLI holds stakes in eight listed real estate investment trusts and business trusts and a suite of private real asset vehicles that invest in demographics, disruption and digitalisation-themed strategies.

In India, CLI has a resilient and well-diversified real estate portfolio spanning business parks, industrial and logistics facilities, data centres, lodging and coworking assets. Currently, CLI manages assets across eight key Indian cities, including Bangalore, Chennai, Hyderabad, Mumbai, Pune, Gurgaon, Kolkata and Goa. CLI’s India portfolio comprises 40 assets with a total gross floor area of approximately 39 million square feet, including around 26 million square feet of Grade A office space, and logistics assets of over 13 million square feet.

## ■ Mitsui Fudosan’s Overseas Business

Mitsui Fudosan Group has developed projects in major cities across the United States and the United Kingdom, as well as in China, Taiwan, Southeast Asia, India, and Australia. In its long-term Group management policy “& INNOVATION 2030,” formulated in April 2024, the Group has set forth “deepening and evolving overseas business” as a key initiative, aiming for significant growth in its international operations.

Following its first development project in India, “RMZ Ecoworld 30,” in 2020, the Company established its India branch in 2023. The first phase of RMZ Ecoworld 30 was completed and commenced operations in the same year, with the second phase scheduled for completion in 2026. The Company will continue to pursue further expansion of its business in India.

## ■ Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Management Philosophy and Long-Term Vision  
<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality  
[https://www.mitsuifudosan.co.jp/english/esg\\_csr/approach/materiality/](https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/)