

MEDIA RELEASE

For immediate release

CloudHQ and ESR Achieve LEED Gold Certification for Cosmosquare OS1 Data Centre in Japan

Receives international recognition for Leadership in Energy and Environmental Design

TOKYO, 8 October 2025 – CloudHQ and ESR today announced that their joint venture's first hyperscale data centre in Japan, Cosmosquare OS1 Data Centre (hereinafter "OS1"), has been awarded LEED v4 BD+C: Data Centres Gold certification by the U.S. Green Building Council.

Designed and built by ESR and operated by CloudHQ, OS1 ranks among a select group of top data centre facilities in Japan to receive this distinction for its comprehensive energy and environmental considerations in design, construction, and operation. This achievement underscores ESR's commitment to rigorous international Environmental, Social and Governance ("ESG") standards, while developing industry leading data centre solutions for high-growth sectors, such as cloud computing and artificial intelligence.

OS1 sits within a multi-phase US\$2 billion data centre campus, which is located in Suminoe-ku, Osaka and jointly developed and operated by ESR and CloudHQ. The campus will deliver 120 megawatts of IT load over three phases.

Stuart Gibson, Co-founder and Co-CEO of ESR, said, "Sustainability is integral to our business strategy. The attainment of LEED Gold certification for OS1 is testament to our commitment to minimising environmental impact and pursuing sustainability in data centre development. ESR has continuously worked to build sustainable infrastructure in line with our purpose and ESG 2030 roadmap, and this major achievement stands as a landmark result of those efforts. Going forward, we will continue to harness cutting-edge technology and innovation to develop environmentally conscious digital infrastructure that contributes to society and local communities."

Johnson Tan, EVP and Managing Director, Asia Pacific of CloudHQ, added, "At CloudHQ, sustainability is integrated into every stage of our data centre development and operations. This LEED Gold certification demonstrates the strength of our partnership with ESR and our shared vision to deliver hyperscale facilities that not only meet the performance demands of the world's largest cloud and AI providers, but also align with the highest global environmental standards. As OS1 begins operations, we are proud to contribute to Japan's digital economy with infrastructure that is efficient, scalable, and future-ready."

Key Factors in Achieving LEED Gold Certification

LEED certification evaluates environmental performance across a wide range of categories, including energy efficiency, water management, material optimisation, and indoor environmental quality. In particular, OS1 was recognised for the following strengths:

Energy Efficiency: Introduction of high-efficiency air conditioning and cooling equipment, advanced energy monitoring systems, and the use of renewable energy sources to minimise energy consumption.

Water Management: Adoption of efficient water resource design through advanced treatment and recirculation of cooling water, rainwater purification and reuse, efficient fixtures and fittings, and comprehensive metering. These water-saving measures are critical elements in LEED's evaluation criteria.

Enhanced Commissioning: Rigorous commissioning, involving third-party experts from the design and construction stages, to ensure all building systems perform at their best as planned. Detailed verification and optimisation of air conditioning and power systems to deliver long-term energy efficiency and reliability.

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About ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors. We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities we serve to thrive for generations to come. Visit www.esr.com for more information.

About CloudHQ

CloudHQ is one of the fastest growing global Data centre developers and is led by Hossein Fateh, a pioneer in the data centre industry. Mr. Fateh launched CloudHQ with the sole purpose of developing bespoke data centres for the worlds' largest technology companies. Prior to CloudHQ, Mr. Fateh was the cofounder and CEO of Dupont Fabros Technology, a publicly traded REIT that sold to Digital Realty in 2016 for \$7.8 billion. CloudHQ has developed or in development of 12 hyperscale data centres, totalling 1,100 megawatts in the US, EMEA and APAC and are poised to continue to grow globally with over 5 gigawatts of expansion capacity. Since founding CloudHQ in 2016, the company has completed over \$10 billion of construction and grown to over 250 data centre experts across the globe. Visit www.cloudhq.com for more information.

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