

Mercuria Holdings Co., Ltd.

Summary of Financial Highlights for the Second Quarter of the Fiscal Year Ending December 31, 2025

August 13, 2025

Stock code: 7347 (TSE Prime Market)

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2Q highlights: Target Retained; Record High Profit Expected for FY2025

Business Progress

❑ Buyout Fund I is in the Performance Fee Stage, Expecting to Realize Performance Fees in H2 FY2025:

- Buyout Fund I is in the performance fee stage, expecting to realize performance fees from the fund exits in H2 FY2025.
- Although investee's JS Foundry has received a decision to commence bankruptcy proceedings, the expected additional burden is minor because valuation losses was recorded in FY2024.
- Aiming to maximize performance fees through the entire portfolio.
- 2 new investments were made in Buyout Fund II during H1 FY2025, Investment progress is on track.

Results for Second Quarter of FY2025

❑ Annual Profit Target Retained; Aiming for the Record High Profit for full-year FY2025:

- The achievement rate for 2Q is low.
- Gross operating profit of ¥1.46 billion and ordinary profit of △¥0.16 billion, although management fees are as planned, this was due to unrealized performance fees, appreciation of the yen and Spring REIT recorded a value loss.
- Annual profit target retained for FY2025, expecting to realize performance fees through 1-2 exits from Buyout Fund I.

Compliance with Listing Maintenance Criteria for TSE Prime Market

❑ Compliance with Listing Maintenance Criteria for TSE Prime Market:

- The latest stock price level is not met Listing Maintenance Criteria for TSE Prime Market (Market capitalization of tradable shares of ¥10 billion or more). Aiming for the stock price to be continuously raised through strengthening disclosure, including IR/PR on new business development related to strategic activities and information related to fair value valuation.

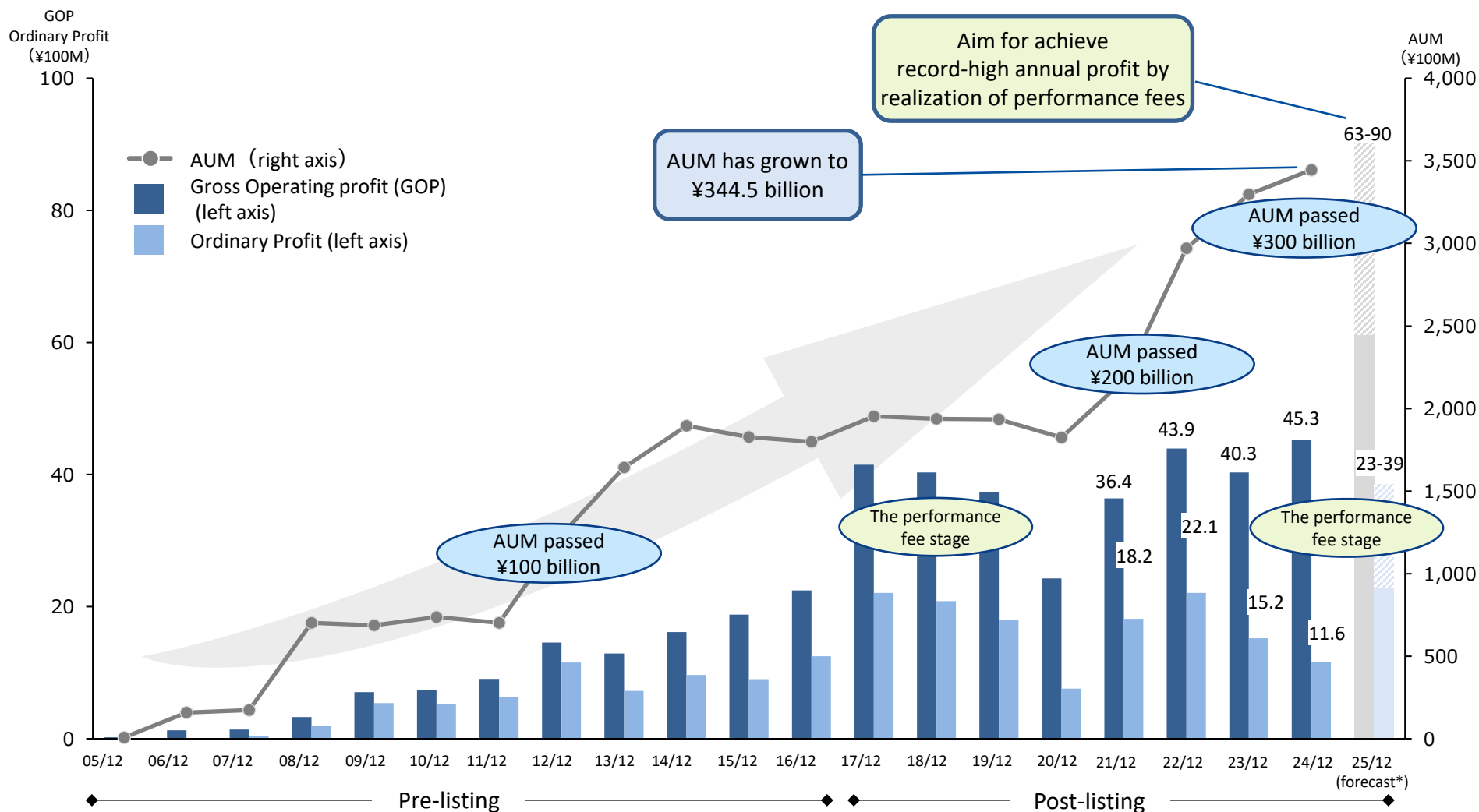
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1. Update on Progress Report

1.1 Summary of Business Progress (History and Key Performance Indicators)

- Assets under management has grown to ¥344.5 billion mainly with Buyout Fund II. We aim to further expand it through the Aircraft investment field, etc. in the future.
- Aim for achieve record-high annual profit by realization of performance fees from Buyout Fund I.



1.1 Summary of Business Progress (Business Investments/Asset Investments)

- Our business consists of two divisions: Business investments, which engages in buyout and growth investments, and Asset Investments, which focuses on real estate, aircraft, and renewable energy investments.
- Since listing, we have steadily launched new funds across each investment field, with subsequent funds also progressing smoothly.

Business Investments

❑ Buyout Investments

- Buyout Fund I (2016-)
- Buyout Fund II (2022-)



❑ Growth Investments

- BizTech Fund (2019-)
- Supply-Chain Fund (2024-)
- En Fund (2025-)



Asset Investments

❑ Real estate Investments

- Spring REIT(2013-)
- Acquisition of Spring REIT assets (2017/2022)
- Divestment of Spring REIT assets (2025)



❑ Aircraft Investments

- Aircraft fund I (2018-)
- Aircraft fund II (2022-)



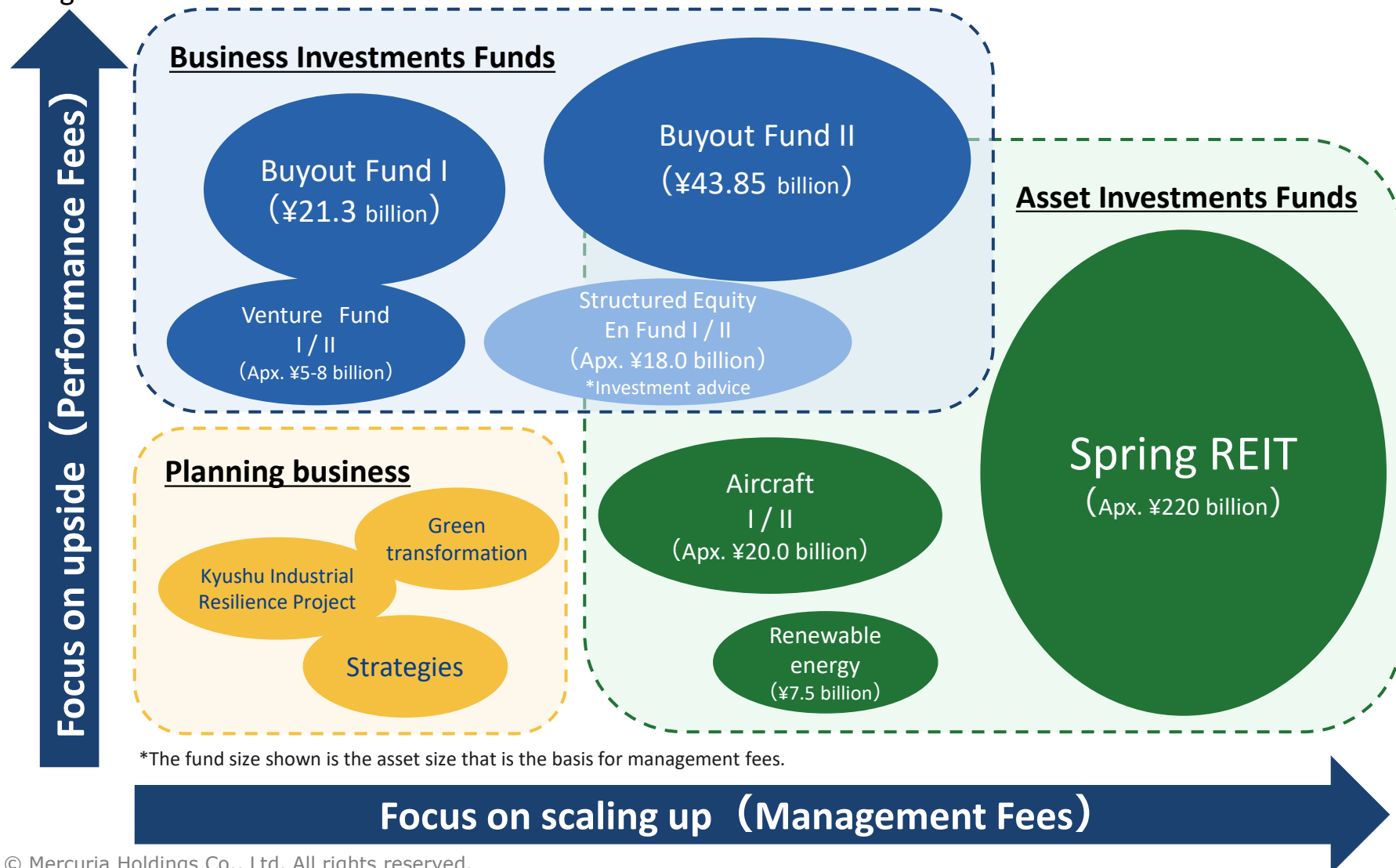
❑ Renewable energy Investments

- Enex Infrastructure Fund (2018-)
- Infrastructure warehousing fund (2020-)



1.1 Summary of Business Progress (Business Portfolio)

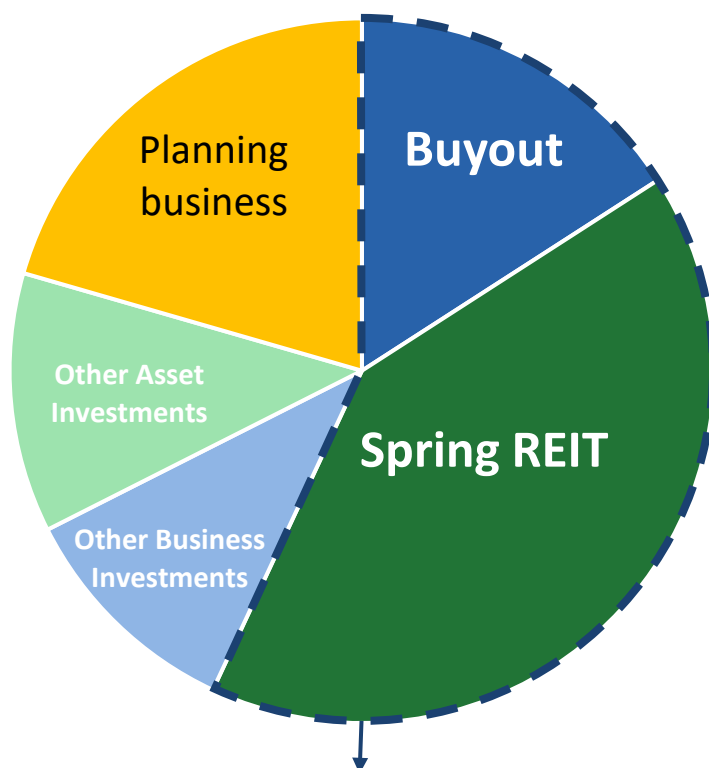
- The business Investment Funds focus on maximizing performance fees, whereas the asset investment funds prioritize maximizing management fees.
- The planning business aims to establish a next-generation core fund to support medium- to long-term growth.



1.1 Summary of Business Progress (Invested Capital and Stable Annual Revenue)

- Invested capital includes upfront investment for establishing the core fund following Buyout and Spring REIT.
- Stable annual income is largely driven by the buyout business (business investments) and the Spring REIT business (asset investments), which together account for just over 80%.

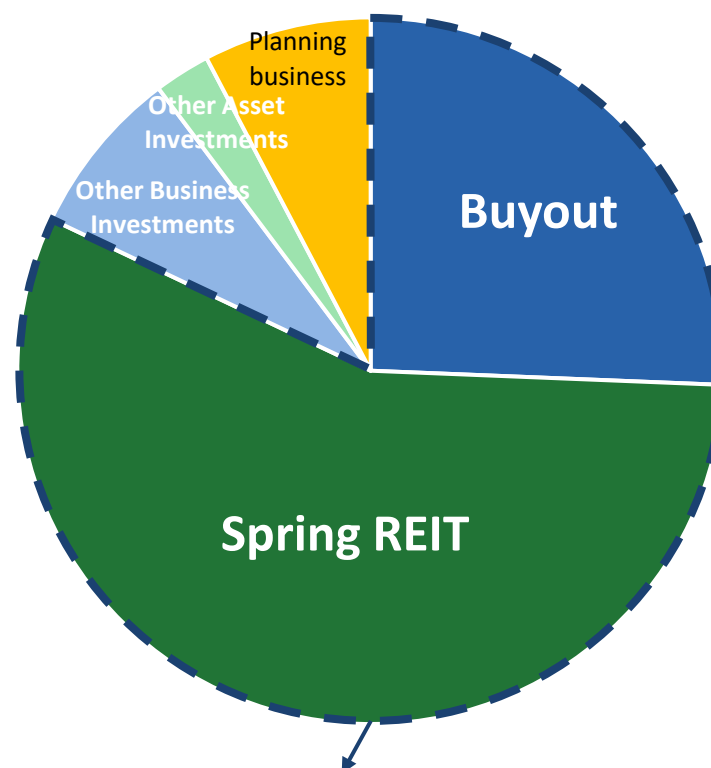
Invested capital (B/S)



Composition ratio of Buyout and Spring REIT
Approx. 60%

Stable annual revenue (P/L) *

*Based on actual results for the year ended December 31, 2024



Composition ratio of Buyout and Spring REIT
Approx. 80%

1.1 Summary of Business Progress

(Overview of Business Investments, Asset Investments and Planning Business)

- The fund management business holds ¥13.3 bn in same boat investments against AUM ¥340.0 bn over.
- The Planning Business made ¥3.1 bn in strategic investments, primarily in the GX field, to support medium- to long-term growth.

Category		Invested capital		Stable annual revenue*1	Contribution to future earnings
		Unit: ¥100 Million		Unit: ¥100 Million	
Fund management business	Business Investments	40	Buyout funds 24 Growth funds 15 Venture funds 1 Other 0	Approx. 13 (Management fees)	<ul style="list-style-type: none"> Maximizing performance fees as upside potential, with Buyout Fund I having reached the performance fee stage. Pursuing series development in each investment field (formation of follow-on funds).
	Asset Investments	93	Spring REIT 75 Aircraft funds 12 Renewable energy funds 6 Other 1	Approx. 23 (Management fees /Dividends)	<ul style="list-style-type: none"> Maximizing management fees by expanding fund size. Establishing core fund following Spring REIT.
Planning business		31 ^{*2}	Green transformation 14 Kyushu Industrial Resilience Project 2 Strategies 15	Approx. 3 (Consulting fees)	<ul style="list-style-type: none"> Establishing the next generation of core fund for mid- to long-term growth. Entering new businesses by leveraging PE investment management expertise. Broadening the investor base to make alternative investments more accessible to individual investors.

^{*2} Including borrowings and debt guarantees in Invested capital

1.2 Business Investments (Buyout Business)

- Buyout Fund I: Reached the performance fee stage in FY2024, aiming for further performance fees from 4 ongoing investments*¹ exits in the future.
- Buyout Fund II: The total fund amount of ¥43.85 billion, more than double the total amount of Buyout Fund I. Investment progress is on track; 8 investments have been made to date.
- Although investee's JS Foundry in Buyout Fund I and II has received a decision to commence bankruptcy proceedings on July 14, the impact on the results for FY2025 will be minor*² because valuation losses was recorded in FY2024. We will maintain the target return for both funds and aim to achieve performance fee and higher returns on principal investments by maximizing the value of our portfolios going forward.

Buyout Fund I

*¹ Excluding security with recognized investment valuation losses

Name of fund	Mercuria Japan Industrial Growth Fund
Total Fund Amount	¥21.3 billion
Establishment	August 2016
Returns	Operational performance <ul style="list-style-type: none"> • Net IRR: 15%+ • Net return on investment: 2x+
Investors	DBJ, SMTB, Major financial institutions, Regional banks, Non-financial companies
Investment Strategy	Business succession, Privatization, Carve-out deals, etc.

Exits







Current holdings







The valuation losses recorded in FY2024

Buyout Fund II

Name of fund	Mercuria Japan Industrial Growth Fund II
Total Fund Amount	¥43.85 billion
Establishment	March 2022
Returns	Operational performance <ul style="list-style-type: none"> • Net IRR: 15%+ • Net return on investment: 2x+
Investors	DBJ, SMTB, Life insurance companies, Non-life insurance companies, Pension funds, Major financial institutions, Regional banks, Non-financial companies, Overseas investors
Investment Strategy	Business succession, Privatization, Carve-out deals, etc.

Current holdings









The valuation losses recorded in FY2024

2 other company

1.2 Business Investments (Growth Business)

- BizTech Fund has ended the investment period with a total of 17 investments and aims to exit with a focus on IPO.
- In April 2024, we launched the Supply- Chain Fund as a successor to our growth investment strategy, and have made 5 investments to date.

BizTech Fund

Areas of Investment	A company that provides innovative services in the real estate and logistics industries
Total Fund Amount	Approx. ¥3.1 billion
Establishment	May 2019
Investors	ITOCHU Corporation, THE SANKEI BUILDING, Fuyo General Lease, Chuo-Nittochi, Sumitomo Mitsui Trust Bank, NIPPON STEEL KOWA REAL ESTATE, SBI ARUHI, Mitsubishi Logistics Corporation
Number of investments	17 investments (Investment period ended)
IPO track record	HATCH WORK CO.,LTD.

Supply-Chain Fund

Areas of Investment	startups, spin-outs from major companies, joint ventures, and other businesses with innovative technologies and business models that can contribute to the solution of issues related to logistics and supply chain management.
Total fund amount	¥3-5 billion (target)
Establishment	April 2024
Investors	Development Bank of Japan, Sankyu Inc., Mitsubishi Logistics Corporation, JA MITSUI LEASING, LTD, VITAL KSK HOLDINGS, INC., Tomakomai Futo Co., Ltd., Kuribayashi Steamship Co., Ltd.
Number of investments	5 investments (During the investment period)
IPO track record	TOYOKOH Inc.

Current holdings

*Below are part of the investee



Current holdings



LOCATIONMind



TOYOKOH



HACOBU

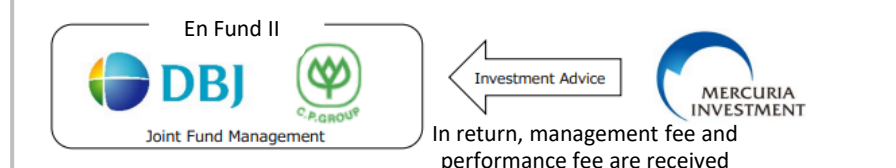
1.2 Business Investments (Structured Equity Business)

- Development Bank of Japan Inc. (DBJ) and Charoen Pokphand Group established En fund II with a total commitment of ¥18.0 billion in February 2025. Mercuria Investment Co., Ltd., a subsidiary of our group, provides investment advice to the fund and is the core of its operations with DBJ.
- Along with started providing investment advice to En Fund II, as a new investment strategy launched a full-scale "structured equity investment strategy" to acquire large minority stakes of 15-49% in Japanese companies and provide hands-on support.

En Fund II

Name of Fund	En Growth Fund 1 L.P. and En Growth Fund 2 L.P. ("En Fund II")
Establishment	February 2025
Major Investors	Development Bank of Japan Inc. (DBJ) Charoen Pokphand Group (CP Group)
Operation	DBJ Group (DBJ and Mercuria) and CP Group
Fund size	¥18.0 billion (+ Sidecar Vehicle)
Priority investment targets	Large minority stakes of 10-49% in listed or unlisted Japanese companies that have established a strong presence in Japan and are now looking to overseas markets for further growth opportunities
The scale of the target company	The scale of sales : Appx. ¥10-100 billion The scale of operating profit : Appx. ¥1-10 billion
Investment per company	¥Several billion

(Reference) Scheme of En Fund II



Concept of En Fund II

"Minority Investment"

- Through the unique initiative of "minority investment," we aim to pursue a Japanese-style investment style in which **we grow companies "together" with our investee companies and existing shareholders.**
- **Hands-on** approach to improving corporate value. In particular, we work with CP Group to support the overseas expansion of target companies.



"Structured"

- Investments are flexibly designed from **Convertible Bond, common stock to preferred stock.**
- Because we are a minority owner, we will make **prior** arrangements in the form of a Share Holders Agreement regarding the **management policy, structure, involvement, and the nature of the exit, etc.** during the investment period.

1.3 Asset Investment Business (Spring REIT Business (Operation Status of Owned Properties))

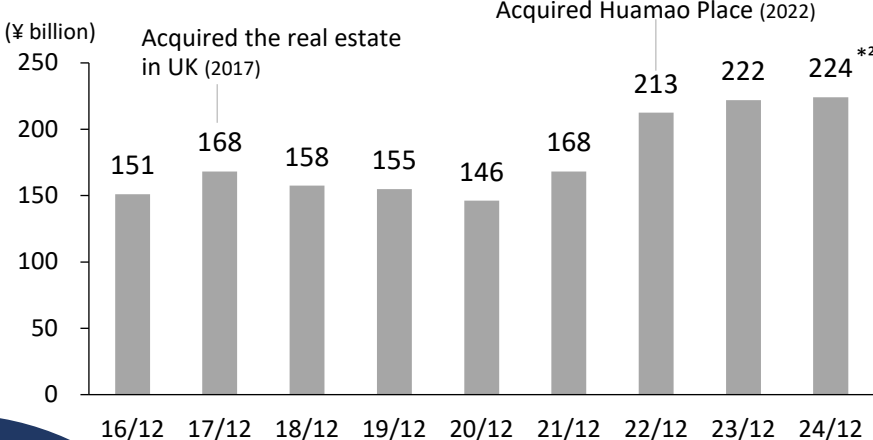
- Managing Spring REIT, listed on Hong Kong Stock Exchange (Stock code: 1426) with total assets of ¥241.3 billion.
- Maintaining the high occupancy rates at Beijing office building (CCP) as core portfolio assets and Shopping mall in Guangdong acquired in 2022.
- Divesting the UK store real estate in March 2025, strengthening strategy for China real estate where there is a real demand in the future.

Overview of Spring REIT

Items	Details
Owned properties	Office buildings (Beijing): 145,000m ² Shopping mall (Guangdong): 145,000m ²
Total assets	Approx. ¥241.3 billion (as of Dec. 31, 2024) * ¹
Market cap	Approx. ¥46.9 billion (as of June 30, 2025)

*¹ By Calculated by MHD excluding the UK store real estate divested in March 2025

Trend of AUM as a basis for management fees



Portfolio

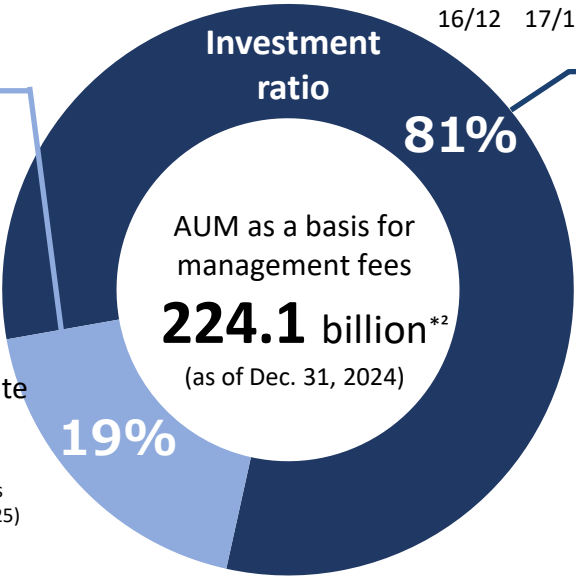
Shopping mall in Guangdong

Huamao place in Guangdong (Shopping mall)

A landmark shopping center located in the central district of Huizhou, a major city in the Greater Bay Area of China, with the highest sales in the region (2021).



Occupancy rate
95%
(average for the three months ended June 30, 2025)



Office building in Beijing

China Central Place in Beijing (Office building)

Considered one of the highest quality office buildings in Beijing, it is located in the CBD district, the largest center of international business. It is excellent in terms of both quality and location.



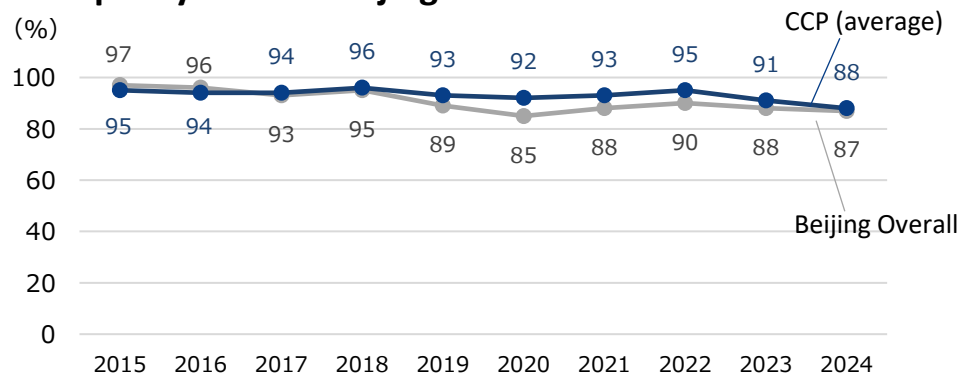
Occupancy rate
86%
(average for the three months ended June 30, 2025)

*² AUM as a basis for management fees in the graph is the amount excluding the UK store real estate divested

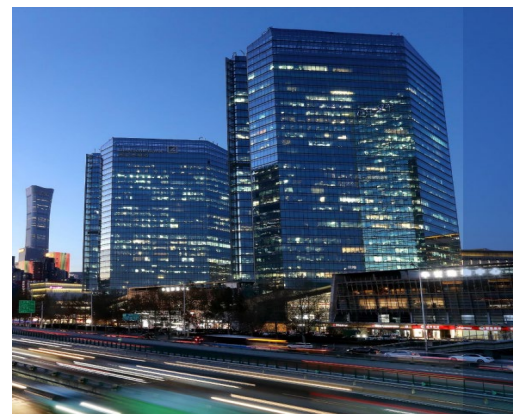
1.3 Asset Investment Business (Spring REIT Business (Operation Status of Owned Properties))

- Office occupancy rates in Beijing have remained stable with the tight supply of high-quality office space.
- Maintaining the occupancy rate of around in the higher 80% range at Beijing office building (CCP), the main portfolio of Spring REIT.

Occupancy Rate in Beijing Overall and CCP



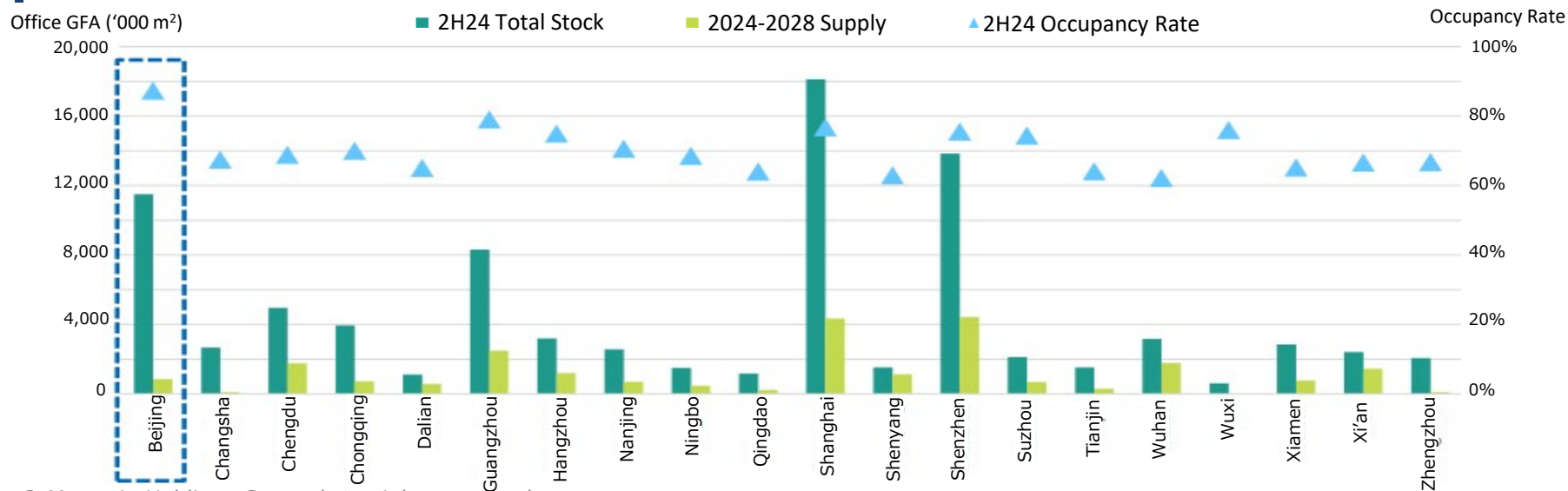
* Prepared by Mercuria Holdings Co., Ltd.(MHD) based on Spring REIT's "Final Results 2024 Presentation"



China Central Place (Beijing)

Grade-A Office Markets in China

* Prepared by MHD based on Spring REIT's "ANNUAL RESULTS 2024 Presentation" (Source: JLL Research, Dec. 2024)

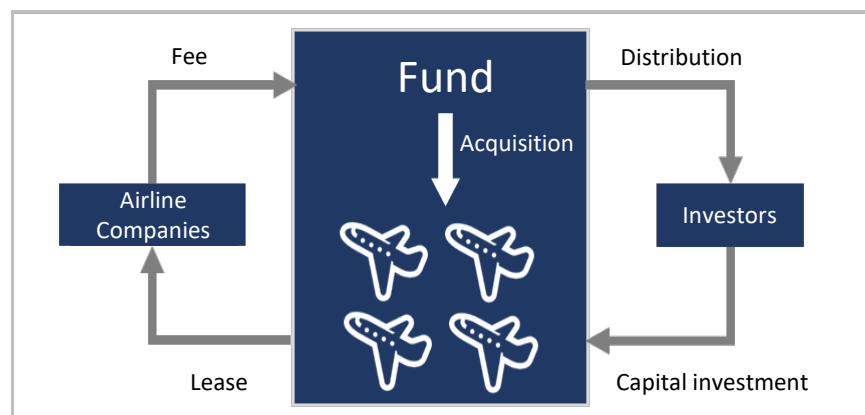


1.3 Asset Investment Business (Aircraft Business)

- Aircraft Fund II's fundraising, with Airport Facilities Co., Ltd. as the anchor investor in July 2022, was closed with approx. ¥23.0 billion(Including borrowings). Acquired 4th aircraft in Nov. 2024, achieving full investment.
- Aircraft Fund I is in the exit phase, especially the aircraft acquired in the pandemic have achieved high returns.
- Preparations begin for the successor fund launch, aiming to establish within FY2025.

Overview of Aircraft Fund II (MACH I)

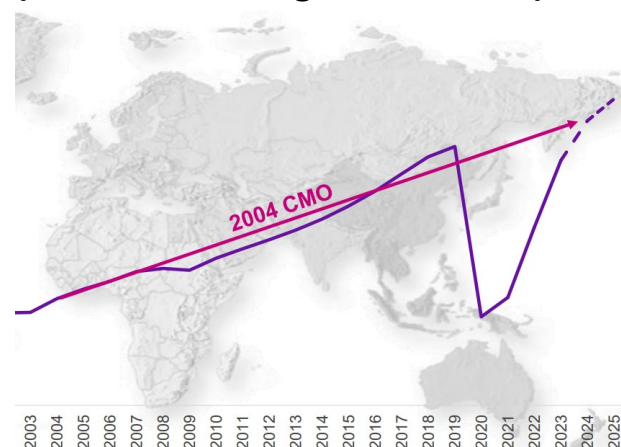
Holdings	Aircraft Mainly small and midsize aircraft that account for the majority of jets operated by airlines worldwide
Fund size	Approx. ¥23.0 billion (Including borrowings)
Establishment	July 2022
Investors	Airport Facilities Co., Ltd., and others
External partner	Airborne Capital Limited (Ireland)



Post-pandemic Market Environment for Aircraft Investments

- Although air passenger demand was temporarily affected by the pandemic, it has since recovered rapidly, returning to the long-term trend seen prior to the pandemic. Demand for aircraft, backed by the demand, is expected to continue to increase with global economic growth.
- Airlines have increased the pct. of leased aircraft in their fleets. Its importance is expected to continue increasing in the future.
- The overheated aircraft finance market cooled during the pandemic and now offers more attractive investment conditions than before COVID-19.

Demand for Air passenger (Revenue Passenger Kilometers)



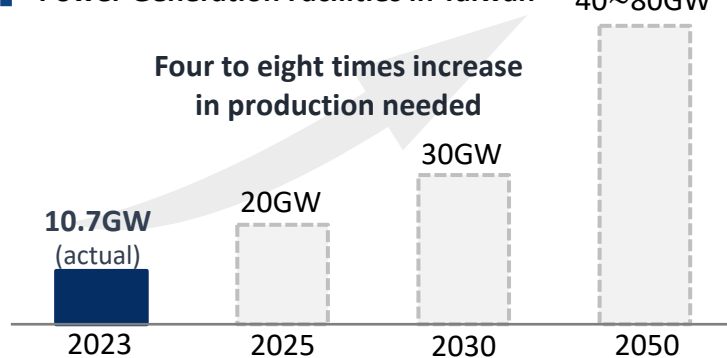
1.4 Planning business (Green transformation Business)

- Participated in the development of solar power generation facilities in Taiwan together with Maiora, Invested approx. ¥1 billion. The case number 1 solar power plant was completed in June 2023 and the case number 2 solar power plant was completed in June 2024, started to sell electricity. Construction on the case number 3 solar power plant is scheduled to begin later this year.
- Invested in First Ammonia, Inc. U.S.-based green ammonia development company, to commercialize the world's first large-scale green ammonia production Plant. Contributing to building a green ammonia supply chain centered on Japan and Asia, and create investment opportunities in the ammonia business. Preparation is underway to begin construction on the case number 1 project.

Advantages of the Taiwan renewable energy business

- Per capita electricity use in Taiwan is higher than in Japan
- The government-owned Taiwan Power Company handles generation, distribution and sales of electricity
- Solar power was 4.15GW as of 2019; a mega-solar market is now emerging due to government policies for speeding up installations of renewable energy facilities
- The FIT purchase period is 20 years, the same as in Japan; the purchase price of solar power is determined when each project is completed

Future Plans Related to the Introduction of Solar Power Generation Facilities in Taiwan



*Figures for 2025, 2030, and 2050 are targets.

*Source: Bureau of Energy, Ministry of Economic Affairs,

Potential of green ammonia

- There are growing expectations for ammonia as a fuel for thermal power plants, industrial furnaces, and ships.
- Ammonia is synthesized by combining hydrogen produced by water splitting, and atmospheric nitrogen. Since fossil fuel is not used in the manufacturing process, CO2 is not generated.
- In January 2024, the Japanese government announced a plan to support domestic procurement of hydrogen and ammonia with an eye to achieve carbon neutrality by 2050.

Below is a conceptual drawing of the first factory under construction in Texas, U.S.A.



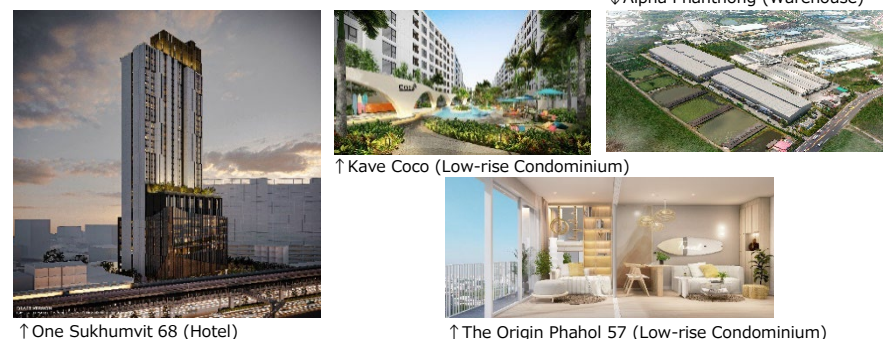
1.4 Planning business (Strategic Investment (Thailand))

- Since the establishment of the Thai subsidiary (Mercuria (Thailand) Co., Ltd. (MTC)) in 2018, it has established a consulting business to support Japanese companies in their overseas expansion by leveraging local professionals and PE investment management expertise.

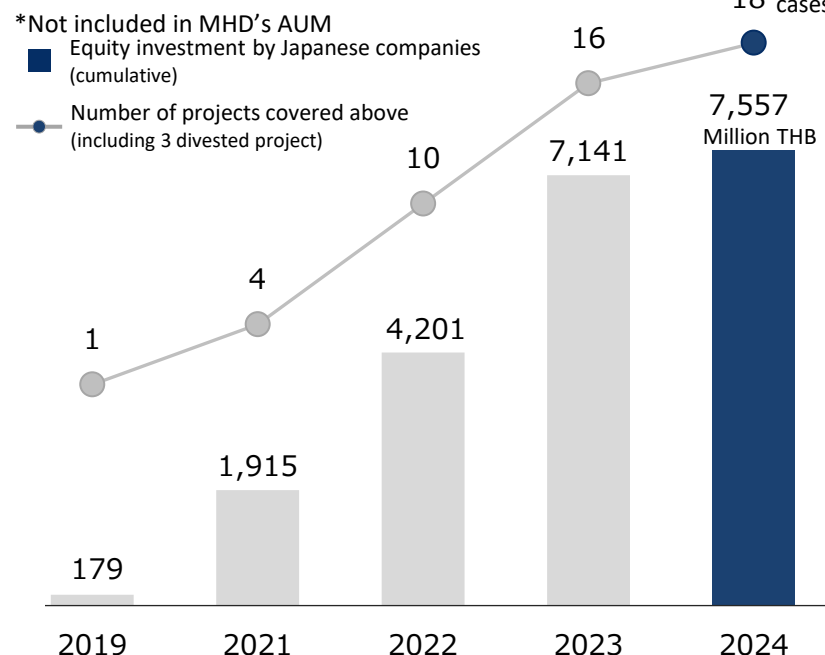
Overview of Consulting Business in Thailand

Items	Details
From Japanese companies Cumulative investment amount	Approx. 7,557 Million THB (Approx. ¥33.3 billion) *calculated with 1THB=¥4.4
Number of projects covered above	18 (including 3 divested)

Completion images (examples)



Trend of the Amount of Equity Investment by Japanese Companies and Number of the Projects



Examples of Consulting Business in Thailand

The Thai subsidiary participated in a condominium project in the suburbs of Bangkok in collaboration with a real estate company of a Japanese railroad group. Combining the high technology of Japanese housing development with Thai real estate business know-how through the high on-site capability of local knowledgeable employees. High returns expected from real estate investment in rapidly urbanizing Bangkok.

Newly established Vietnam subsidiary, executed an investment in the new condominium development project

Since its launch in 2018, the Thailand consulting business has established a business model in the field of JV support for Japanese companies expanding overseas and their overseas partners, and has achieved profitability. Newly established a subsidiary in Vietnam to horizontally expand this business model. In February 2025, executed an investment in the new condominium development project (Details next page).



1.4 Planning business (Strategic Investment (Vietnam))

- We established a subsidiary (Mercuria (Vietnam) Co., Ltd.(MVC)) in Vietnam in 2023. Aiming to horizontally expand Thai consulting business model, in February 2025, MVC has executed an investment in the condominium development project in Binh Duong Province, Vietnam, undertaken by Bcons Construction Investment Joint Stock Company.
- Going forward, we will help managing the progress of the Project through its local staff.

Overview of Project

*The detail below is the planning stage and is subject to change in the future.

Items	Details
Location	Binh An, Di An City, Binh Duong Province, Vietnam
Transportation	Located on the 1 of national highway, 10 minutes to Di An City Administrative Center, 45 minutes to central Ho Chi Minh City
Land size	4,287.8 sqm
Expected total investment amount	VND 794.5 billion (Apx. ¥4.8 billion * 1VND = ¥0.006)
Expected selling price	VND 40.4 million/sqm (apx. ¥0.24 mn)
Total floor Area	38,752 sqm
No. of Unit / Floors	490 units/ 29 Floors + 2 basements
Room size	30-70 sqm
Start Construction	Q2/2025
Construction completion	Q4/2026-Q1/2027

Overview of Developer

Items	Details
Company Name	Bcons Construction Investment Joint Stock Company
Head Office Location	Ho Chi Minh City, Vietnam
Business	Real Estate, Services, Logistics, Education

Images of the completion of the Project

Project name : Green Land Binh An



1.5 Future Initiatives

Maximize performance fees



Continue a stable fund operations and maximize the performance fees

Buyout Business
(Business Investment)

Build up management fees



Establish each fund larger than its 1st fund, and build up management fees

Spring REIT Business
Aircraft / Renewable Energy
Investment
(Asset Investment)

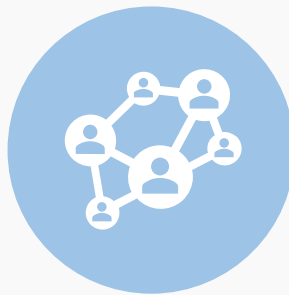
Pursue new business initiatives



Expand the product lineups through Pursuing new business initiatives

Green transformation
Investment Business
Kyushu Industrial Resilience Project
Strategies Investment Business

Broaden investor base



Broaden the investor base by offering the products focus on differences in investors' characteristics

Initiatives in all businesses

2. Financial Highlights

2.1 Consolidated Operating Results (1/7)

(vs. Earnings Forecasts and Progress Rate)

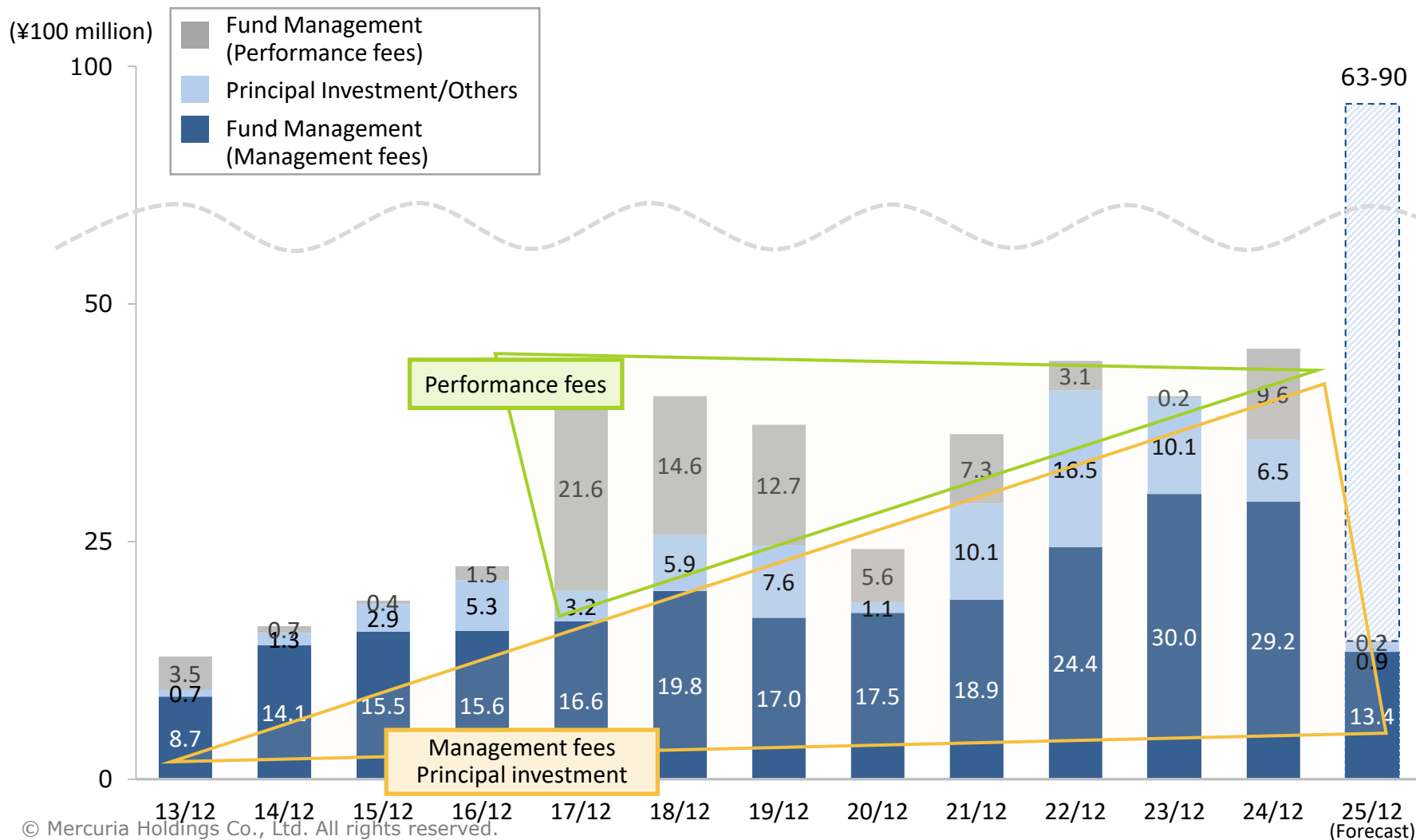
- We aim for operating gross profit of ¥6.3-9.0 billion/ordinary profit of ¥2.3-3.9 billion by realizing performance fees from Buyout Fund I exits.
- Annual profit target retained for FY2025, expecting to realize performance fees through 1-2 exits from Buyout Fund I.

Unit: ¥100 million		2023 Results	2024 Results	2025Q2 Results	2025 Forecasts	Progress Rate to forecasts
Operating revenue		58.4	55.7	19.4	64-91	21-30%
Operating costs		△18.1	△10.4	△4.8	△1	482%
Gross operating profit	Fund management (management fees)	30.0	29.2	13.4	63-90	16-23%
	Fund management (performance fees)	0.2	9.6	0.2		
	Principal investments/ Others	10.1	6.5	0.9		
	Total	40.3	45.3	14.6		
SG&A expenses		△26.9	△35.5	△15.5	△40-△51	30-39%
Operating profit		13.4	9.8	△0.9	23-39	△2-△4%
Ordinary profit		15.2	11.6	△1.6	23-39	△4-△7%
Profit attributable to owners of parent		10.6	5.1	△1.3	15-25	△5-△8%

2.1 Consolidated Operating Results (2/7)

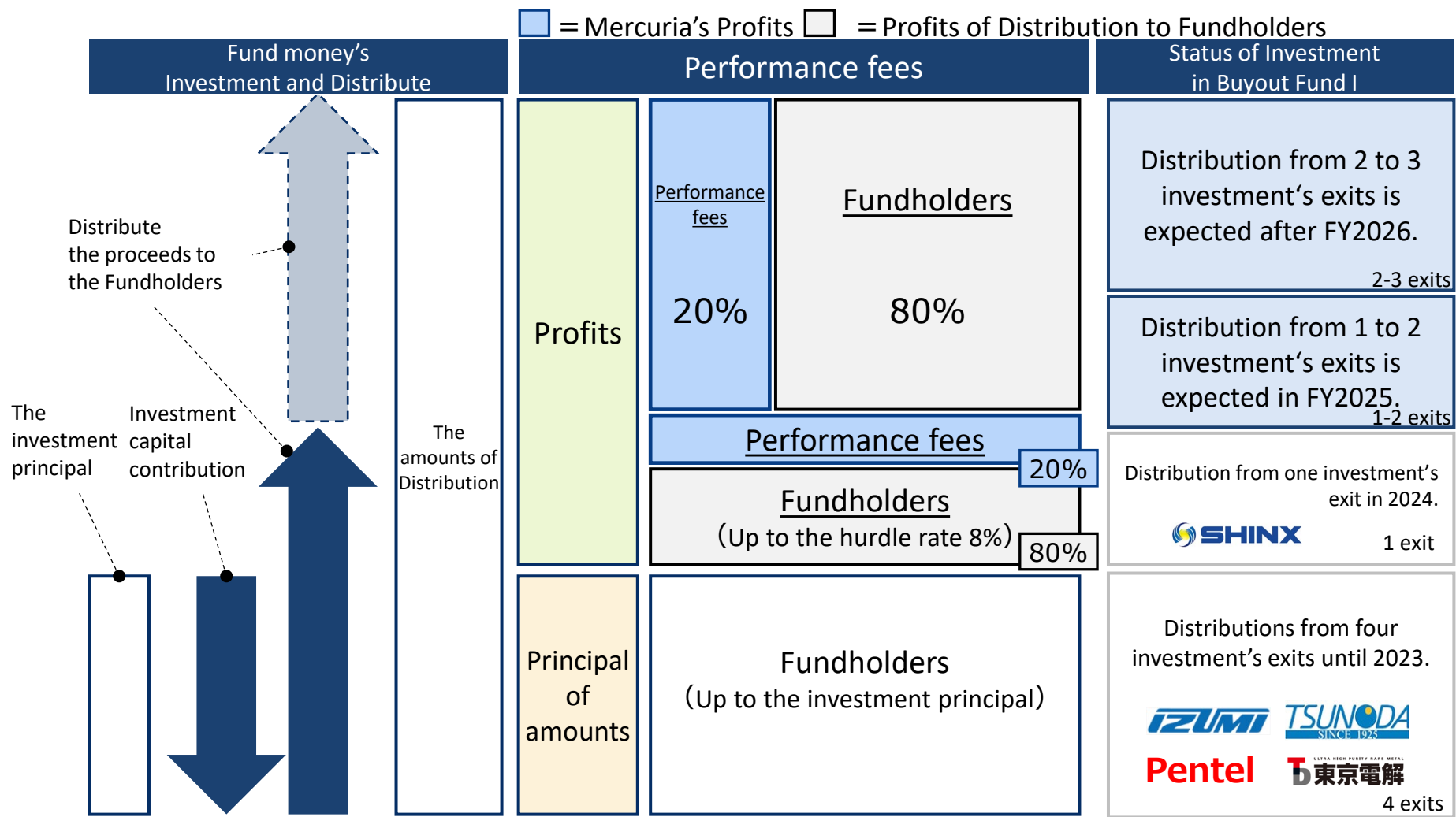
(Gross Operating Profit By Revenue Categories)

- Management fees: In addition to Spring REIT, the series development of the buyout fund has brought current management fees to around ¥3.0 billion.
- Performance fees: A total of ¥6.5 billion was recorded from FY2017 to FY2022 (including ¥3.7 bn from Growth Fund I and ¥1.7 bn from the Value Investment Fund). In FY2024, Buyout Fund I reached the performance fee stage, resulting in ¥1.0 billion in performance fees.



2.1 Consolidated Operating Results (3/7) (Buyout Fund I's Performance Fees)

- Buyout Fund I has reached the performance fee stage in FY2024.
- Aiming for performance fees from 1 to 2 investment exits in H2 FY2025.



2.1 Consolidated Operating Results (4/7)

(Spring REIT's Contributions to Group Profit)

- The Spring REIT business makes a significant contribution to our group's earnings through recurring management fees and dividend income.
- Although there has been a decline in unit price in recent years, all assets held continue to maintain high occupancy rates driven by real demand.
- Divesting the UK store real estate in March 2025, strengthening strategy for China real estate where there is a real demand in the future.

Overview of Spring REIT	
Listed market	Hong Kong Stock Exchange (code: 1426)
Owned properties	Office buildings (Beijing) Shopping mall (Guangdong)
Total assets	¥241.3 billion *calculated the Balance (excluding the UK store real estate divested) at the end of Dec. 2024 with ¥20.20/RMB which is the exchange rate at the end of June 2025
Unit price	1.60-2.10 HKD/unit *the lowest and highest price for the last 52 weeks
Dividends	0.166 HKD/unit *Total for interim 2024 and year-end 2024 *dividend yield: 7.9% -10.4% (with the above unit price)
The role of our group	Fund management (asset manager) Principal investment (¥6.1 billion)

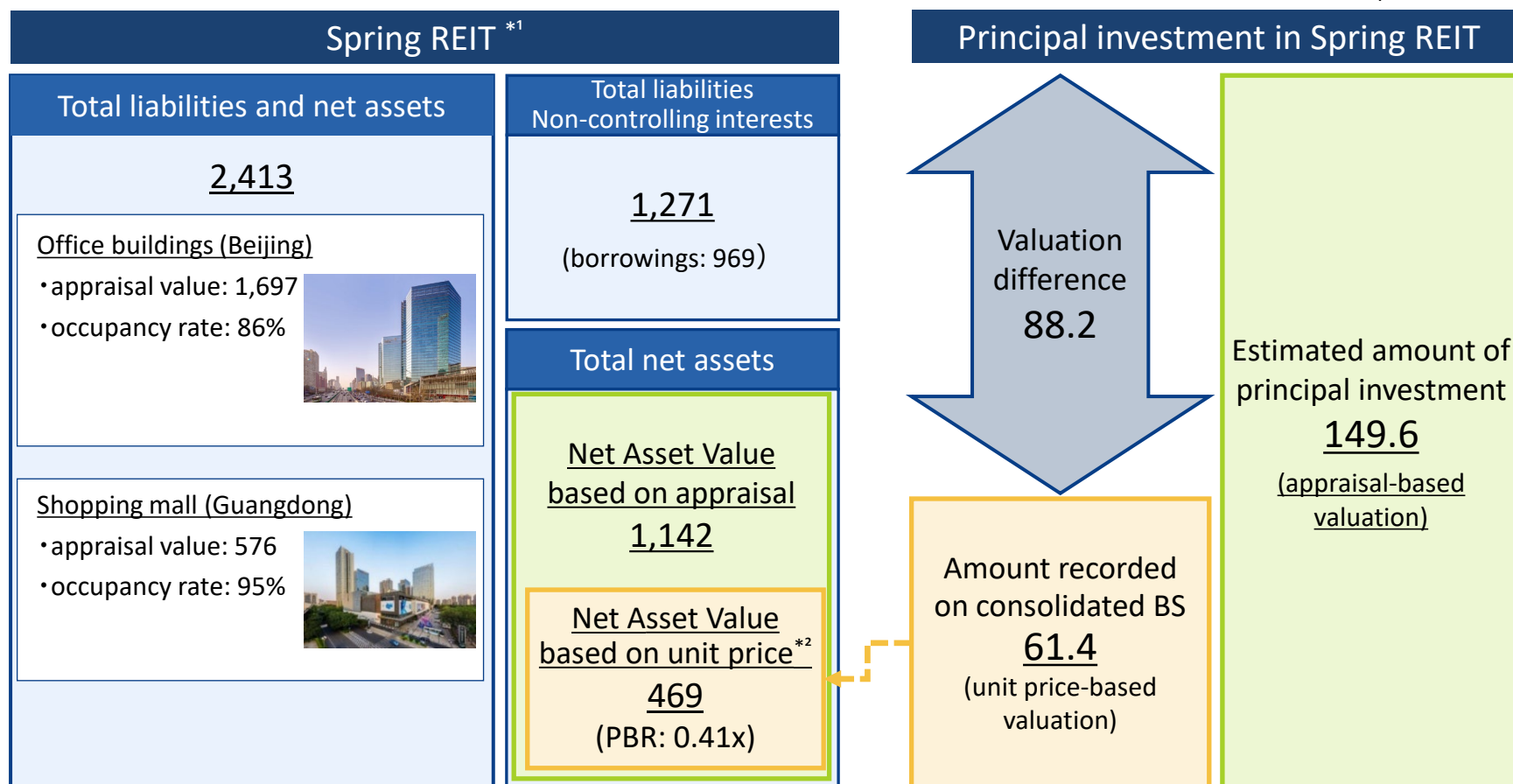
Revenue Contribution			Driver
Upper section: FY2024 results Bottom section: FY2025Q2 results			
Fund Management	Management Fee	¥1.46 billion ¥0.64 billion	Actual demand (Cash flow/ Appraisal value)
	Performance Fee (Acquisition and divestment Fee)	- ¥0.02 billion (recorded when asset acquisition and divestment)	
Principal investment	Dividend Income (Principal investment income)	¥0.73 billion ¥0.31 billion (recorded twice a year (Q2,Q3))	Market Value (unit price)
	Market Value Gains/Losses (Principal investment income)	△¥0.48 billion △¥0.24 billion	

2.1 Consolidated Operating Results (5/7)

(Market Value Gains/Losses on Principal investments in Spring REIT)

- Our principal investment in Sprint REIT business as of the end of June 2025 is ¥6.14 billion (share price-based valuation).
- The amount of principal investment estimated with the appraised value of Spring REIT's assets is ¥14.96 billion (appraisal-based valuation). There is a difference of ¥8.82 billion between the appraisal-based valuation and the stock price-based valuation.

(¥100 million)

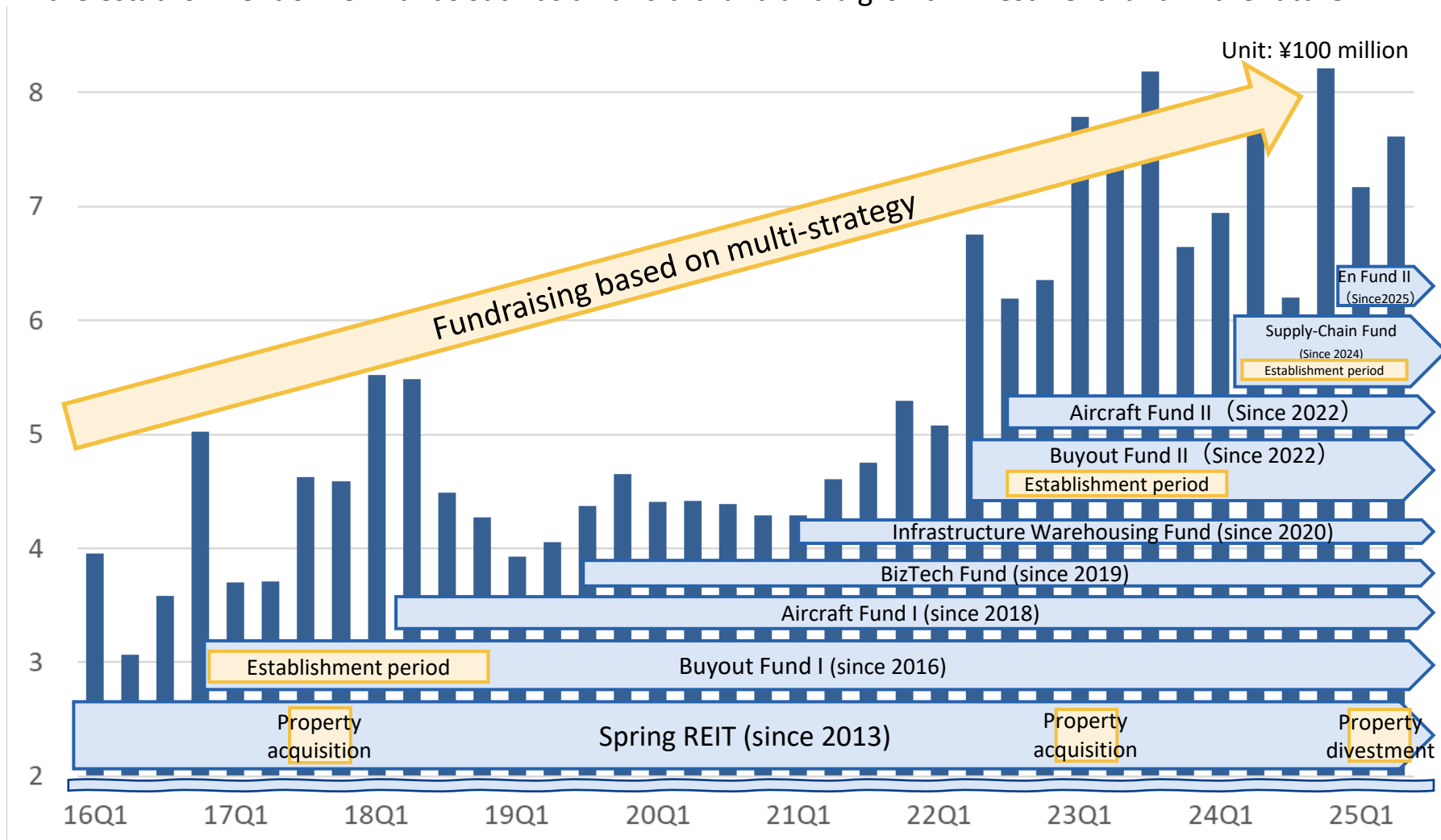


^{*1} The balance of BS at the end of June 2025 was calculated at the exchange rate of ¥20.20/RMB as of the end of Dec. 2024.

^{*2} The number of units issued and unit price (1.73 HKD/unit) as of the end of June 2025 were calculated at the exchange rate of ¥18.45/HKD.

2.1 Consolidated Operating Results (6/7) (Quarterly Management Fees)

- Since listing in 2016, management fees have increased significantly with the establishment of funds based multi-strategy.
- Completed the establishment of Buyout Fund II in 2023. Aim for further increase management fees with the establishment of new funds such as an aircraft fund and a growth investment fund in the future.



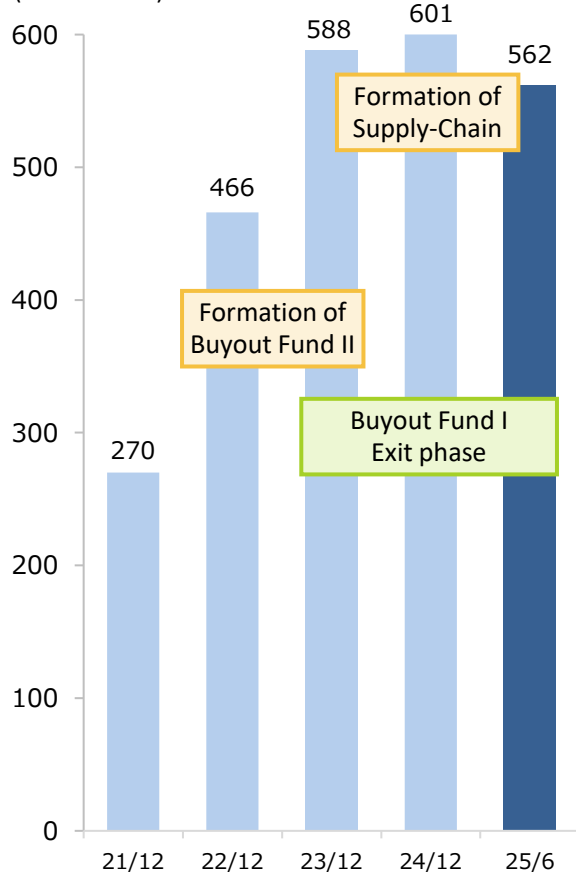
2.1 Consolidated Operating Results (7/7)

(Trend of AUM as a basis for management fees)

- **Business Investments** : The establishment of Buyout Fund II etc., resulted in an increase, but currently Buyout Fund I is in the Exit phase and currently decreasing.
- **Spring REIT** : From FY2022 onwards, the inclusion of new assets resulted in a marked increase.
- **Asset Investments** : Increasing in a fundraising for Aircraft Fund II from FY2022 to FY2024. Most recently although the Renewable Energy Fund liquidated phase, an increase expected in FY2025 by the establishment of a successor fund for aircraft.

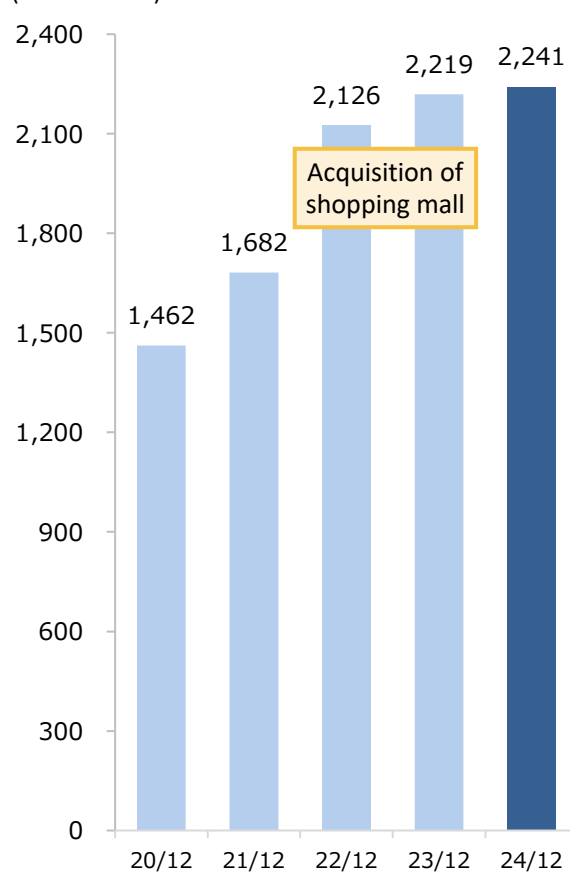
Business Investments*

*Not included En fund that provide investment advice
(¥100 million)



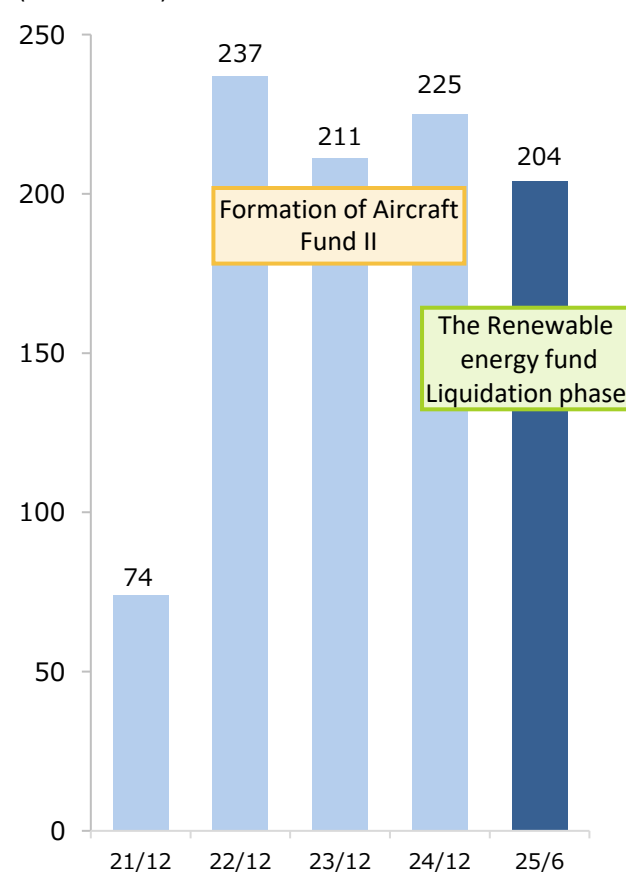
Spring REIT

(¥100 million)



Asset Investments

(¥100 million)



2.2 Consolidated Financial Position (1/2) (Asset-Liability Structure)

- Assets: Mainly consist of ¥15.1 bn in operational investment securities and operating loans (principal investments), and ¥1.8 bn in cash and deposits.
- Liabilities and Net assets: Borrowing for short-term working capital was made during the period, total capital mainly consists of ¥16.0 bn in equity capital and ¥2.1 bn in liabilities.

B/S (as of June 30, 2025)

Unit: ¥100 Million

Current assets	Cash and deposits	18	10%
	Trade accounts receivable	6	
	Operational investment securities/ Operating loans	151	79%
	Other current assets	5	
Non-current assets		11	
Total		191	
Liabilities	Borrowings	6	
	Other current liabilities	7	
	Other non-current liabilities	7	
Net assets	Equity capital	160	84%
	Non-controlling interests	11	
Total		191	

Composition of Equity Capital

Unit: ¥100 Million

Business Investments		40
Same-boat investment for Buyout funds, Growth funds and Venture funds		Invested capital 40
Asset Investments		77
Same-boat investment for Spring REIT, Aircraft funds and Renewable energy funds		Invested capital 91
Planning business		34
Investment for Green transformation, Kyushu Industrial Resilience Project and Strategies		Invested capital 20
Asset Under Management (as of the end of Dec. 2024)		3,445

2.2 Consolidated Financial Position (2/2)

(History of Equity Capital (ROE and Total Return Ratio))

- ROE for FY2024 was 2.9% due to the decrease in profit. Aiming for ROE level of 10% over in FY2025.
- The level of the total return ratio for past years was level of 40% to 50% by dividends and conducting stock repurchase as shareholder return.

Unit: ¥100 Million

ROE and Total Return Ratio			
	FY2023	FY2024	FY2025
ROE	6.3%	2.9%	10% over (target)
Average of Equity Capital (Unit: ¥100 Million)	169	173	(TBD)
Net income (Unit: ¥100 Million)	10.6	5.1	15-25 (target)
Total Return Ratio	59.9%	43.5%	(TBD)
Dividends	26.2%	39.4%	86.3%
Stock Repurchase	33.7%	*4.1%	(TBD)

*Stock repurchase acquired for Stock Compensation System

History of Equity Capital		
As of the end of FY2022		166
ROE	Net income	+ 10.6
	Comprehensive income etc.	+ 3.5
Total Return Ratio	Dividends	△4.1
	Stock Repurchase	△5.3
As of the end of FY2023		171
ROE	Net income	+ 5.1
	Comprehensive income etc.	+ 3.5
Total Return Ratio	Dividends	△4.2
	Stock Repurchase	△0.4
As of the end of FY2024		175

2.3 Dividends

- In accordance with the dividend policy, for the fiscal year ending December 31, 2025, a dividend of ¥22 per share is also planned, with a projected payout ratio of 31.5–36.8% of net income during the past five years.

Dividend policy	<ul style="list-style-type: none"> • Dividends are the primary way to distribute earnings to shareholders and the priority is dividend stability. • The current payout ratio guideline is about 30%. As performance fees and other one-time revenue has a big effect on earnings, the guideline is to use average net income for five years as the basis. Using this average reduces the effects of earnings swings from year to year and increases the stability of dividends. • The goal is to raise the dividend along with growth of the five-year average of net income.
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Unit: Million	2021 Results	2022 Results	2023 Results	2024 Results	2025 Forecasts
(1) Profit attributable to owners of parent	1,304	1,563	1,055	506	1,500-2,500
(2) Five-year average of net income	1,195	1,210	1,138	991	1,186-1,386
(3) Dividend per share	¥20	¥20	¥21	¥22	¥22
(4) Total number of outstanding shares (after deduction of treasury shares)	20,911,579 shares	20,500,979 shares	19,793,579 shares	19,843,379 shares	*19,843,379 shares
(5) Total dividends (3) × (4)	418	410	416	437	437
(6) Dividend payout ratio (5) / (2)	35.0%	33.9%	36.5%	44.1%	31.5-36.8%

* The total number of outstanding shares stated in 2025 Forecasts is the actual total number of the outstanding shares as of the end of June 2025

3. Status of Compliance with Listing Maintenance Criteria for TSE Prime Market

3.1 Updated status with Listing Maintenance Criteria for TSE Prime Market

- Met TSE Prime Market Listing Maintenance Criteria (Market capitalization of tradable shares of ¥10 billion or more) as of the end of Dec. 2024.
- The latest stock price level is not met Listing Maintenance Criteria for TSE Prime Market. Aiming for the stock price to be continuously raised through strengthening disclosure, including IR/PR on new business development related to strategic activities and information related to fair value valuation.

	Reference period Ave. of Oct-Dec 2023	Reference period Ave. of Oct-Dec 2024	Current price As of Aug. 12, 2025	Prime Market Listing Maintenance Criteria
Total market capitalization of the tradable shares	¥8.66 bn	¥10.02 bn	¥9.14 bn	¥10 bn
Stock price	¥750.3	¥869.9	¥800	¥876*
PBR BPS:¥904.87 (Result of FY2024)	0.83 x	0.96 x	0.88 x	0.97 x
PER EPS: ¥77.53-¥129.21 (Forecast for FY2025)	5.8-9.7 x	6.7-11.2 x	6.2-10.3 x	6.8-11.3 x

Prime Market

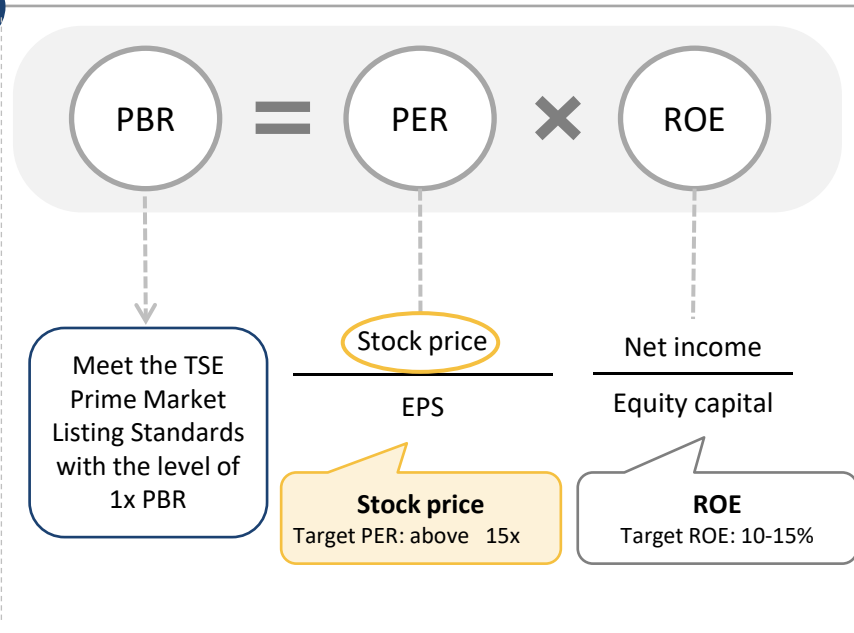
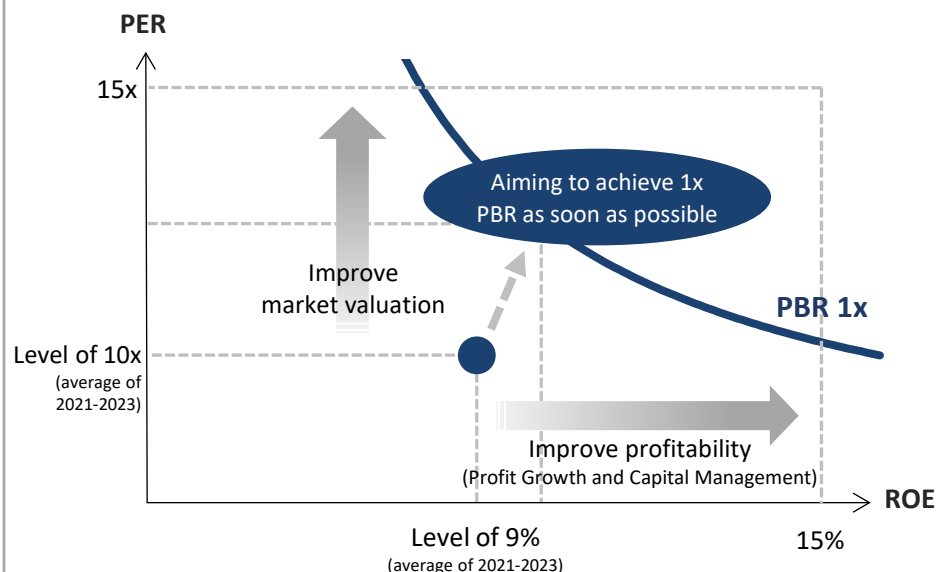
Criteria	FY2023	FY2024	TSE Prime Market Listing Maintenance Criteria	Status
Number of share holders	3,599	20,204	800 or more	○
Number of tradable shares	115,359 units	115,133 units	20,000 unites of more	○
Market capitalization of tradable shares	¥8.66 bn	¥10.02 bn	¥10 bn or more	○
Ratio of tradable shares	53.6%	53.4%	35% or more	○
Daily average trading volumes	¥37 mn	¥63 mn	¥20 mn or more	○

* The stock price for meeting with Listing Maintenance Criteria for TSE Prime Market is estimated based on the number of stocks outstanding at the end of June 2025

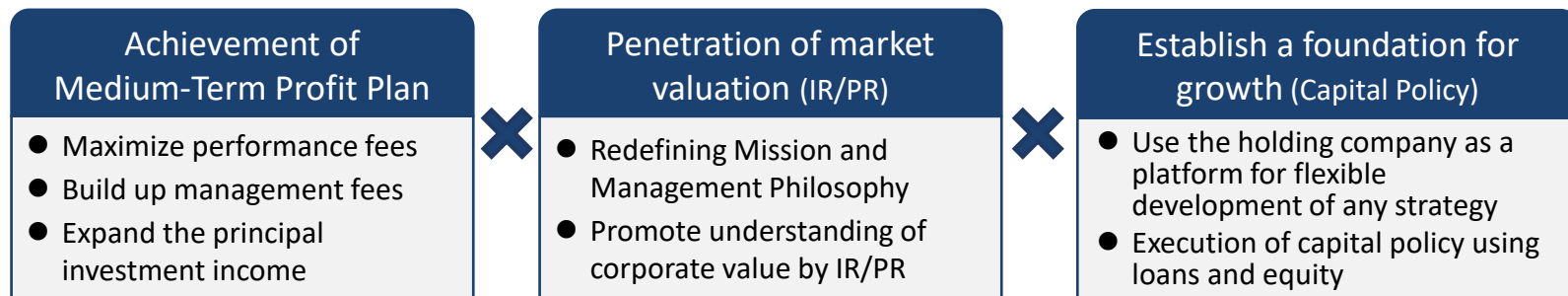
3.2 Compliance with Listing Maintenance Criteria for TSE Prime Market and PBR Improvement (1/2)

- The stock price of 1xPBR level is required to meet Listing Maintenance Criteria for TSE Prime Market (¥876 level)
- We recognize that achieving a PBR of 1x requires not only improving profitability through profit growth based on our medium-term earnings plan (as reflected in ROE), but also enhancing market valuation through strengthened IR/PR efforts (as reflected in PER).

MHD's current place for improving PBR to 1x level



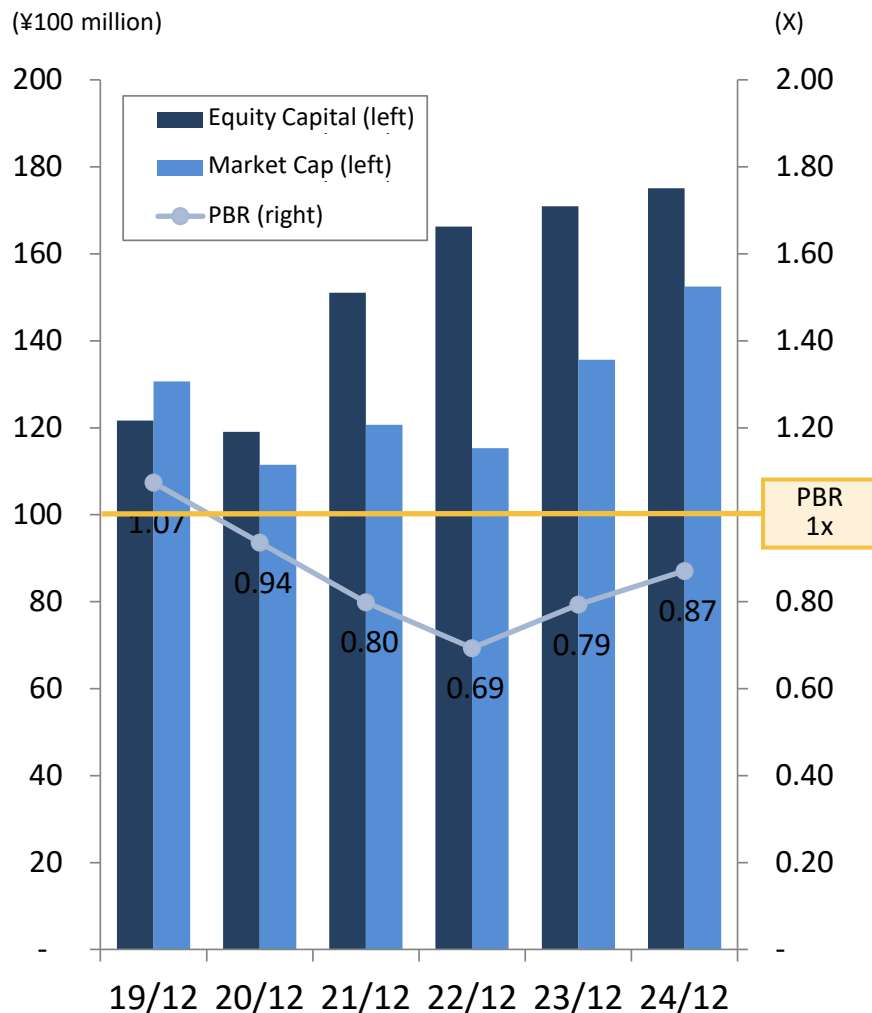
Initiatives for improving PBR



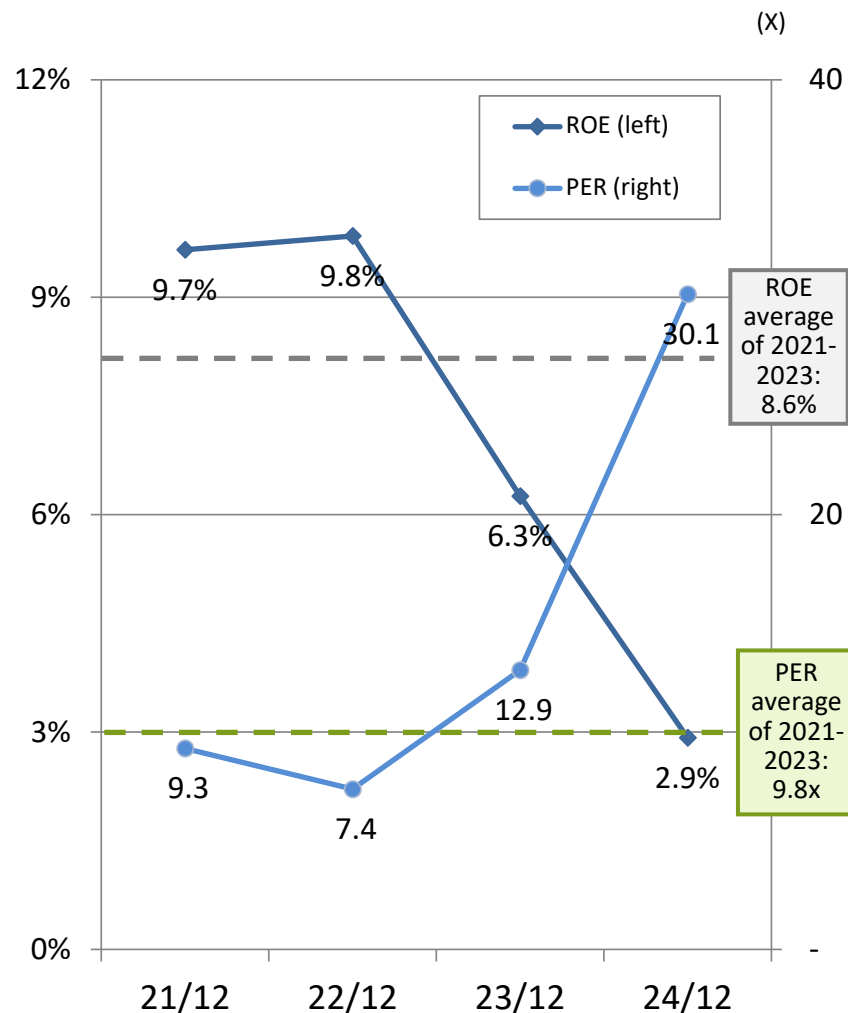
3.2 Compliance with Listing Maintenance Criteria for TSE Prime Market and PBR Improvement (2/2)

- PBR: Has remained below 1x since the public offering in FY2021.
- ROE: Declined to 2.9% mainly due to valuation losses on same-boat investments in FY2024. Aim for ROE level of 10-15% by realizing the performance fees and principal investment income from the Buyout Fund I exits in the future.

Trend of PBR



Trend of ROE and PER



(Reference) Structure of Earnings and Corporate Value

- MHD's view of the value of its stock is based on following components: (1) business value (management fees); (2) net asset value (principal investments); and (3) upside value (performance fees).
- Market cap was ¥15.5 billion based on the closing price on Aug. 12, 2025. Our goal is to realize the hidden value of MHD that we believe exists.

Value of stock			Market cap
Components of assumed stock value	Upside value (performance fees)	Expectation for performance fees	Hidden value that MHD believes exists
	Business value (management fees)	Business value with a sound base for management fees based on long-term contract	
	Net asset value (principal investments)	Equity capital ¥16.0 bn + Unrealized capital gain asset value	¥15.5 bn (¥800/share)

4. Group Overview

Outline of the Mercuria Investment Group

- The Mercuria Investment Group, with its core company Mercuria Investment that was established in 2005, manages funds that invest in alternative assets and makes principal investments in these funds.
- Mercuria's mission is "Change Today's Japan Through Power of Funds."

Company Profile (As of end of June 2025)

Company name:	Mercuria Holdings Co., Ltd.
Head office:	Daibiru Bldg., 1-3-3 Uchisaiwaicho, Chiyoda-ku, Tokyo
Established:	July 1, 2021 (the former Mercuria Investment Co., Ltd. was established on October 5, 2005)
Capital:	¥4,073,649,980
Business:	Holding company, fund management business and principal investment business
Management personnel:	Toshihiro Toyoshima, CEO Hideya Ishino, Director, COO, Head of Asset Investment Dept. Kiyoto Koyama, Director, CIO, Head of Business Investment Dept.
Number of employees:	125 (consolidated)
Listing:	Tokyo Stock Exchange, Prime Market (stock code 7347)
Strategic shareholders:	Development Bank of Japan Inc. ITOCHU Corporation Sumitomo Mitsui Trust Bank, Limited

Vision, Mission, and Management Philosophy

Vision

"To Become a World-Class Investment Group"

Mission

"Change Today's Japan Through Power of Funds"

**Management Philosophy
= Investment Philosophy**

**Growth of
Happiness**

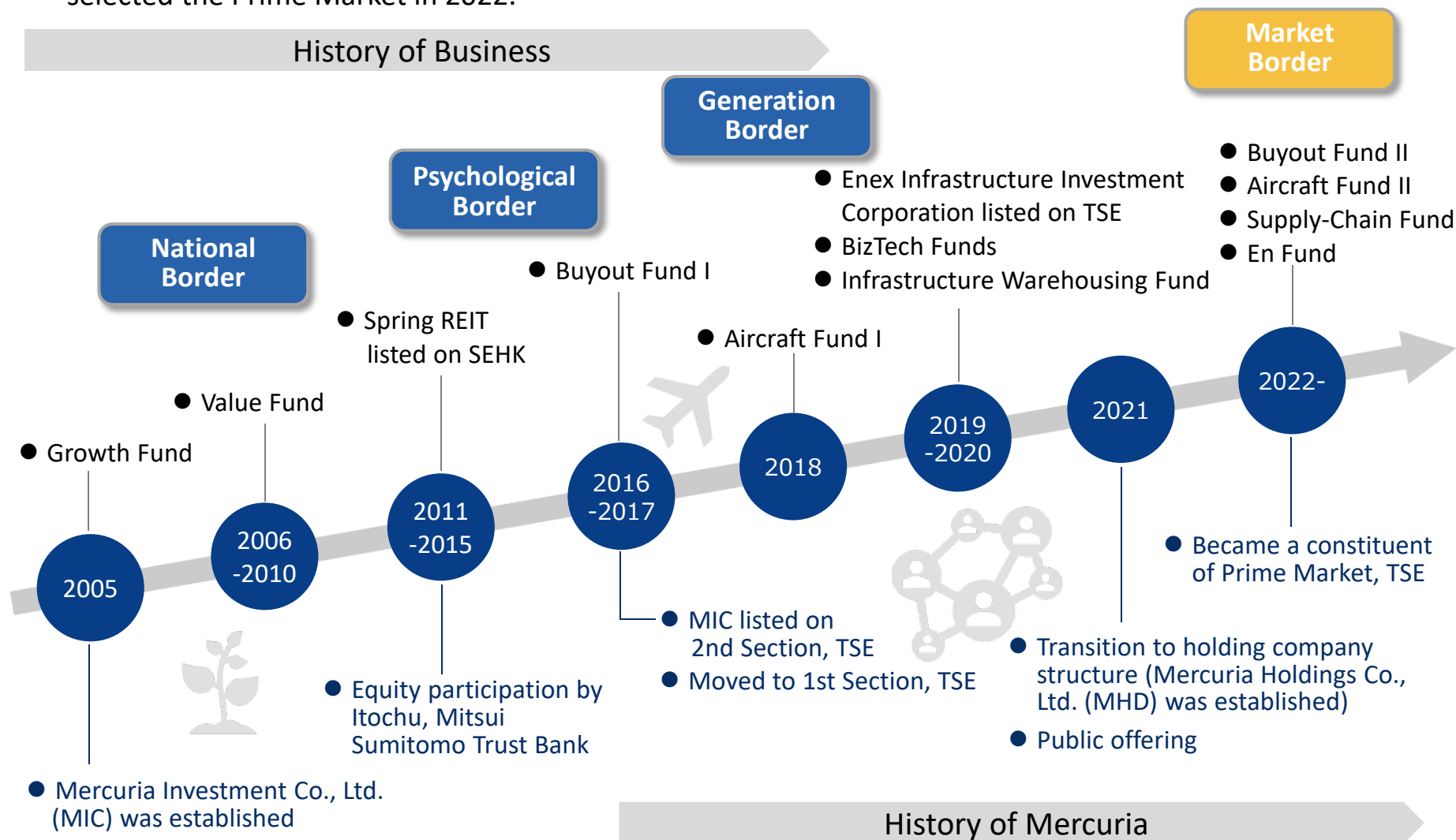
**Cross-
Border**

**All for the
Business**

**Undiscovered
Common**

History of Mercuria and Its Business

- Since its establishment in 2005, our group has expanded its business by strategically shifting investment focus in response to macro trends, using a cross-border perspective as a key approach.
- Listed on the Tokyo Stock Exchange in 2016, transitioned to a holding company structure in 2021, and selected the Prime Market in 2022.



Competitive Advantages of Mercuria Investment Group

Fund planning according to the macro environment

Business Investments

Buyout Investment



Growth Investment



Asset Investments

Real Estate Investment



Aircraft Investment



Renewable Energy Investment



Value Investment

Experienced management team



Chief Executive Officer



CIO, Head of Business Investment Dept.



COO, Head of Asset Investment Dept.

Credit quality of prime market listing



Investment group whose principal occupation is managing alternative funds, listed on TSE Prime Market

Change Today's Japan Through Power of Funds

"Overseas Bases" and "Global Team"



BEIJING



BANGKOK



HONG KONG



Ho Chi Minh City



SINGAPORE

Percentage of Foreign Employees
49%

*as of the end of June 2025
(Consolidated)



三井住友信託銀行

(Reference) Initiative for ESG and SDGs

- Not only pursue sustainable management and business operations as a listed company, but also support a wide range of ESG-related initiatives at our portfolio companies in our role as a qualified institutional investor (fund manager).
- Mercuria Investment Co., Ltd., a core subsidiary of our group, has signed the Principles for Responsible Investment, an international guideline aimed at creating a sustainable society by integrating ESG factors into the investment decision-making process.
- Build trusted relationships with a wide range of stakeholders and aim to contribute to the business growth of investee companies over the medium to long term, taking into account ESG and SDGs.

Mercuria's ESG Initiatives

- | | |
|-------------------------|---|
| E
Environment | <ul style="list-style-type: none"> ■ Clean energy <ul style="list-style-type: none"> ✓ Co-sponsor of the Enex Infrastructure Investment Corporation, which invests in renewable energy. ✓ Investment in First Ammonia, Inc. , U.S.-based green ammonia development company to achieve decarbonization ■ Waste reduction, energy efficiency, and efficient use of resources <ul style="list-style-type: none"> ✓ Environmental countermeasures taken at office buildings owned by Spring REIT and managed by our subsidiary SAML ✓ Investment in Loft Orbital Solutions, Inc, a developer of ride-share business for satellites that is expected to contribute to climate change issues, land and marine resource protection, etc. |
| S
Social | <ul style="list-style-type: none"> ■ Economic growth, employment security, industrial and technological innovation, and regional revitalization <ul style="list-style-type: none"> ✓ Management of funds for supporting smooth succession and growth of SMEs ✓ Management of funds for supporting innovation in the real-estate and logistics industries ✓ Management of the platform for solving business-related problems run by our subsidiary, Bizma ■ Financial inclusion to eliminate poverty, and improve the usability of financial services <ul style="list-style-type: none"> ✓ Management of funds targeted at investments in Zhongguancun Kejin Technology Co., Ltd. (北京中関村科金技術有限公司) , a fintech company in China |
| G
Governance | <ul style="list-style-type: none"> ■ Contribution to enhancement of governance functions <ul style="list-style-type: none"> ✓ Management of funds for supporting smooth succession and growth of SMEs , etc. |

Realization of SDGs



Mercuria Investment Group

The above is an English translation of provided for information purpose only. The original Japanese version was released through our website (<https://www.mercuria.jp>). If any discrepancy is identified between this translation and the Japanese original, the Japanese original shall prevail.