

SC Capital Partners Closes Sixth Asia Pacific Opportunistic Real Estate Fund

Singapore, 26 March 2025 - SC Capital Partners Group (“SC Capital Partners”), a leading Singapore-based institutional real estate investment management firm, announced the final closing of US\$900 million for its sixth opportunistic Asia Pacific real estate fund, Real Estate Capital Asia Partners VI L.P. (“RECAP VI” or the “Fund”) and related entities.

RECAP VI focuses on growth-oriented, opportunistic investments across the developed markets in Asia Pacific, employing a thematic investment approach that leverages SC Capital Partners’ specialist in-house operating platforms in the key areas of technology and hospitality.

To date, RECAP VI has already committed more than 70% of total raised equity, with 44% allocated to Japan, specifically in the hospitality and data centre sectors.[1]

RECAP VI’s investments include the acquisition of a portfolio comprising 27 hotels in Japan, managed by Japan Hotel REIT Advisors (“JHRA”), a specialist in local hotel asset management and operations, and a majority-owned subsidiary of SC Capital Partners. This strategic investment leverages the firm’s extensive expertise and operational capabilities, positioning it to capitalise on the continuous growing demand from both inbound and domestic travellers.

The Fund is also developing a data centre campus in Osaka, Japan and a hyperscale facility in Bucheon, South Korea, in collaboration with SC Zeus Data Centers, the firm’s in-house data centre operating platform. These investments align with RECAP VI’s strategy of targeting sectors driven by long-term macro trends, which continue to experience strong demand fueled by digital transformation and the expanding cloud infrastructure across the Asia Pacific region.

Suchad Chiaranussati, Chairman and Founder of SC Capital Partners, commented, “Despite ongoing challenges in global capital markets, we remain

optimistic about the Asia Pacific real estate sector. We continue to identify compelling opportunities, particularly in Japan's hospitality sector, the data centre market, and the industrial and logistics sectors, all of which are underpinned by strong long-term fundamentals."

RECAP VI received strong support from a diverse group of institutional investors, including sovereign wealth funds, corporations, and top-tier institutional investors. The Fund's ability to provide access to high-quality, platform-driven investments has been a key differentiator in attracting this global investor base.

Mr. Chiaranussati added, "The successful close of RECAP VI underscores our ability to leverage our in-house specialist operating platforms across hospitality, data centres, as well as industrial and logistics. This approach enables us to provide robust development solutions in key sectors, enhance operational efficiencies and generate long-term value for our investors."

[1] As of 31 December 2024.

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