MIRAIT ONE

News Release

March 6, 2025

MIRAIT ONE Corporation

【MIRAIT ONE Corporation】

Launch of “MIRAIT ONE Containerized DC One-Stop Solution,” a full-range service from construction of containerized AI data center to cloud-based servicing

～MIRAIT ONE and Morgenrot open a lab dedicated for research, development, and validation～

MIRAIT ONE Corporation (head office: Koto-ku, Tokyo; President and Chief Executive Officer: Toshiki Nakayama; "MIRAIT ONE") and Morgenrot Inc. (head office: Minato-ku, Tokyo; Representative Director, CEO: Ryuei Morimoto; “Morgenrot”) have launched the “MIRAIT ONE Containerized DC One-Stop Solution” service on March 6, 2025.

The “MIRAIT ONE Containerized DC One-Stop Solution” is a one-stop service that provides a full range of services from design and construction to operation and maintenance of containerized AI data centers (“Containerized DCs”). Conventionally, customers considering the installation or use of a data center need to sign a contract for each process, including design, construction, operation, maintenance, and server procurement. With this service, however, customers no longer need to enter into a contract for each process, enabling them to use Containerized DCs that flexibly meet their specifications and needs with short delivery times.

In addition, this service provides a GPU cloud matching service[*1] that leverages the processing power of Containerized DCs, enabling end-users to utilize the required computing power when needed and for just the amount needed, at low usage fees.

The offering of this service stemmed from the rapid technological evolution and acceleration of digitalization. In recent years, demand for GPU services has dramatically grown as demand for computing power increased with the rise of generative AI. However, there are issues such as the hike in service fees, lack of readiness in construction of new building-type DCs, and poor scalability of existing building-type DCs, as well as rapid increases in power consumption due to improved server performance. This service solves these issues and makes it possible to build Containerized DCs that flexibly meet customers’ specifications and needs in as little as six months. Customers can use the Containerized DCs at low costs.

Under the “MIRAIT One Containerized DC One-Stop Solution” service, MIRAIT One’s role is to handle the process from design to construction, operation and maintenance of Containerized DCs, as well as the procurement of containers and facilities, while Morgenrot is in charge of design, procurement and operation of servers. Depending on the needs of customers, it is also possible to build a Containerized DC with a renewable energy power facility.

The two companies plan to establish a joint R&D facility in Shin-kiba on March 18, with the aim of providing Containerized DCs with world-class safety and environmental performance as well as further enhanced computing capacity in the containerized DC market which is expected to expand going forward.

Details on this service are provided in the appendix.

*1 GPU cloud matching service:
This service connects users who need high-performance GPUs with Containerized DCs that can provide those resources. By providing the necessary computing power when needed for just the amount needed, end-users are able to use the service at a low usage fee.

〈About MIRAIT ONE Corporation〉
Founded in 1946, MIRAIT ONE is a company engaged in building and maintaining various types of social infrastructure with a history spanning approximately 80 years. Based on the wealth of experience and technical expertise we have accumulated in the construction of telecommunications infrastructure, in recent years we have been creating and maintaining society’s infrastructure in the energy and transportation fields. By leveraging our technologies in communications, electricity, architecture, civil engineering and other fields, we are working on urban and regional development that connects to the future, including implementing DX in communities and businesses and promoting the use of green energy. Based on our purpose of “co-creating an exciting future through challenges and technology,” we aim to create new value that enriches people’s lives and realize a sustainable society.
As for the Containerized DC business, MIRAIT ONE was commissioned to construct a Containerized DC in Nagano Prefecture in 2022, followed by the construction of the second DC in Itabashi-ku, Tokyo. Based on our experience in these construction projects, we can provide a full range of services from design to construction and maintenance related to Containerized DC installation and associated foundation, electrical, and HVAC work. We are widening our initiatives to further expand our solutions in the future.

＜About Morgenrot Inc.＞

Morgenrot Inc. sets forth its mission as “Creating a world where computing power is accessible whenever it’s needed.” It is the first start-up company in Japan that aims to provide an optimal computing environment by visualizing, managing, and optimizing computing resources owned by companies and by sharing computing power. The demand for computing power for innovation is increasing among companies, research institutions, and other entities, and the shortage of computing power is expected to become even more acute in the future. At Morgenrot, we are working to solve the problem of insufficient computing power by establishing a sharing economy model for computing power, while realizing appropriate management of computing power owned by various companies and other entities.

URL：https://morgenrot.net/en

＜Appendix＞

【Values delivered by Morgenrot】

Value delivered①−1　High-performance GPU cloud matching service for containerized AI data centers

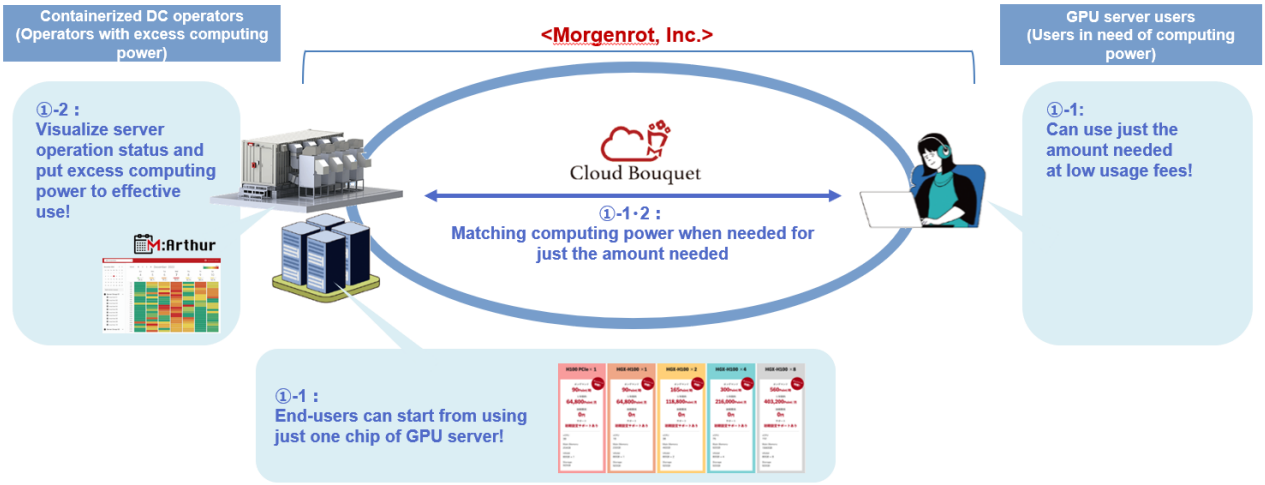
（Cloud Bouquet™）

- Morgenrot matches end-users who need computing power with Containerized DC operators who have excess computing power to provide the necessary computing power when needed for the amount needed, enabling end-users to use the service at a low fee.

Value delivered①−2　Optimizing operation of the HPC through visualization of existing job scheduler and provision of GUI

（M:Arthur）

- Containerized DC operators visualize server operation status and can put excess capacity (i.e., extra computing power) to effective use.



【Values delivered by MIRAIT ONE】

Value delivered②−1 Speedy construction and startup of Containerized DC

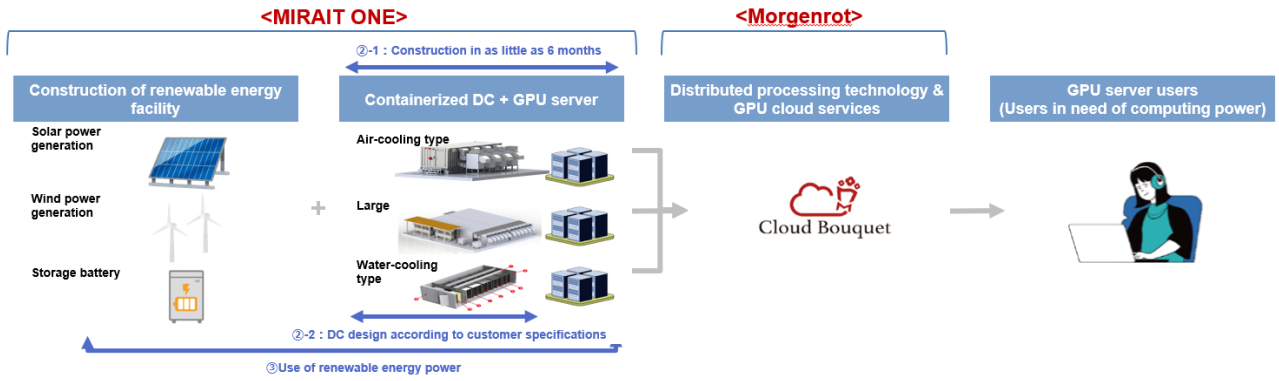
- Since Containerized DCs are not treated as buildings and have fewer siting restrictions, installation sites can be chosen flexibly and their power capacity is smaller than that of building-type DCs, which makes discussions with power companies easier. Moreover, as MIRAIT ONE provides services at full value from design to construction and server implementation, Containerized DCs can be constructed in as little as six months.

Value delivered②−2 Flexibility and scalability of Containerized DCs

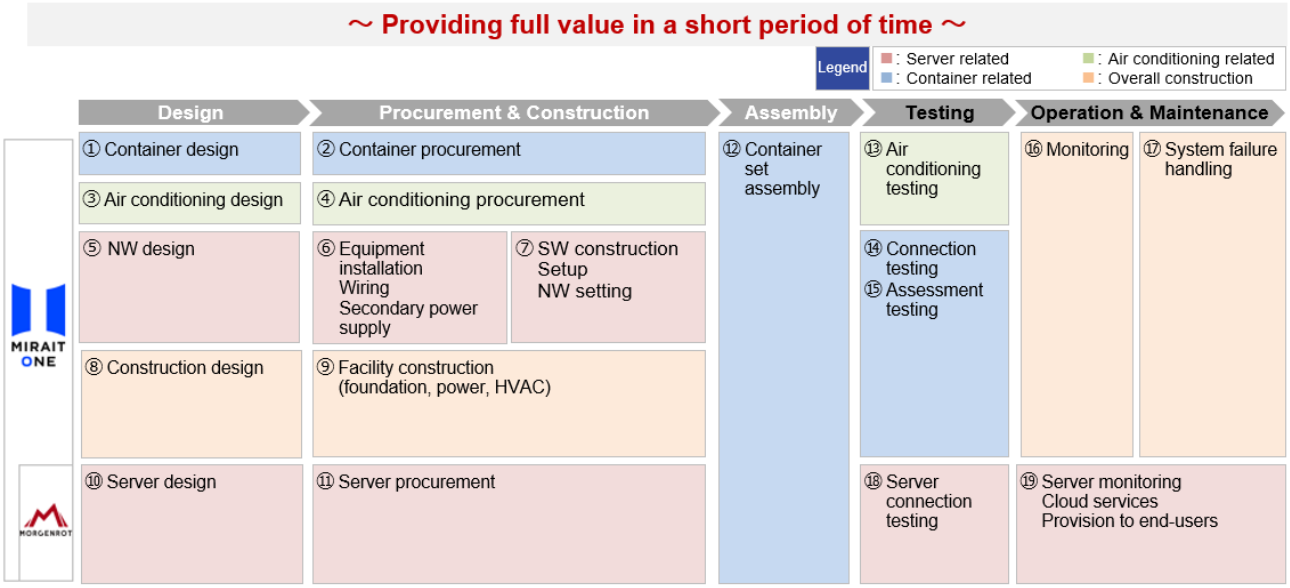
- MIRAIT ONE's unique modular design allows for easy installation and expansion, making it possible to quickly and easily respond to changes in customer specifications and needs.

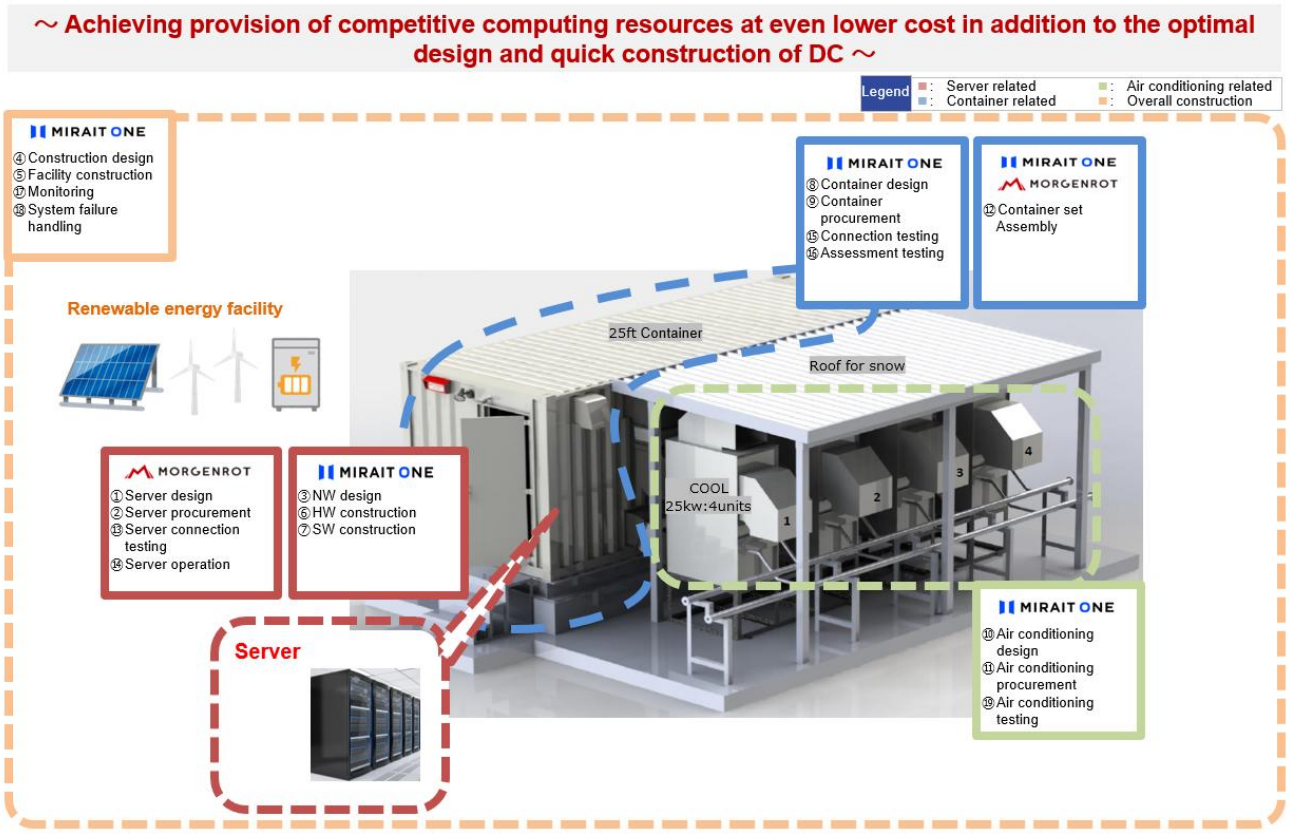
Value delivered③ Use of renewable power

- MIRAIT ONE has a track record in handling a number of renewable energy projects in addition to the construction of Containerized DCs. We can provide a Containerized DC and a renewable power facility as a set.



【Division of roles in each process】

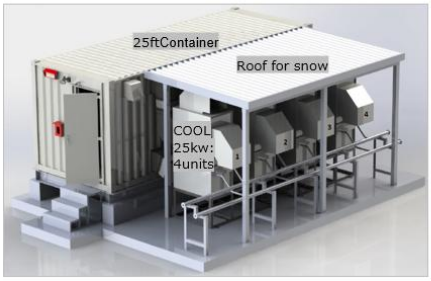
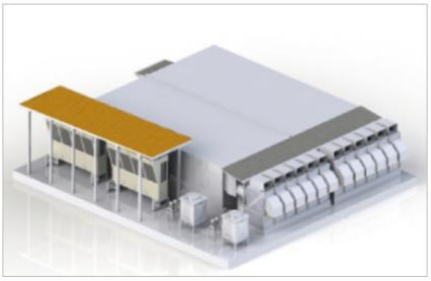
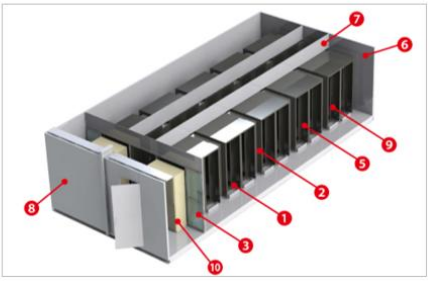




【Advantages of Containerized DCs】

- We offer Containerized DCs that can be customized freely by reflecting customers' requests in specifications in terms of size, air-cooling or water-cooling type, etc.
    - Offering the option of air cooling or water cooling
    - Customization based on specific requirements such as GPU
    - Easy enhancement of resources according to demand while keeping initial investment down
    - Flexibly accommodating the needs for efficient cooling and energy-saving design

【Containerized DC lineup offered】

Air-cooling type Containerized DC	Large Containerized DC	Water-cooling type Containerized DC
		

【Establishment of MM Advanced Innovation Lab】

- To respond to the new challenges and customer needs for Containerized DCs that are expected in the future, MIRAIT ONE and Morgenrot will jointly establish a laboratory facility dedicated to research, development, and validation, with the aim of creating a next-generation Containerized DC that combines world-class safety and environmental performance with computing power.
    - Name: MM Advanced Innovation Lab (*MM represents MIRAIT ONE and Morgenrot, taking the initial letter of each company)
    - Location: Shin-kiba, Koto-ku, Tokyo (in the MIRAIT ONE facility)
    - Opening date: March 18, 2025

1. Research on next-generation Containerized DC: Research and practical application of new cooling technology for services for generated AI that require high power consumption.
2. Research on quality and productivity improvement: Development of manuals containing construction procedures and standardization of construction work to enable design and construction in a short period of time
3. Establishment of global-level Containerized DC design standards: Considering Containerized DC standards (security, quality, structure, etc.)
4. Research on data centers using next-generation communication technology: Research and practical application of computing resource integration through multipoint connections using IOWN, etc.