

Warehouse Development Projects in Central Vietnam

Development of Sembcorp Logistics Park (Quang Ngai) and Sembcorp Logistics Park (Nghe An) Begins

(Construction of 6 warehouses with a total lease area of approx. 70,000 m²)

Hankyu Hanshin Properties Corp. (Head Office: Kita-ku, Osaka; President: Morotomi Ryuichi) and CRE, Inc. (Head Office: Minato-ku, Tokyo; President: Kameyama Tadahide) have invested in Sembcorp Infra Services Pte. Ltd. (SIS), together with Singapore-based Sembcorp Development Ltd. (SCD)*, to develop, own and operate warehouses in northern Vietnam.

Subsequently, during the Groundbreaking Ceremony in VSIP Quang Ngai, SIS announced its investment in Sembcorp Logistics Park (Quang Ngai) in VSIP Quang Ngai and Sembcorp Logistics Park (Nghe An) in VSIP Nghe An, comprising 6 warehouses with a total leasable area of approximately 70,000 m².

Both projects are expected to be completed by the last quarter of 2023. Upon completion, SIS-operated warehouses will comprise up to 10 buildings with a total leasable area of approximately 130,000 m² in northern Vietnam, including 4 buildings (3 buildings in VSIP Hai Phong in Hai Phong City and 1 building in VSIP Hai Duong in Hai Duong Province) .

※The company has nearly 30 years of experience in developing industrial parks in Asia. It is a subsidiary of Sembcorp Industries Ltd. which is a group company of Temasek Holdings, an international investment company owned by the Singapore government. Temasek Holdings also invests in a wide range of businesses including finance, telecommunications, media, technology, transportation, real estate, energy, and natural resources.

◆Project Overview

【Project Name】 **Sembcorp Logistics Park (Quang Ngai)**

【Site Area】 Approx. 60,100 m²

【Building Structure】 Single-storey

【Number of Building】 3

【Net Leasable Area】 Approx. 33,600 m²

【Commencement Date】 2 December 2022

【Completion Date】 Last quarter of 2023



Panoramic perspective



Artist' s impression of interior perspective

【Project Name】 **Sembcorp Logistics Park (Nghe An)**

【Site Area】 Approx. 68,200 m²

【Building Structure】 Single-storey

【Number of Building】 3

【Net Leasable Area】 Approx. 39,400 m²

【Commencement Date】 2 December 2022

【Completion Date】 Last quarter of 2023



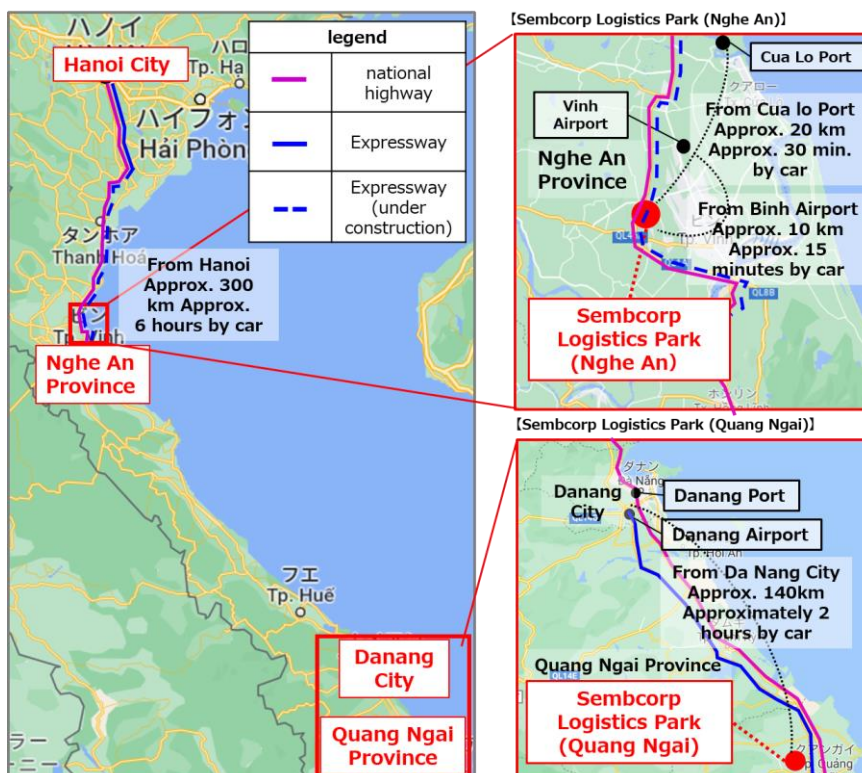
Panoramic perspective



Exterior perspective

◆Locations of the Projects

Sembcorp Logistics Park (Quang Ngai) has excellent access to Danang Port and Danang Airport, while Sembcorp Logistics Park (Nghe An) has excellent access to Cua Lo Port and Vinh Airport. As these ports and airports are import/export hubs for central Vietnam as shown in the diagrams below, each project has great advantages as regional logistics hubs. In addition, Sembcorp Logistics Park (Nghe An) will have significantly improved access to central Hanoi once the ongoing construction to extend the expressway between Hanoi City and Nghe An Province is completed (scheduled for 2024). The expressway will further enhance its attractiveness as a logistics hub. Furthermore, both VSIP Quang Ngai Industrial Park and VSIP Nghe An Industrial Park, where the respective projects are located, are being developed with the support of the Vietnamese and Singaporean governments. They are highly regarded for their high-quality customer service, as well as for their excellent facilities and hardware.



◆ List of Completed Projects

Property Name	Location	Number of Building	Net Leasable Area	Building Structure	Completion Date
Sembcorp Logistics Park A (Hai Phong) Block1	Hai Phong City, Vietnam	1	Approx. 15,000 m ²	Single-storey	July 2015
Sembcorp Logistics Park A (Hai Phong) Block2	Hai Phong City, Vietnam	1	Approx. 14,300 m ²	Single-storey	September 2017
Sembcorp Logistics Park B (Hai Phong) Block1	Hai Phong City, Vietnam	1	Approx. 13,200 m ²	Single-storey	April 2020
Sembcorp Logistics Park (Hai Duong) Block1	Hai Duong Province, Vietnam	1	Approx. 13,200 m ²	Single-storey	April 2022

◆Hankyu Hanshin Properties Corp.

【Representative】 Morotomi Ryuichi

【Paid-in Capital】 12.4 billion Japanese yen

【Revenue】 123.3 billion Japanese yen (as of end of March 2022)

【Lines of Business】 Leasing of office and commercial facilities, real estate development, area management, real estate funds, sales of condominium/landed properties/residential land lots, brokerage, refurbishment, rental management, land use optimization and others.

【Number of Employees】 Approx. 870 (as of 15 September 2022)

◆CRE, Inc.

【Company Name】 **CRE, Inc.**

【Head Office】 Toranomom Twin Bldg., East Tower 19F, 2-10-1, Toranomom, Minato-ku, Tokyo 105-0001, Japan

【Representative】 Kameyama Tadahide

【Paid-in Capital】 5.2 billion Japanese yen

【Revenue】 62.7 billion Japanese yen on a consolidated basis (as of July 2022)

【Lines of Business】 Logistics facility leasing, property management, development, intermediation and investment advice.

【Number of Employees】 313 on a consolidated basis (as of 31 October 2022)

◆**Sembcorp Development Ltd.**

【Company Name】 **Sembcorp Development Ltd.**
【Head Office】 30 Hill Street #03-01 Singapore 179360
【Representative】 Teo Ban Seng
【Paid-in Capital】 231.8 million SG dollars
【Lines of Business】 Urban Development
【Number of Employees】 61 (as of 31 Dec 2022)

◆**Sembcorp Infra Services Pte. Ltd.**

【Company Name】 **Sembcorp Infra Services Pte. Ltd.**
【Head Office】 30 Hill Street #03-01 Singapore 179360
【Representative】 Teo Ban Seng
【Paid-in Capital】 39.1 million US dollars
【Lines of Business】 Investment in logistics real estate business

(Note): News Releases in Japanese are treated as the official releases.