

Logistics warehouse development project in Northern Vietnam

- Participation in the Development & Operation of 3 blocks of Warehouses
in VSIP Hai Phong Integrated Township and Industrial Park -

Hankyu Hanshin Properties Corp. (Head office: Kita-ku, Osaka; President : Morotomi Ryuichi) on the 1st of July 2020 obtained a part of the shares of Sembcorp Infra Services Pte. Ltd to participate in a project which is invested jointly by Sembcorp Development Ltd.* and CRE, Inc. since 2018 to develop and operate logistics centers in VSIP Hai Phong Integrated Township and Industrial Park in Northern Vietnam.

Sembcorp Development Ltd. has 30 years of experience in the development of industrial parks in Asia, while CRE, Inc. has a wide network with Japanese tenants through management and operation of logistics real estate over an extended period of time.

- ※ The Company is an indirect subsidiary of Temasek Holdings, an international investment company owned by the Singaporean Government. As for Temasek Holdings, it invests in a wide range of businesses such as finance, telecommunications, media, technology, transportation, real estate, energy,



Phase 1 & Phase 2



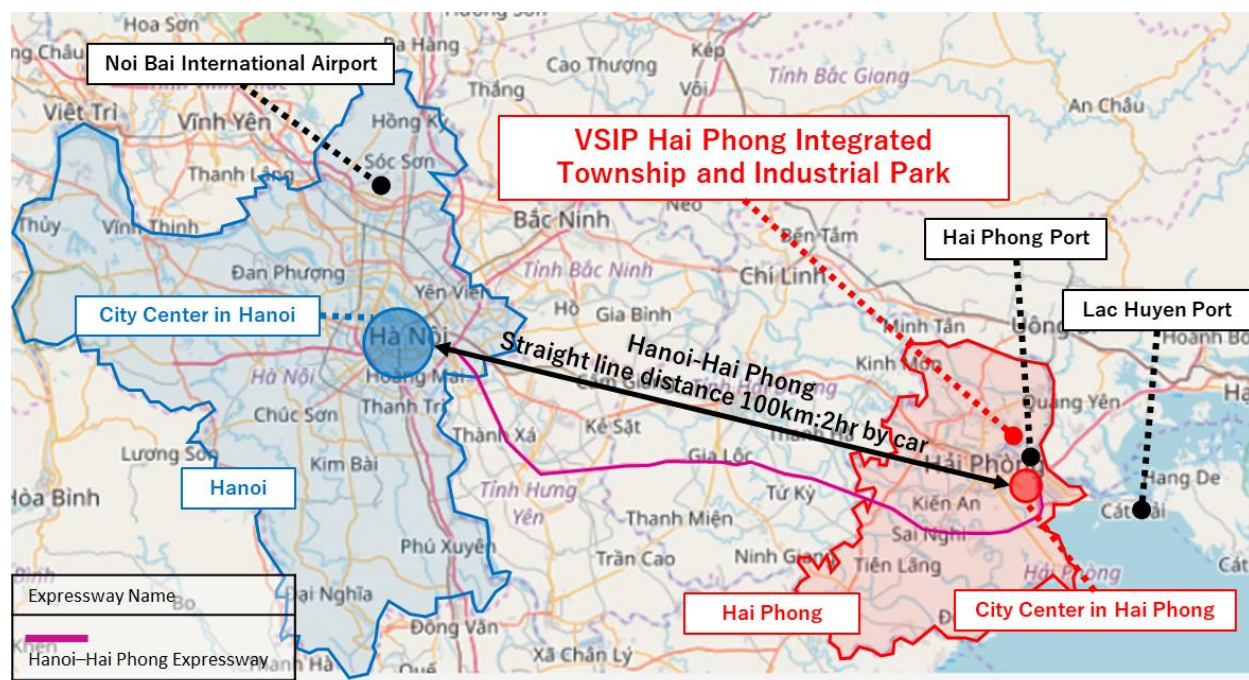
Phase 3

In recent years, the logistics real estate market in Vietnam has been steadily growing with the expansion of e-commerce and other factors, and further development is expected in the future. In addition, Hai Phong City, where this logistics centers are located, is the largest port city in Northern Vietnam, and is attracting attention as a base for trade and logistics due to the well-developed of port, highways etc. Especially for VSIP Hai Phong Integrated Township and Industrial Park, which is being developed with the support of the Vietnamese and Singaporean governments, is regarded for its high-quality customer service on top of its well-developed infrastructure. Thus, this project is also situated at a better location in the Hai Phong City.

Regarding the logistics real estate business of our company overseas, we have been rolling out the said business in Indonesia and Singapore. Through the participation in Sembcorp Infra Services Pte. Ltd, our

company will further strengthen our leasing capabilities in the ASEAN region, accumulate development know-how in Vietnam, and strive to promote and expand our logistics real estate business.

◆Location Map



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◆Summary of Hankyu Hanshin Properties Corp.

- 【Company Name】 Hankyu Hanshin Properties Corp.
- 【Location】 Hankyu Terminal Bldg, 1-1-4, Shibata, Kita-ku, Osaka 530-0012, Japan
- 【Representative】 Morotomi Ryuichi
- 【Capital】 JPY 12.4 billion
- 【Annual Sales】 JPY 116.5 billion (as of March 2020)
- 【Business Scope】 Leasing of office and commercial facilities, Real estate development, Area management, Real estate funds, Condominium, Housing and residential land sales, Brokerage, Remodeling, Rental management, Land use, etc.
- 【Employees】 Approximately 860 (as of 1st Apr 2020)

◆Summary of Sembcorp Development Pte. Ltd.

- 【Company Name】 Sembcorp Development Pte. Ltd.
- 【Location】 30 Hill Street #03-01 Singapore 179360
- 【Representative】 Teo Ban Seng
- 【Capital】 SG\$ 319.5 million (approximately JPY 25.6 billion)
- 【Business Scope】 Urban Development
- 【Employees】 59 (as of 31st Mar 2020)

◆Summary of CRE, Inc.

【Company Name】	CRE, Inc.
【L o c a t i o n】	Toranomon Twin Bldg., East Tower 19F, 2-10-1, Toranomon, Minato-ku, Tokyo 105-0001, Japan
【Representative】	Kameyama Tadahide
【C a p i t a l】	JPY 2.2 billion
【Annual Sales】	JPY 23.9 billion on consolidated basis (as of July 2019)
【Business Scope】	Logistics Facility, Leasing, Management, Development, Intermediation, and Investment Advice
【E m p l o y e e s】	218 people on consolidated basis (as of 31st July 2019)

◆Summary of Sembcorp Infra Services Pte. Ltd.

【Company Name】	Sembcorp Infra Services Pte. Ltd.
【L o c a t i o n】	30 Hill Street #03-01 Singapore 179360
【Representatives】	Ang Kim Hong Yvonne, Teo Ban Seng
【C a p i t a l】	US\$ 16.8 million (approximately JPY 1.9 billion)
【Business Scope】	Investment in Logistics Real Estate Business

Regarding Overseas Business Development of Hankyu Hanshin Properties Corp.

Based on the Long-Term Management Vision for 2025 of Hankyu Hanshin Holdings Group, “Enhancing line-side areas and expanding fields”, Hankyu Hanshin Properties Corp. is aiming to expand the scale of our real estate business in the ASEAN region. So far, we have been rolling out our real estate business in 6 countries, i.e. Singapore, Thailand, Vietnam, Philippines, Indonesia and Malaysia.

1 Housing Sales Business

Hankyu Hanshin Properties Corp. started development and sales of apartments in Ho Chi Minh City, Vietnam in 2015. Thus far, it has participated in 28 projects (with a total of more than 30,000 units of apartments) in 5 countries, namely Vietnam, Thailand, Indonesia, Philippines and Malaysia.

2 Logistics Real Estate Business

Hankyu Hanshin Properties Corp. completed construction of a warehouses in MM2100 Industrial Park in the vicinity of Jakarta, Indonesia in 2015 and in the Jalan Buroh area in western Singapore in 2017, and has since been managing and operating these warehouses.

3 Mixed Development and Leasing Business

Hankyu Hanshin Properties Corp. has invested in the local entity that owns and operates in the “Plaza Indonesia Complex”, a prominent mixed development of Commercial, Office and Hotel complex in the center of Jakarta, Indonesia, and the “iX Sudirman“, a commercial facility that houses JKT48 Theatre and cinemas etc.

Hankyu Hanshin Properties Corp. is also currently involved in joint management and operations of the facilities.

*News Releases written in Japanese are treated as official releases.