

**Completion of acquisition of stake in Beachwalk Complex,
the iconic integrated commercial facility of Bali, Indonesia, on 8th January 2025**

Hankyu Hanshin Properties Corp. (hereinafter “HHP”) has acquired a stake in Beachwalk Complex (hereinafter the “Property”), a retail and hotel integrated complex located in Kuta, Bali, Indonesia, on January 8, 2025. This marks our first foray into the real estate business in Bali.



Beachwalk Complex (outlined in red)

The Property is located in Kuta, a renowned tourist destination in Bali, approximately 15 minutes by car from Ngurah Rai International Airport, and fronts Kuta Beach, world-famous for its sunsets and marine sports.

Within the Property is Beachwalk Mall, a retail facility with approximately 180 stores curating a plethora of international and local brands, providing enjoyable shopping experiences for the diverse visitors from around the world. Complementing the mall are four hotels: Sheraton Bali Kuta Resort (203 rooms) and Aloft Bali Kuta at Beachwalk (175 rooms), operated by Marriott International as well as YELLO Hotel Kuta Beachwalk Bali (147 rooms) and Beachwalk Residence (a residential hotel* with 20 rooms), managed under The Ascott Limited. These hotels are designed to meet a broad range of customer needs.

* A residential hotel primarily targets long-term stay guests, and is equipped with in-room facilities such as kitchens and refrigerators.

■ Location of the Property



Regional map with location of Bali



Map of Bali Island



Location of the Property

Additionally, HHP will participate in the operation and management of the Property, in collaboration with PT Indonesian Paradise Property Tbk (hereinafter “INPP”), a leading real estate development company in Indonesia. INPP is also one of HHP’s joint venture partners in Plaza Indonesia Complex, which HHP acquired a stake in July 2019.

Underpinned by an expanding consumer market and its large population, Indonesia’s economy continues to experience strong growth. Within this context, Bali - Indonesia’s foremost tourist destination - has been witnessing a steady increase in visitors not only domestically but also from other countries in ASEAN, Australia, and others. The number of travelers to Bali is expected to keep rising, suggesting continued growth for the market.

Going forward, HHP plans to enhance the value of the Property through utilizing its real estate business know-how etc. in the operation and management of the Property, thereby building a strong foundation for its rental property business in ASEAN.

■ Project Overview

Site Area	Approx. 52,500m ²
Total Floor Area	Approx. 154,500m ²
Number of Floors	Underground: 2 floors, Above ground: 4 floors
Completion	Phase 1: 2012 (Beachwalk Mall, Sheraton Bali Kuta Resort) Phase 2: 2021 (Beachwalk Mall (extension), Aloft Bali Kuta at Beachwalk, YELLO Hotel Kuta Beachwalk Bali, Beachwalk Residence)



■ About Hankyu Hanshin Properties Corp.

Company Name	Hankyu Hanshin Properties Corp.
Head Office	Hankyu Terminal Building, 1-1-4 Shibata, Kita-ku, Osaka
Representative	Yasuki Fukui
Paid-in Capital	12.4 billion yen
Revenue	136.3 billion yen (as of March 2024)
Main Business Activities	Leasing of offices and commercial properties, Real estate development, Area management, Real estate funds, Sale and leasing of condominiums, Sale of detached houses and housing lots, Real estate brokerage, Lease management, Land utilization, others.
Employees	Approx. 950 (as of March 2024)

■ About PT Indonesian Paradise Property Tbk

Company Name	PT Indonesian Paradise Property Tbk
Head Office	Centennial Tower, 30th floor, Jl. Gatot Subroto Kav. 24-25, Jakarta 12930
Representative	Anthony Prabowo Susilo
Paid-in Capital	Approx. IDR 3.1 trillion (Approx. 30.4 billion yen*)
Revenue	Approx. IDR 1.1 trillion (Approx. 10.8 billion yen*) (as of December 2023)
Main Business Activities	Mixed-use Real Estate Business
Employees	Approx. 1,040 (as of June 2024) (Including full-time and contract employees of subsidiaries, etc.)

*IDR 100 = 0.98 yen

* News releases written in Japanese are considered official releases.