



Hankyu Hanshin Properties Corp. acquired "Central Park Mall", a large-scale commercial facility representing the West Jakarta area in Indonesia

Hankyu Hanshin Properties Corp. will be collaborating with PT Agung Podomoro Land Tbk in the operation and management of the Property, thereby enhancing the value of the Property and building a foundation for leasing business in the ASEAN region.

Osaka, 18 October 2022 - Hankyu Hanshin Properties Corp. ("the Company"), the group's comprehensive real estate developer based in Osaka, acquired **Central Park Mall, a large-scale commercial** facility in West Jakarta, Indonesia ("the Property") on September 22, 2022. The Property was acquired by investing in the local entity that owns the Property through newly the Company's established subsidiary.

The Property is conveniently located in the western part of Jakarta metropolitan area (one of the most economically developed areas in Southeast Asia), and close to the entrance of toll road that connects Soekarno-Hatta International Airport and the central areas of Jakarta. In addition, one of the features of this Property is a large open space, a movie theater, a university, and other facilities that allows it to attract a diverse range of customers from a wide area. Furthermore, the Property is used by many residents, office workers, hotel guests, and others in "Podomoro City", a large-scale mixed-use development area where the Property is located, and is regarded as a representative large-scale commercial facility in West Jakarta area.

President Hankyu Hanshin Properties Corp., MOROTOMI Ryuichi, said, "Indonesia has continued to achieve economic development against the backdrop of a robust consumer market expansion supported by an abundant population. In particular, further growth is expected in Jakarta metropolitan area, where the population of the middle class and above, which is the main target of this Property is expected to increase significantly over the medium to long term."

The Company established CPM Assets Japan LLC ("CPMAJ") as a wholly owned subsidiary, and through CPMAJ, the Company invested in PT CPM Assets Indonesia ("CPM"), which owns the Property. JOIN will invest in CPMAJ and the Company will receive a refund of investment, which will make the ownership ratio 51%. In addition, as the Company is a major investor in CPM through CPMAJ, the Company will dispatch its directors and employees to CPM to lead the operation and management of the Property.

Going forward, the Company will contribute through its accumulated expertise (know-how) in real estate business to take the lead in the operation and management of the Property, thereby enhancing the value of the Property and building a foundation for leasing business in the ASEAN region.

End

About Hankyu Hanshin Properties Corp.

Hankyu Hanshin Properties Corp. is subsidiary of Hankyu Hanshin Holdings, Inc that has formulated the “Hankyu Hanshin Holdings Group Long-Term Vision: Toward 2040,” and has set forth 4 strategies to realize this vision, including the “realization of the predominant railway in the Kansai region.” One of these strategies is to “expand the areas in which the Group develop railway business model.” Based on this strategy, the Group aims to expand the scale of real estate business overseas, mainly in ASEAN, where economic growth is expected, by leveraging the experience and know-how which the Group have accumulated along railway lines, and in cooperation with external partners, in each of the following businesses: leasing, residential, and short-term asset sales.

About Central Park Mall

Central Park Mall is located in “Podomoro City,” a large-scale mixed-use development area developed by PT Agung Podomoro Land, Tbk (“APL”) of the Agung Podomoro Group, a leading real estate development company in Indonesia. The area consists of the Central Park Complex, high-rise residential buildings, offices, etc. The Central Park Complex consists of APL Tower (offices), Central Park Residences (high-rise residential buildings), and Pullman Hotel, in addition to the Property acquired by the Subsidiary this time.

Media Contacts

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FACT SHEET (APENDIX)

■ Outline of the Central Park Mall

The Property is located in "Podomoro City," a large-scale mixed-use development area developed by PT Agung Podomoro Land, Tbk ("APL") of the Agung Podomoro Group, a leading real estate development company in Indonesia. The area consists of the Central Park Complex, high-rise residential buildings, offices, etc. The Central Park Complex consists of APL Tower (offices), Central Park Residences (high-rise residential buildings), and Pullman Hotel, in addition to the Property acquired by the Subsidiary this time.

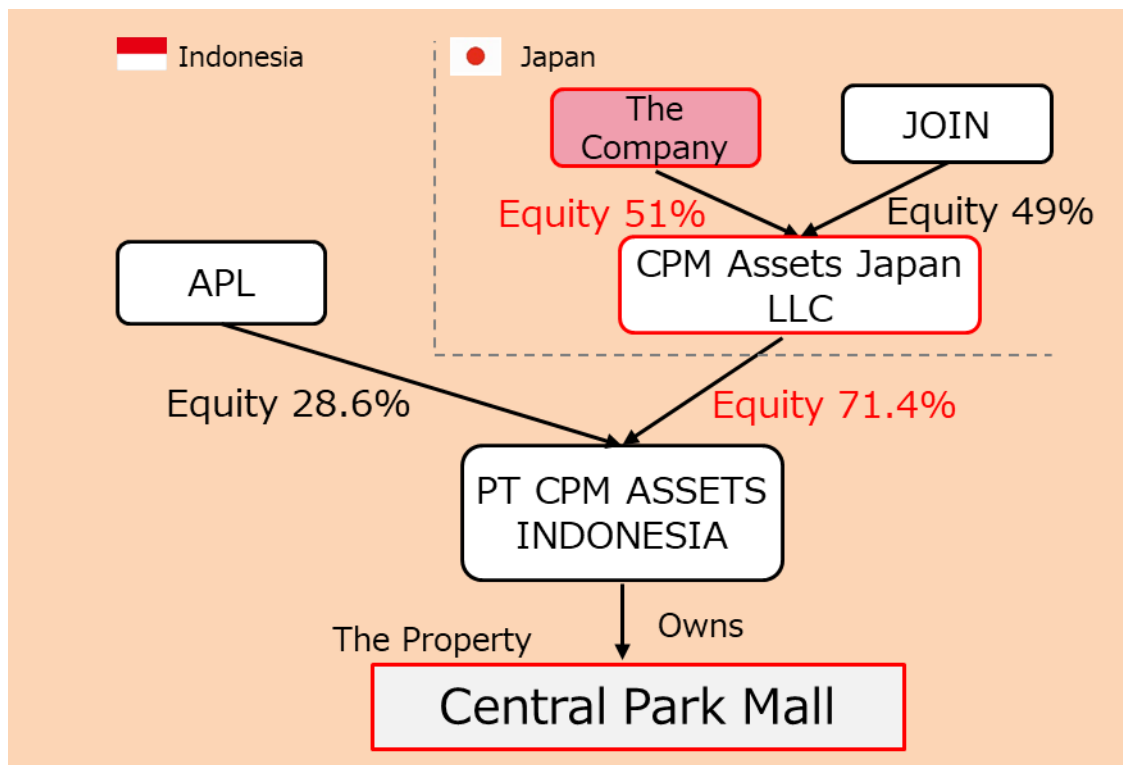


【Site Area】	85,697 m ² (the Central Park Complex site)
【Total Floor Area】	188,047 m ² (the Mall portion)
【Number of Stories】	9 stories
【Completion of Construction】	September, 2009
【Number of Tenants】	Approx. 300 tenants
【Affiliated Facilities】	i) APL Tower (46 floors of Grade A office spaces) ii) Central Park Residences (high-rise residential complex consisting of three buildings) iii) Pullman Hotel (5-star hotel with 317 rooms) *All of the above i) through iii) are directly connected to the Property

■ Location Map



■ Acquisition Scheme Diagram



■ Hankyu Hanshin Properties' Business Development in Indonesia

Among these, the following is an overview of the business being developed in Indonesia.

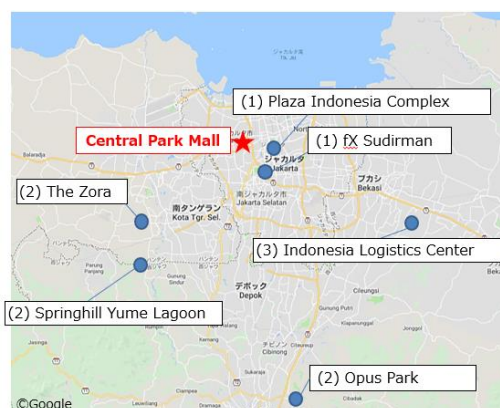
(1) Leasing Business (Plaza Indonesia Complex, fX Sudirman)

Plaza Indonesia Complex is Indonesia's leading commercial, office, and hotel complex*, and fX Sudirman is a commercial facility that has JKT48 Theater and a movie theater. Both facilities are conveniently located on the main street in Jakarta's central business district and in front of the Jakarta Mass Rapid Transit (MRT North-South Line) subway station.

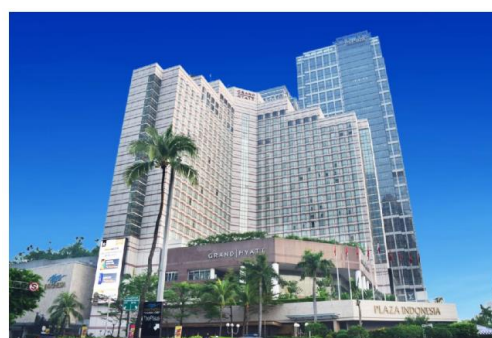
The Group, along with local partners, have been participating in the operational management of the projects since 2019.

*It consists of the following facilities:

- i) Plaza Indonesia Shopping Center
Shopping mall with about 400 tenants, mainly luxury brands
- ii) The Plaza Office
49 floors of premium grade office space occupied by global companies
- iii) Grand Hyatt Hotel
5-star hotel with 424 rooms



Location Map



Plaza Indonesia Complex

(2) Residential Business (The Zora, Opus Park, Springhill Yume Lagoon)

In the suburban area of Jakarta, the Group are developing a business of selling landed houses, condominiums and etc. with other Japanese companies and local partners.

(3) Logistics warehouse business (Indonesia Logistics Center)

Located in MM2100 Industrial Park near Jakarta, where many Japanese companies are expanding, the site has excellent access from the port and airport. Owned by our subsidiary, Hankyu Hanshin Express Indonesia has been providing high-quality logistics services mainly to automotive-related companies since 2016.

■ Overview of Hankyu Hanshin Properties Corp.

【Company Name】	Hankyu Hanshin Properties Corp.
【Location】	Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka
【Representative】	MOROTOMI Ryuichi
【Paid-in Capital】	12.4 billion yen
【Revenues】	122.3 billion yen (Fiscal Year ending March 2022)
【Lines of Business】	Leasing of office and commercial facilities, real estate

development, area management, real estate funds, sales of condominiums, landed houses, and residential land plots, brokerage, refurbishment, property management, land use optimization, etc.

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

■ Overview of JOIN

【Company Name】 Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development (JOIN)

【Location】 2-2-3 Marunouchi, Chiyoda-ku, Tokyo

【Representative】 TAKESADA Tatsuhiko

【Paid-in Capital】 83.3 billion yen

【Lines of Business】 Providing funding to support the investment of Japanese companies in overseas infrastructure projects such as transportation and urban development

【Number of Employees】 Approx. 63 (as of March 31, 2022)

■ Overview of APL

【Company Name】 PT. Agung Podomoro Land, Tbk

【Location】 APL Tower 43rd - 45th floor, Podomoro City Jl. Let. Jend. S. Parman Kav. 28 Jakarta 11470

【Representative】 Bacelius Ruru (President Director)

【Paid-in Capital】 Approx. 2.27 trillion rupiah (approx. 22.0 billion yen*)

【Revenues】 Approx. 4.26 trillion rupiah (approx. 41.3 billion yen*) (Fiscal year ending December 31, 2021)

【Lines of Business】 Real estate business

【Number of Employees】 1,459 (as of December 31, 2021)

*Converted at 100 Indonesian Rupiah = 0.97 yen.