

Commencement of Real Estate Business in Australia

Established a local subsidiary and acquire office and commercial facilities in Sydney

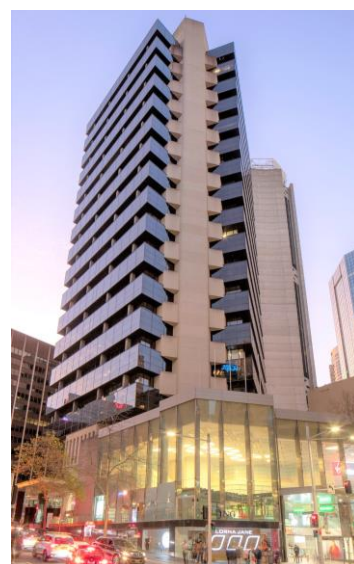
Hankyu Hanshin Properties Corp. (Head Office: Kita-ku, Osaka; President: Morotomi Ryuichi) is pleased to announce that it has decided to commence real estate business in Australia for the first time.

Specifically, Hankyu Hanshin Properties Corp. has established a local subsidiary “Hankyu Hanshin Properties Australia Pty Ltd” in Australia, which will acquire the 60 Margaret complex (hereinafter referred as “the property”) in Sydney and engage in the real estate leasing business. In addition to our company, Mitsubishi Estate Group MEC GLOBAL PARTNERS ASIA, which conducts real estate fund business in Asia, and Ashe Morgan, which conducts business mainly in Sydney and Melbourne, will jointly acquire the property.

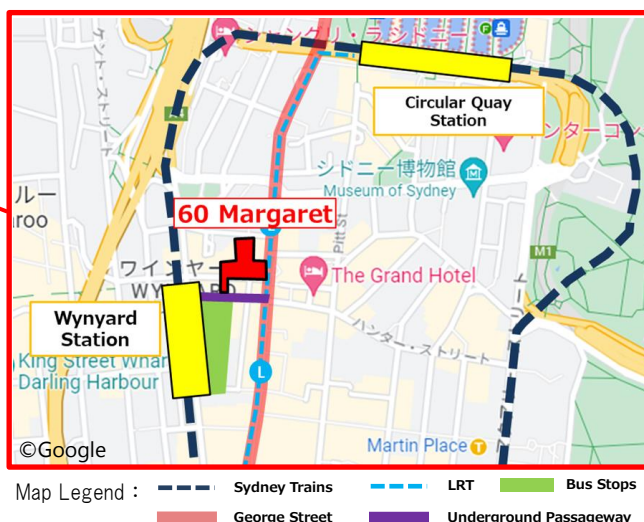
Completed in 1980, the property is a 33-storey, 4-storey complex (office and commercial) located on George Street in the CBD*¹ of Sydney, Australia’s largest city. It is surrounded by offices of major companies, high-brand commercial facilities (flagship stores) and historic buildings. In addition, it is directly connected to the Wynyard Station of Sydney Trains through the underground passageway. There are also LRT (tram) stations and a number of bus stops nearby, making it highly convenient for transportation.

After the acquisition of the property, the Company will carry out renovation work in the common areas and commercial areas of the office to further improve the value of the property.

※1 Central Business District, referring to a district where government offices, businesses and commercial facilities are concentrated in the urban area.



The property’s exterior



Our company has been conducting real estate business in Southeast Asia and the United States. Going forward, we will continue to make use of above-mentioned local subsidiary to seek further business opportunities in Australia and expand profits by developing an information gathering system as well as building strong partnerships with local companies.

■Project Overview

Project Name	60 Margaret
Location	60 Margaret St, Sydney NSW 2000 Australia
Site Area	4,464m ²
Leasable Area	47,179m ² (Office: 40,772m ² , Commercial facilities: 6,407m ²)
No. of Floors	Above ground: 33 floors, Underground: 4 floors
Completion	1980

■About Hankyu Hanshin Properties Australia Pty Ltd

Company Name	Hankyu Hanshin Properties Australia Pty Ltd
Shareholder	Hankyu Hanshin Properties Corp. 100%
Establishment	12 th May 2023
Main Lines of Business	Real estate business (leasing, buying and selling, development and others) Project management, market research, opportunity research, relationship management with companies in Australia, build a new partnership

■About Hankyu Hanshin Properties Corp.

Company Name	Hankyu Hanshin Properties Corp.
Head Office	Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka
Representative	Morotomi Ryuichi
Paid-in Capital	12.4 billion yen
Revenue	126.8 billion yen (As of March 2023)
Lines of Business	Leasing of office and commercial facilities, Real estate development, Area Management, Real estate funds, Sales of condominiums · landed properties · residential land plots, Brokerage, Refurbishment, Rental management, Land use optimization and others
Number of Employees	Approx. 900 (as of March 2023)

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