

**Logistics center development in the Tuas area of Singapore
Announcement of completion of logistics center
“36 Tuas Road” on 11th February 2025**

~First logistics center in Singapore to receive BCA Green Mark 2021 Platinum Certification and five badges~

Hankyu Hanshin Properties Corp., (hereinafter referred to as “HHP”) is pleased to announce the completion of “36 Tuas Road”(hereinafter referred to as “the Property”), a logistics center in Singapore’s Tuas district, on 11th February 2025. The Property was jointly developed with Boustead Projects Limited*¹ and MBK Real Estate Asia Pte. Ltd., a wholly-owned subsidiary of Mitsui & Co., Ltd.,

This Property marks HHP’s second logistics center project in Singapore, following the successful operation of “Hankyu Hanshin Logistics Centre”, which opened in 2017 in the Jalan Buroh district of western Singapore.

The Property incorporates numerous environmentally conscious features, including highly insulated exterior walls, energy-efficient HVAC systems, and solar power generation facilities. It has achieved the prestigious Platinum certification under BCA Green Mark 2021*² and has been awarded badges across all five Sustainability Sections*³ – becoming the first logistics warehouse in Singapore to accomplish this comprehensive sustainability achievement.

*1 A Singapore-based real estate company that operates primarily in Singapore and across China, Malaysia, and Vietnam. The company’s business activities include design and construction, real estate development and leasing, and the management of real estate funds.

*2 BCA Green Mark is a green building certification scheme administered by Singapore’s Building and Construction Authority (BCA), implemented since 2021.

*3 Under the BCA Green Mark certification system, projects can earn badges across five distinct Sustainability Sections: Health & Wellbeing, Whole Life Carbon, Resilience, Maintainability, and Intelligence.



◆The Property Overview

Location: 36 Tuas Rd, Singapore 638505

Site area: Approximately 29,900 m²

Net lease area: Approximately 56,700 m²

Structure/Floors: Five-story reinforced concrete structure

Building approval date: 17th April 2023

TOP date: 11th February 2025

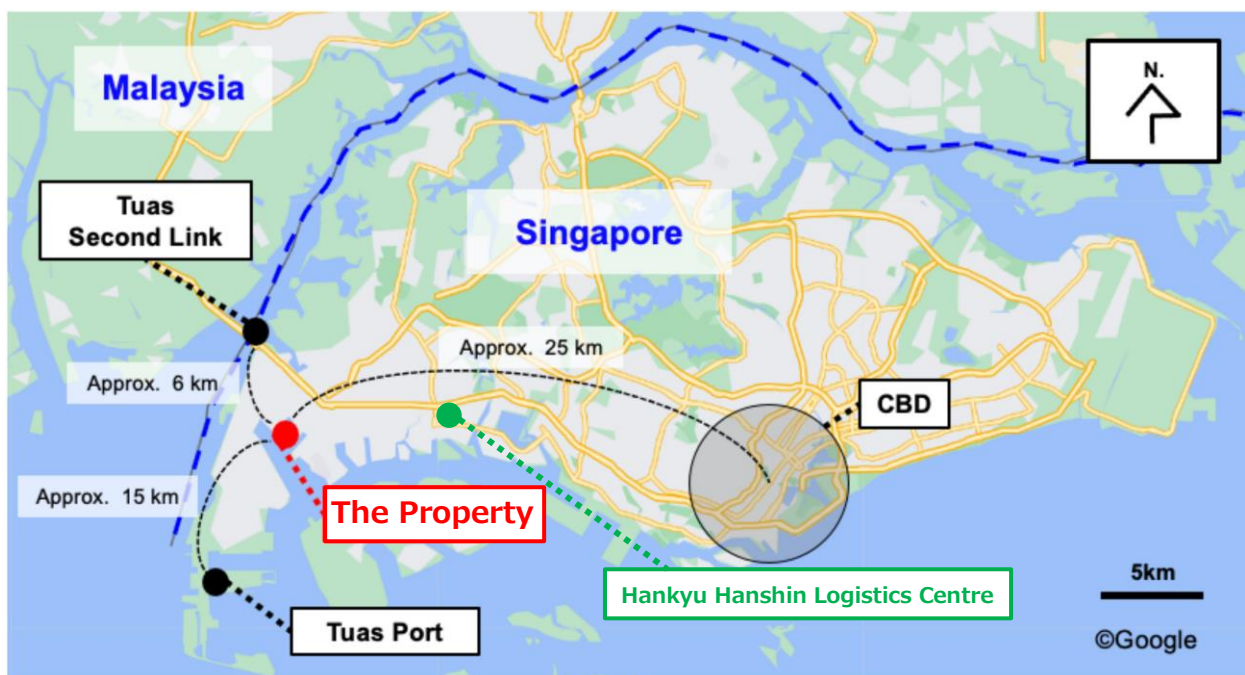
Features:

- The Property has achieved Platinum certification – the highest rating under BCA Green Mark 2021 – and secured badges in all five Sustainability Sections, demonstrating its strong environmental performance.
- All floors feature temperature-controlled storage (22° C – 26° C), enabling the handling of temperature-sensitive consumer goods and products.

◆Location

- The Property's location in the Tuas district offers significant strategic advantages as a logistics hub in Singapore. The area provides easy access to Tuas Port*⁴, which is under development to become one of the world's largest ports, and Singapore's Central Business District (CBD), where government offices, corporate headquarters, and commercial facilities are concentrated. Additionally, the Property's proximity to the Tuas Second Link bridge, which connects Singapore and Malaysia, coupled with the high concentration of manufacturing and pharmaceutical companies in the area, further enhances its competitive position as a prime logistics location.

*4 Tuas Port is being developed in four phases as a next-generation port facility equipped with automated container cranes and automated guided vehicles (AGVs). Phase 1 commenced operations in September 2022, with the entire development scheduled for completion in the 2040s.



◆About Hankyu Hanshin Properties Corp.

[Company Name] Hankyu Hanshin Real Estate Co., Ltd.
[Address] 1-1-4 Shibata, Kita-ku, Osaka, Hankyu Terminal Building
[Representative] Yasuki Fukui
[Business] 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.
[Number of Employees] Approximately 950 (as of March, 2024)

◆About Boustead Projects Limited

[Company Name] Boustead Projects Limited
[Address] 82 Ubi Avenue 4 #07-01 Edward Boustead Centre Singapore 408832
[Representative] Wong Yu Wei
[Business] Project management including design and construction, real estate development and leasing, real estate fund, etc.
[Number of Employees] Approximately 170 (as of March 2024)

◆About Mitsui & Co., Ltd.

[Company Name] Mitsui & Co., Ltd.
[Address] 1-2-1 Otemachi, Chiyoda-ku Tokyo
[Representative] Kenichi Hori
[Business] Utilizing our global operating locations, network and information resources, we are multilaterally pursuing business that ranges from product sales, worldwide logistics and financing, through to the development of major international infrastructure and other projects in the following fields: Mineral & Metal Resources, Energy, Infrastructure Projects, Mobility, Chemicals, Iron & Steel Products, Food, Food & Retail Management, Wellness, IT & Communication Business, Corporate Development Business.
[Number of Employees] 53,602 (consolidated, as of March 2024)

◆About MBK Real Estate Asia Pte. Ltd.

[Company Name] MBK Real Estate Asia Pte. Ltd.
[Address] 79 Robinson Road #20-04A Singapore 068897
[Representative] Koji Nishikori
[Business] Real estate development business in Southeast Asia
[Number of Employees] 10 (as of January 2025)

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