

## Acquired Multi-family Apartment in McKinney, Texas

– This is the fourth multi-family apartment project in the United States –

Hankyu Hanshin Properties Corp. (Head Office: Kita-ku, Osaka; President: Morotomi Ryuichi) has acquired multi-family property “The Rustic of McKinney” (hereinafter, “the property”) in McKinney, Texas through its wholly owned subsidiary company “Hankyu Hanshin Properties USA LLC”.

The property has been acquired and will be operated together with SAM Residential Group (hereinafter “SAM”), an IM company<sup>※1</sup>, in the same manner as the second project (Multi-family apartment in Phoenix City). This is the third project in which we have participated in as a major shareholder in the country.

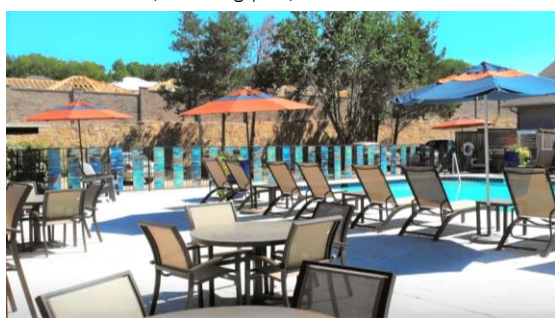
※1: Abbreviation for Investment Management Company, which offers not only asset management but also investment practice.

### ■Project Overview

Exterior view



Common area (Swimming pool)



Unit interior (practical example of renovation)



Project Name	The Rustic of McKinney
Location	2700 N. Brook Dr. McKinney, TX 75072
Site Area	Approx. 53,800 m <sup>2</sup>
Leasable Area	Approx. 21,000 m <sup>2</sup>
Total Units	260 units
No. of Floors	Above ground: 2 floors
Completion year	1997

The property is a 260 unit multi-family apartment complex completed in 1997. There are 21 independent two-story buildings on the site (each building consists of 8 to 16 units), as well as a gym and a swimming pool are attached to the property as common facilities.

The Dallas MSA (Metropolitan Statistical Area)<sup>※2</sup> in Texas, where the property is located, is one of the fastest growing areas in the United States in terms of population, employment and household income. Therefore, the area is expected to have ample demand for housing in the future. Although the property is located in McKinney City, which is located north of Dallas City, there are a number of large-scale workplaces and commercial facilities in the surrounding area, making it extremely convenient for both commuting and

living, thus stable occupancy can be expected in the future. After the acquisition, our company intends to renovate the property to further enhance its value.

※2: Areas of economic significance to the entire region centered on the City of Dallas, as defined by the US government.

This is our forth project in the United States following the establishment of our local subsidiary in April 2022. Since then our company has participated in three multi-family apartment projects in the cities of Seattle, Phoenix, and Renton. Going forward, we will continue to make use of above-mentioned local subsidiary to seek further business opportunities in the United States and expand profits by developing an information gathering system as well as building strong partnerships with local companies.

**■ Projects in the United States**



**■ About Hankyu Hanshin Properties USA LLC**

Company Name	Hankyu Hanshin Properties USA LLC
Shareholder	Hankyu Hanshin Properties Corp. 100%
Established	April 5, 2022
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 the US, 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.