



## Acquired Multi-family Apartment in Irving, Texas

- This is the fifth multi-family apartment project in the United States -

Hankyu Hanshin Properties Corp. (Head Office: Kita-ku, Osaka; President: Yasuki Fukui) has acquired multi-family property “801 LasCo” (hereinafter referred to as “the Property” ) in Irving, Texas through its wholly owned subsidiary company “Hankyu Hanshin Properties USA LLC” .

The acquisition and operation of this Property (hereinafter referred to as “the Project”) will be carried out in collaboration with SAM Residential Group, an IM company\*1. This marks our fourth project in which we hold a major share in the United States.

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

### ■Property Overview

Exterior view



Unit interior (practical example of renovation)



Common area (Swimming pool)



Project Name	801 LasCo
Location	801 Lake Carolyn Parkway, Irving, TX 75039
Site Area	Approx. 29,000 m <sup>2</sup>
Leasable Area	Approx. 34,600 m <sup>2</sup>
Total Units	422 units
No. of Floors	Above ground: 4 floors
Completion year	2018

The property is a four-story multi-family apartment with 422 units, completed in 2018.

Situated in the Dallas metropolitan area in Texas, one of the fastest-growing regions in the United States in terms of population, employment, and household income, the property benefits from continued growth trends. These trends are expected to persist, further driving housing demand.

The property offers excellent transportation and living convenience, being in proximity to numerous offices, dining establishments, and a high-quality living environment. This suggests that the property will continue to operate stably in the future. After acquisition, we plan to undertake renovations to further enhance its value.

\*2: The Dallas metropolitan area is designated by the U.S. Government as a region centered around the city of Dallas, encompassing economic interrelations that extend across the entire area.

Since establishing a local subsidiary in April 2022, we have engaged in multi-family apartment projects in Seattle, Phoenix, Renton, and McKinney, totaling four projects. The current project will be our fifth endeavor in this series. Moving forward, we aim to expand our business opportunities and increase revenue in the United States by leveraging our local subsidiary for information gathering and building 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 Business Activities	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	Yasuki Fukui
Paid-in Capital	12.4 billion yen
Revenue	136.3 billion yen (as of March 2024)
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.
Number of Employees	Approx. 951 (as of March 2024)

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