

Acquisition of Multi-Family Apartments in Burien, Washington –Our Sixth Multi-Family Apartment Project in the United States–

Hankyu Hanshin Properties Corp., through its wholly owned subsidiary “Hankyu Hanshin Properties USA LLC”, has acquired two adjacent multi-family properties, “Desie Apartments” and “Cierra Commons Apartments” (hereinafter referred to as “the two properties”) in Burien, Washington.

This acquisition and the subsequent management of the two properties (hereinafter referred to as “the project”) will be conducted in partnership with Investment Management (IM) companies*¹, specifically Tokyo Land US Corporation (the U.S. subsidiary of Tokyu Land Corporation) and a local partner company.

The Seattle metropolitan area*², where the two properties are located, is characterized by its significant growth in population, employment, and household income. These factors suggest a continued increase in housing demand. The two properties are situated approximately 20km south of downtown Seattle, an area known for a high concentration of employment and numerous dining establishments, offering excellent commuting options and daily convenience. We anticipate stable demand for multi-family apartments in the future. We plan to operate the two properties as a unified entity and implement renovations to further enhance their overall value.

Since establishing our local subsidiary in the United States in April 2022, we have participated in five multi-family apartment projects in cities such as Seattle, Phoenix, Renton, McKinney, and Irving. The project marks our sixth multi-family apartment project in the country. Aiming to expand our revenue in the United States, we will continue to gather information through our local subsidiary and build partnerships with local companies to create new business opportunities.

*1: IM stands for Investment Management Company. IM provides not only asset management services but also investment services.

*2: The Seattle metropolitan area, as defined by administrative authorities, refers to a region centered around the city of Seattle that exhibits economic interconnections throughout the entire area.



Exterior of “Desie Apartments”
(The right side of the image depicts residential units, while the left side features the clubhouse)



Exterior of “Cierra Commons Apartments”

■ Overview of the two properties

◆ “Desie Apartments”

“Desie Apartments” is a garden-style multi-family apartment comprising of a three-story wooden structure with a total of 146 units. The property features a clubhouse equipped with a gym, pool, barbecue terrace, and other extensive shared facilities. We plan to undertake renovations to further enhance the value of this property.



Location	15405 S Des Moines Memorial Drive, Burien, WA 98148
Site Area	Approx. 23,400 m ²
Leasable Area	Approx. 12,800 m ²
Total Number of Units	146 units
Number of Floors	Above ground: 3 floors
Completion	1987



Shared facilities at “Desie Apartments” (Top: Gym, Bottom: Indoor pool)

◆ “Cierra Commons Apartments”

“Cierra Commons Apartments” is also a garden-style multi-family apartment, consisting of a three-story wooden structure with a total of 66 units. Renovations are planned to further enhance the value of this property.



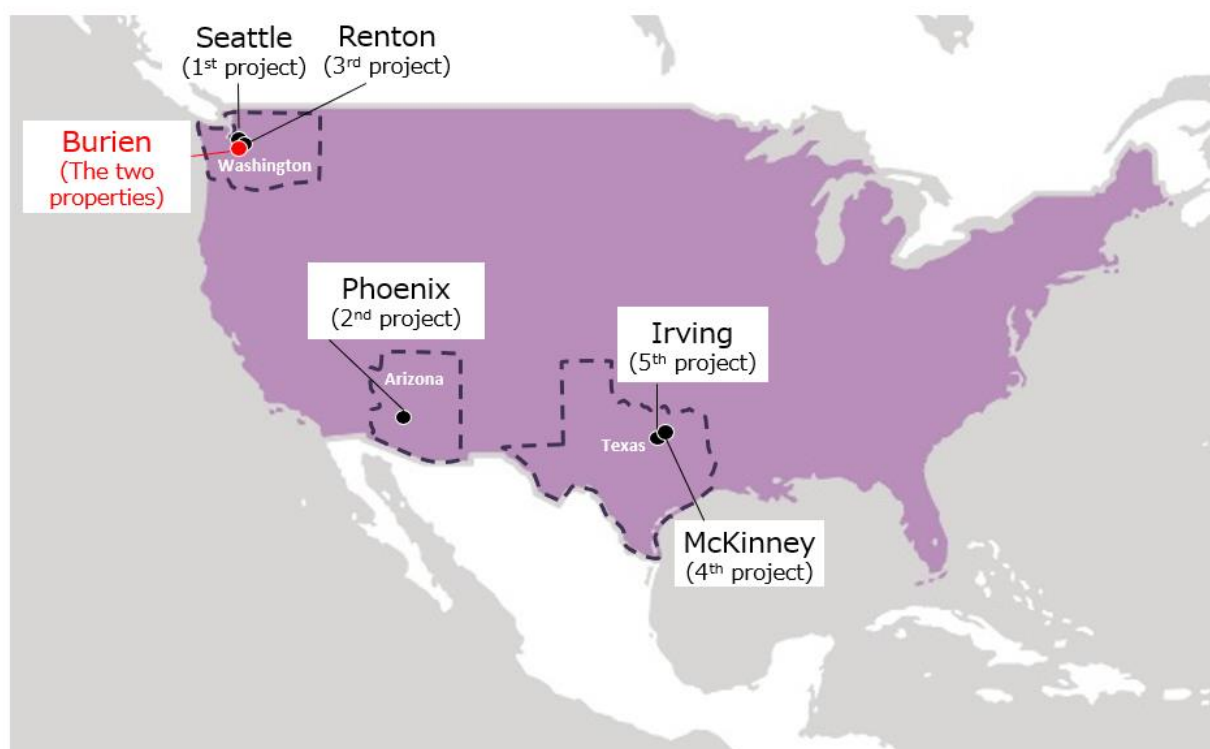
Location	608 S 152nd St Burien, WA 98148
Site Area	Approx. 8,000 m ²
Leasable Area	Approx. 4,700 m ²
Total Number of Units	66 units
Number of Floors	Above ground: 3 floors
Completion	1988

◆ Renovation status



Renovated Interior of “Desie Apartments” (Image)

■ Our projects in the United States



■ About Hankyu Hanshin Properties USA LLC

Company Name	Hankyu Hanshin Properties USA LLC
Shareholder	Hankyu Hanshin Properties Corp. 100%
Establishment	April 5 th 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 U.S., and 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	171.9 billion yen (as of March 2025)
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	1,008 (as of March 2025)

*Please note that news releases written in Japanese are treated as the official release.