

July 4, 2025

To all members of the press

Hankyu Hanshin Properties Corp.
CRE, Inc.

Logistics Warehouse Development Projects in Northern Vietnam Announcement regarding start of construction for Sembcorp Logistics Park (Dinh Vu)

~Logistics Site Acquisition and Development: One Existing, Five New Warehouses~

Hankyu Hanshin Properties Corp. (Head Office/Kita-ku, Osaka – President/ Yasuki Fukui) and CRE, Inc. (Head Office/Minato-ku, Tokyo – President/ Tadahide Kameyama), together with Singapore-based Sembcorp Development Ltd.*¹, have invested in Sembcorp Infra Services Pte. Ltd. (SIS) to develop and operate logistics warehouses in northern and central Vietnam.

We are pleased to announce that we have acquired a logistics warehouse site within Dinh Vu Industrial Park, in northern Vietnam, which already includes one existing warehouse (with a net leasable area of approximately 10,000 m²). On the same site, we have commenced the development project for a logistics warehouse, "Sembcorp Logistics Park (Dinh Vu)," which will involve the construction of five new warehouses. The five newly constructed buildings are targeted for completion around the winter of 2026.

Upon the completion of the five new warehouses, the total number of logistics warehouses developed and operated by SIS will be 17 properties, including 11 properties in northern Vietnam (10 properties in Hai Phong*² and 1 property in Hai Duong), and 6 properties in central Vietnam (3 properties in Quang Ngai and 3 properties in Nghe An), with a total net leasable area up to approximately 240,000 m².

*1 Sembcorp Development Ltd. has nearly 35 years of experience in developing industrial parks in Asia. It is a subsidiary of Sembcorp Industries Ltd. which is a Temasek-linked company (Temasek Holdings), an international investment company owned by the Singapore government. Temasek Holdings also invests in a wide range of businesses including finance, telecommunications, media, technology, transportation, real estate, energy, and natural resources.

*2 Including one block at Sembcorp Logistics Park (Thuy Nguyen), which is currently under construction and is scheduled to be completed around the autumn of 2025.

◆Property's Information

【Property's Name】	Sembcorp Logistics Park (Dinh Vu)
【Land Area】	Approximately 150,000m ²
【Type of Construction】	Single-story building
【Number of Blocks】	6 blocks (including the acquisition of one existing property)
【NLA】	Approximately 90,000m ² (including approx. 80,000m ² of newly built warehouses and approx. 10,000m ² of existing warehouse)
【Start of Construction】	June 2025
【Scheduled Completion】	Around the winter of 2026

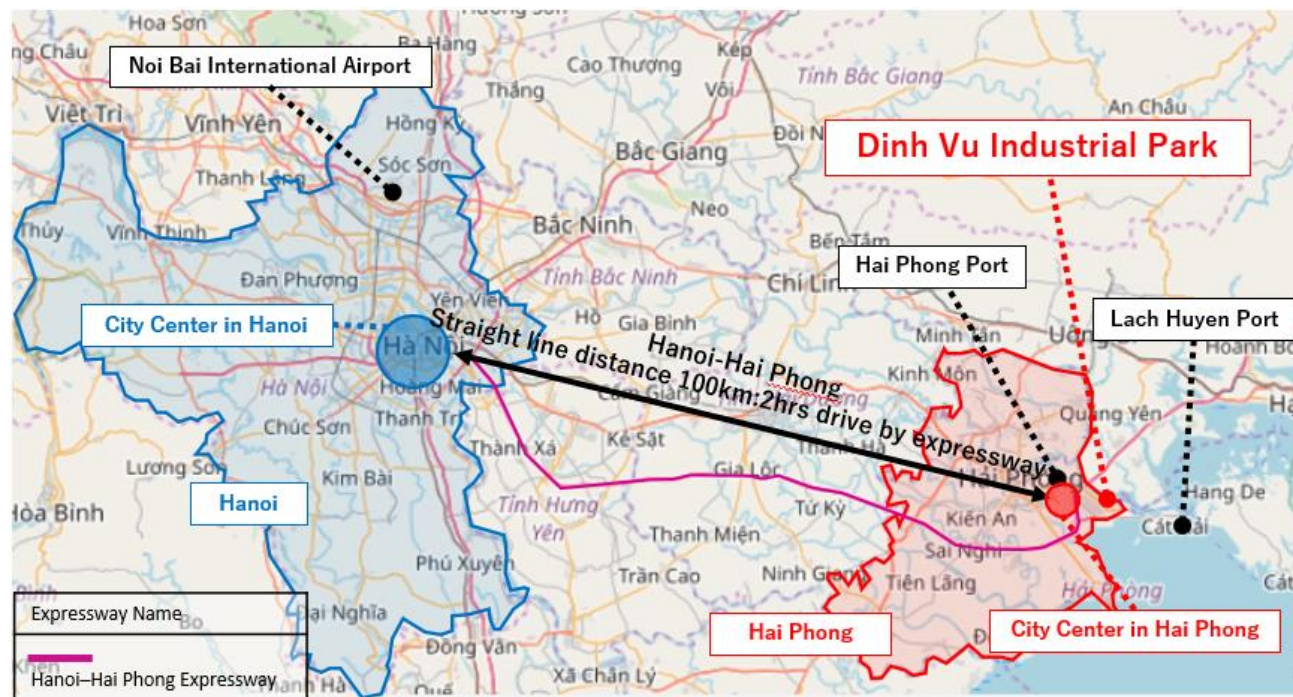


External view (visual perspective)

◆Property's Location

The development property, “Sembcorp Logistics Park (Dinh Vu),” is located within Dinh Vu Industrial Park in Hai Phong City, the largest port city in northern Vietnam, as shown on the map below. The site offers excellent accessibility, being connected to the capital city Hanoi via major arterial roads, making it a highly advantageous location as a regional logistics hub.

In addition, the industrial park is highly regarded for its focus on environmental considerations, such as the introduction of renewable energy (solar and wind power) and the recycling of plastic waste.



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◆List of Completed Logistics Properties in Vietnam

	Location	Property's Name	Number of blocks	NLA	Type	Completion Date
Northern Vietnam	Hai Phong	Sembcorp Logistics Park A (Hai Phong) Block 1	1	Approx. 15,000 m ²	Single-storey	July 2015
		Sembcorp Logistics Park A (Hai Phong) Block 2	1	Approx. 14,300 m ²	Single-storey	September 2017
		Sembcorp Logistics Park B (Hai Phong)	1	Approx. 13,200 m ²	Single-storey	April 2020
		Sembcorp Logistics Park (Dinh Vu) *This time, acquired an existing warehouse.	1	Approx. 10,200 m ²	Single-storey	December 2017
	Hai Duong	Sembcorp Logistics Park (Hai Duong)	1	Approx. 13,200 m ²	Single-storey	April 2022
Central Vietnam	Quang Ngai	Sembcorp Logistics Park (Quang Ngai)	3	Approx. 33,600 m ²	Single-storey	October 2023
	Nghe An	Sembcorp Logistics Park (Nghe An)	3	Approx. 39,400 m ²	Single-storey	December 2023
Total			11	Approx. 138,900 m ²	-	-

◆About Hankyu Hanshin Properties Corp.

【Company's Name】 Hankyu Hanshin Properties Corp.

【Location】 Hankyu Terminal Bldg. 1-1-4 Shibata, Kita-ku, Osaka, Japan

【Representative Director】 Yasuki Fukui

【Paid-in Capital】 12.4 billion yen

【Net Sales】 171.9 billion yen (FY03/25)

【Main Business】 Leasing of office and commercial facilities; real estate development; area management; real estate funds; sales of condominiums, landed properties, and residential land plots; brokerage; refurbishment; rental management; land use optimization and others.

【Number of Employees】 1,008 (as of March 31, 2025)

◆About CRE, Inc.

【Company's Name】 CRE, Inc.

【Location】 Toranomon Twin Bldg. East Tower 19F, 10-1-2, Minato-ku, Tokyo 105-0001 Japan

【Representative Director】 Tadahide Kameyama

【Paid-in Capital】 5.3 billion yen (as of July 31, 2024)

【Net Sales】 66.9 billion yen (FY07/24)

【Main Business】 Logistics facility leasing, management, development, brokerage and investment advice

【Number of Employees】 356 (as of July 31, 2024)

(Note) Net Sales and Number of Employees are based on consolidated figures.

◆About Sembcorp Development Ltd.

【Company's Name】 Sembcorp Development Ltd.

【Location】 30 Hill Street #03-01 Singapore 179360

【Representative Director】 Lee Ark Boon

【Paid-in Capital】 SGD231.8 million

【Main Business】 Urban Development

【Number of Employees】 57 (as of December 31, 2023)

◆About Sembcorp Infra Services Pte. Ltd.

【Company's Name】 Sembcorp Infra Services Pte. Ltd.

【Location】 30 Hill Street #03-01 Singapore 179360

【Representative Director】 Lee Ark Boon

【Paid-in Capital】 USD39.1 million

【Main Business】 Investment in logistics real estate development projects