

November 20, 2024

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 Thuy Nguyen (Hai Phong)

~Construction of a logistics warehouse in VSIP Haiphong Industrial Park has started.~

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.*, 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 the three companies have jointly commenced the construction of Sembcorp Logistics Park Thuy Nguyen (Hai Phong) - a two-story logistics warehouse in the VSIP Hai Phong Industrial Park in northern Vietnam through investment into SIS.

We aim to complete this project in September-October, 2025. Once completed, the total number of logistics warehouses developed and operated by SIS will be 11 properties, including 5 properties in northern Vietnam (4 properties in Hai Phong and 1 property in Hai Duong), and 6 properties in central Vietnam (3 properties in Quang Ngai and 3 properties in Nghe An), with total net leasable area up to approximately 150,000 m².

※ Sembcorp Development Ltd. has nearly 30 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.

◆ **Property Information**

| | |
|--------------------------------|---|
| 【Property's Name】 | Sembcorp Logistics Park Thuy Nguyen (Hai Phong) |
| 【Land Area】 | Approximately 23,000m ² |
| 【Type of Construction】 | Two-story development with ramp |
| 【Number of Block】 | 1 block |
| 【NLA】 | Approximately 20,000m ² |
| 【Start of Construction】 | October 22,2024 |
| 【Scheduled Completion】 | September-October, 2025 |

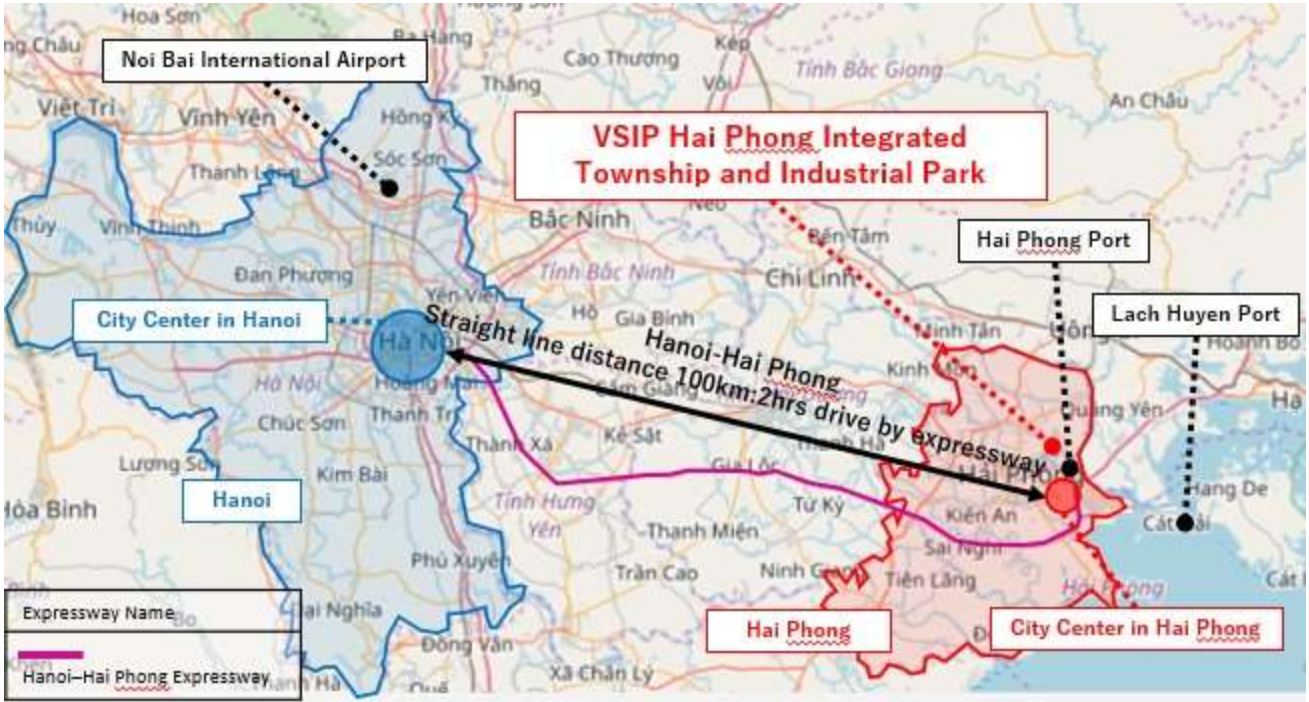


External view of the warehouse

◆ **Properties Location**

The property is located within VSIP Hai Phong Integrated Township and Industrial Park, which is located in Hai Phong City, the largest port city in northern Vietnam, it also has excellent access to the capital city of Hanoi and Hai Phong City, which are connected by major highways, giving it a strong advantage as a wide-area logistics hub.

In addition, the industrial park in which the property is located is being developed in collaboration with the Vietnamese and Singaporean governments and is highly evaluated for its excellent facilities and high-quality customer service.



◆ **List of Completed Properties**

| Location | Property's Name | Number of blocks | NLA | Type | Completion Date |
|------------|---|------------------|-------------------------------|---------------|-----------------|
| 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 |
| Hai Duong | Sembcorp Logistics Park (Hai Duong) | 1 | Approx.13,200 m ² | Single-storey | April 2022 |
| 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 | | 10 | Approx.128,700 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】 126.8 billion yen (as of March 2023)

【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】 951 (as of March 2024)

◆ **About CRE, Inc.**

【Company's Name】 CRE, Inc.

【Location】 Toranomom 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