

24 September 2024

Hankyu Hanshin Properties Corp.
Sekisui House, Ltd.

Hankyu Hanshin Properties Participates in Sekisui House's Residential Development Project in Australia "Melrose Park (Southern District, Stages 1-7)"
~ Development of Approximately 2,000 Condominium Units ~

Hankyu Hanshin Properties Corp. (headquartered in Kita-ku, Osaka; President and Representative Director: Yasuki Fukui; hereinafter "Hankyu Hanshin Properties") will participate in the condominium development project "Melrose Park," which Sekisui House, Ltd. (headquartered in Kita-ku, Osaka; President, Executive Officer, CEO: Yoshihiro Nakai; hereinafter "Sekisui House") has been advancing in the suburbs of Sydney, Australia. Specifically, Hankyu Hanshin Properties will join in stages 1 to 7 of the southern district (hereinafter "the project") and work collaboratively on the development.

The project represents Hankyu Hanshin Properties' first housing development endeavor in Australia, making the sixth country involved in such ventures abroad, following Vietnam, Thailand, the Philippines, Indonesia, and Malaysia.

In preparation for the project, Hankyu Hanshin Properties has established HHP Melrose Development Pty Ltd under its local subsidiary Hankyu Hanshin Properties Australia Pty Ltd (located in Sydney, Australia). Similarly, Sekisui House will advance the project through SH Melrose PP Development Pty Ltd, a subsidiary of Sekisui House Australia Holdings Pty Ltd (located in Sydney, Australia, hereinafter "Sekisui House Australia"). Both companies will push the project forward in collaboration via their respective local subsidiaries.



"Melrose Park" (* The area outlined in red is the area of the project.)



Signing Ceremony

※From the left [Sekisui House] Atsuhide Seguchi - Chief Executive Officer, Apartment & Mixed-Use Developments, Sekisui House Australia

Takehisa Yanagi - Managing Officer, Head of International Business Development Department

[Hankyu Hanshin Properties] Tomiyuki Matsuda - Senior Managing Director, General Manager, Overseas Business Headquarters

Hideyuki Hori - General Manager, Overseas Housing Division

Since commencing operations in Australia in 2009, Sekisui House Australia has supplied over 13,000 homes through its condominium developments, land subdivisions, and detached projects (primarily under the "SHAWOOD" brand). The company's "Central Park" project has garnered numerous international awards and recently received high ratings from the local state government, reflecting its superior quality.

The "Melrose Park" project featured in this release is a large-scale development spanning approximately 30 hectares, initiated by Sekisui House Australia in 2014. Initially developed in partnership with local developers, it is now a wholly-owned project of Sekisui House Australia. To date, 1,075 condominium units have been sold, with plans to develop an additional 4,700 units.

The project, in which Hankyu Hanshin Properties is participating, will focus on the development of approximately 2,000 condominium units within the first seven stages of the planned 4,700 units.

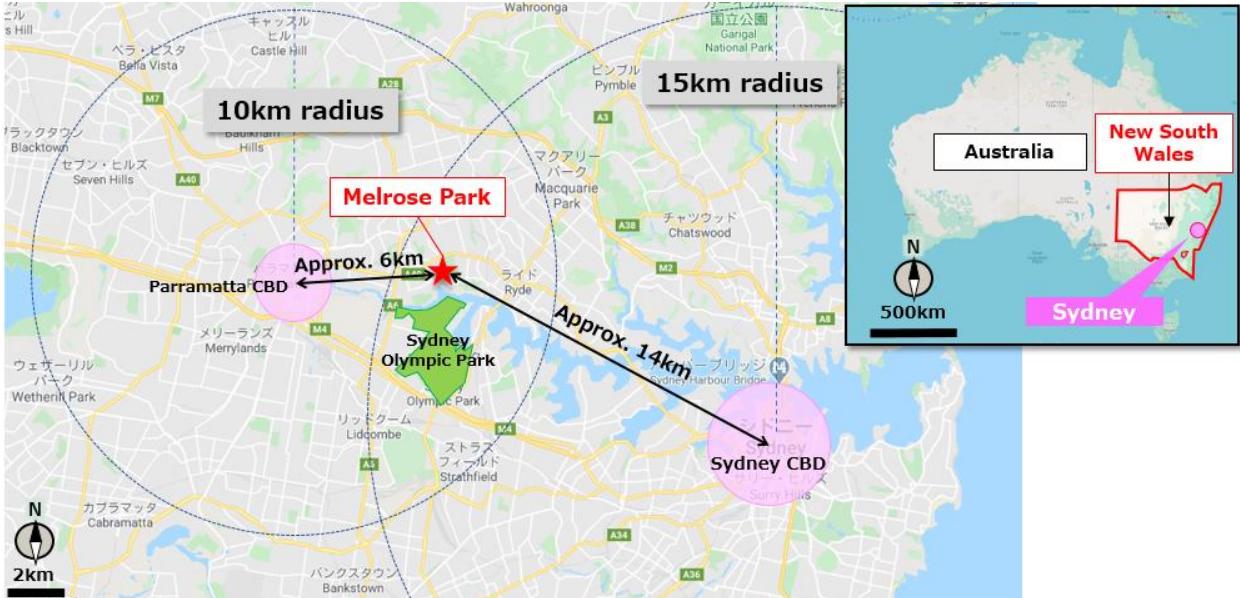
Within "Melrose Park," in addition to condominium units, there are plans to include various facilities and services necessary for urban development, such as commercial facilities, schools, and large parks, all aimed at providing a highly convenient lifestyle. Furthermore, the surrounding area of "Melrose Park" is home to commercial establishments, hospitals, and educational facilities. In the future, the Parramatta Light Rail (streetcar), which will connect central Parramatta with the Olympic Park, is set to open a new station near Melrose Park, fostering further development in the area.

Hankyu Hanshin Properties will continue to expand its real estate business in Australia, a country expected to experience stable population growth and ongoing economic development.

◆ Outline of the project

Project type	Condominium
Location	Parramatta, New South Wales, Australia
Site area	Approximately 106,900 m ²
Total no. of units	Approximately 2,000 units
Project share	HHP Melrose Development Pty Ltd 50% SH Melrose PP Development Pty Ltd 50%

◆ Location of the project



◆Overview of the overseas housing business at Hankyu Hanshin Properties

Under the slogan of Hankyu Hanshin Holdings' long-term vision, "Enhancing Our Communities, Expanding Our Fields," Hankyu Hanshin Properties aims to expand the scale of its housing business overseas.

Countries	No. of projects	No. of units
Thailand	37	Approx. 30,530
Vietnam	7	Approx. 23,500
the Philippines	8	Approx. 6,240
Indonesia	5	Approx. 4,020
Malaysia	1	Approx. 850
Australia	1	Approx. 2,000
Total	59	Approx. 67,140

◆Overview of the overseas business at Sekisui House

Sekisui House began its overseas business in 2009, starting with Australia. Since then, the company has supplied approximately 49,000 housing units overseas through its operations in the United States, Australia, Singapore, and other countries.

Sekisui House Australia has supplied over 13,000 housing units through its condominium developments, land subdivisions, and detached housing projects (primarily under the "SHAWOOD" brand). In the Australian market, the company has earned a solid reputation as a real estate developer and home builder. The "Central Park" project, in particular, has garnered numerous international awards and recently received high ratings from the local state government, reflecting its superior quality.

◆About Hankyu Hanshin Properties Corp.

Head office	Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka, Japan
Representative	Yasuki Fukui
Paid-in capital	12.4 billion yen
Revenue	136.3 billion yen (As of March 2024)
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.
No. of employees	Approx. 950 (As of March 2024)

◆About Hankyu Hanshin Properties Australia Pty Ltd

Shareholder	Hankyu Hanshin Properties Corp. 100%
Establishment	12 th May 2023
Lines of business	Real estate business (leasing, buying and selling, development and others), Project management, market research, opportunity research, relationship management with companies in Australia and search for new partners.

◆About Sekisui House, Ltd.

Head office	1-1-88, Oyodonaka, Kita-ku, Osaka, 531-0076, Japan
Representative	Yoshihiro Nakai
Paid-in capital	203.1 billion yen
Revenue	3.1072 trillion yen (As of January 2024)
Lines of business	Detached Housing Business, Rental Housing and Commercial Building Business, Architectural and Civil Engineering Business, Rental Housing Management Business, Remodelling Business, Real Estate and Brokerage Business, Condominium Business, Urban Redevelopment Business, Overseas Business, and more.
No. of employees	15,327 (As of January 2024)

◆About Sekisui House Australia Holdings Pty Ltd

Shareholder	Sekisui House, Ltd. 100%
Establishment	18 th December 2008
Lines of business	Real estate business in Australia (condominium and detached housing development, as well as commercial facilities and office development projects).

*News releases written in Japanese are treated as official release.