

May 23, 2024

Sotetsu Group's First Business in Australia Investment in an office/retail complex in Sydney

Broadened business domain through overseas expansion

Sotetsu Urban Creates Co., Ltd.

Sotetsu Urban Creates Co., Ltd. (headquartered in Nishi-ku, Yokohama, president and CEO: Makoto Sato) of the Sotetsu Group invested in 60 Margaret Street, an office and commercial complex located in Sydney, as their first business development in Australia for the Sotetsu Group on Tuesday, May 21, 2024.

[Investment scheme]

MEC Global Partners Asia (headquarters in Singapore, CEO: Ty Dincer) which is a subsidiary of Mitsubishi Estate CO., LTD. (headquarters in Chiyoda-ku, Tokyo, president: Atsushi Nakajima) and Ashe Morgan Investments (headquarters, Sydney, Principal: Michael Moss) which is a local real estate management company, jointly originates and operates the fund. Sotetsu Urban Creates obtains equity interests in the fund which other Japanese investors have invested in.

In its Long-Term Vision, "Vision2030," the Sotetsu Group is working to expand its business domain with the key goal of expanding into overseas businesses and radically reforming its real estate business.

Sotetsu Urban Creates will continue to expand its business domains to include Tokyo, the Tokyo metropolitan area, and overseas markets to obtain real estate and further promote development.

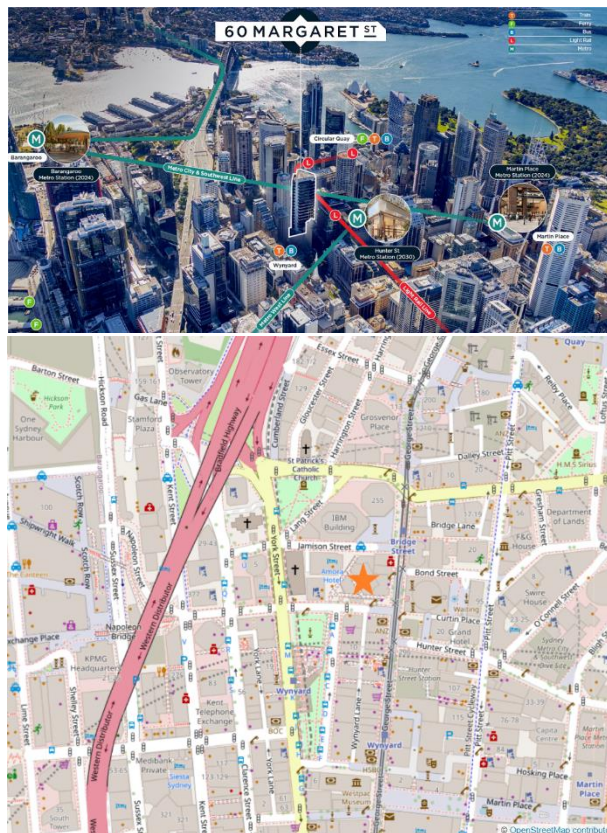
See details in the Appendix.



Appearance of 60 Margaret Street (left) and internal view (right)

Overview of the Sydney Office and Retail Complex

1. Building name
「60 Margaret Street」
2. Address
60 Margaret Street, Sydney New South Wales
3. Traffic
○Sydney Train "Wynyard" Directly Linked to Station
4. Characteristics
 - Directly connected to Sydney Train's Wynyard Station. Good location close to LRT (tramway) stations and bus stops.
 - It is also located on George Street, which runs north-south through the center of the city.
 - Office lots can be partitioned into 3 lots on the standard floor (about 1,300 to 1,500sqm), making it possible to target a variety of potential tenants and to offer flexible leasing.
 - Ancillary facilities equipped with bicycle parking lots, lockers, showers, amenities, etc., for tenant healthcare.
 - The commercial zone will be expanded, renovated, and re-tenanted to increase the value of the property.
5. Site area
Approx. 4,464 m²
6. Effective leasable space
Approx. 47,179 m²
(Office: approx. 40,772sqm; Commercial: approx. 6,407sqm)
7. Applications and Structural Floors
 - Offices and retail facilities
 - Steel-framed reinforced concrete structure with 33 floors and 4 sub-level floors
8. Build year
1980



60 Margaret Street Position Diagram

Overview of Sotetsu Urban Creates

1. Company name
Sotetsu Urban Creates Co., Ltd.
2. Address
2-1-22, Minamisaiwai, Nishi-ku, Yokohama-shi, Kanagawa
3. Representative
Makoto Sato
4. Business activities
Development and real estate leasing businesses
5. Common stock
¥923 million *Sotetsu Holdings Co., Ltd. wholly-owned