

March 25, 2025

**Sotetsu Urban Creates and Yasuda Real Estate established a joint  
venture.**

# **Participation in the office project in London, UK**

**First project for both companies to operate in the UK**

Sotetsu Urban Creates Ltd.  
Yasuda Real Estate Co.,Ltd.

Sotetsu Urban Creates Ltd., part of the Sotetsu Group (headquartered in Nishi-ku, Yokohama; President: Makoto Sato) and Yasuda Real Estate Co.,Ltd. (headquartered in Chiyoda-ku, Tokyo; President: Mamoru Yasuda) jointly participated in the office business 21 Moorfields in London as a business development in the UK on March 19, 2025. The two companies jointly participated in the 21 Moorfields project. This is the first business expansion in the UK in London, UK, for both companies.

## [About 21 Moorfields].

21 Moorfields is located in London, UK, the political, economic and business center of Europe and has a high demand for office space. The property was completed in 2023 and is a state-of-the-art high-class building with excellent environmental performance and well-equipped interior specifications and facilities.

## [Location]

21 Moorfields is located directly above Moorgate Station of the London subway with through access to Liverpool Street Station on Elizabeth line which started to operate in May 2022. It has excellent access to existing suburban railways and Heathrow Airport.

## [Investment Scheme]

Sotetsu Urban Creates and Yasuda Real Estate jointly established a local joint venture company (50%:50%) to invest in an investment company that holds the property.

The Sotetsu Group has set “expansion into overseas business” and “radical reform of the real estate business” as key objectives in its Long-Term Vision “Vision2030”. Sotetsu Urban Creates is actively working to expand its business areas, including an investment in an office/retail complex in Sydney in 2024. Sotetsu Urban Creates will continue to expand its business domain not only along the Sotetsu Line but also in Tokyo metropolitan area, throughout Japan and around the world, and further promoting real estate acquisition and development.

For Yasuda Real Estate, this is our third overseas investment, following a multi-family development project in Charlotte, North Carolina, USA in 2024. Yasuda Real Estate will continue to expand its knowledge of overseas real estate business and actively pursue business opportunities globally while utilizing the knowledge we have developed in Japan.



Exterior view of 21 Moorfields

### Overview of the office building in London.

1. Name of the building

21 Moorfields

2. Location

21 Moorfields, London, EC2Y

3. Traffic

○Directly above Moorgate station.

(London Underground: Circle Line, Hammersmith & City Line, Metropolitan Line, Northern Line)

(National Rail: Northern City Line).

○Liverpool Street station (\*).

(London Underground: Elizabeth Line, Circle Line, Hammersmith & City Line, Metropolitan Line and Central Line)

\* Liverpool Street Station on Elizabeth line is through access to Moorgate Station.

4. Features

○State-of-the-art high-class buildings, completed in 2023.

○Located directly above Moorgate Station (with through access to Liverpool Street Station on the Elizabeth Line), with excellent transport access.

○Fitness centers, shower booths and other facilities to enhance tenant employee satisfaction in office buildings.

5. Site area

19,000 m<sup>2</sup>

6. Effective leasable area

52,814 m<sup>2</sup>

7. Property use and Structure

○Office

(trading floors, fitness and retail shops, bicycle parking, shower booths, roof terrace, etc.)

○Steel-framed and reinforced concrete structure, 15 floors and 1 basement floors

8. Year of construction

2023



21 Moorfields, located directly above the station.

## Sotetsu Urban Creates Profile

1. Company name  
Sotetsu Urban Creates Ltd.
2. Location.  
2-1-22 Minamisaiwai, Nishi-ku, Yokohama, Kanagawa
3. Representative  
Makoto Sato
4. Business activities  
Development and real estate leasing business
5. Capital  
JPY 923 million (Sotetsu Holdings, Inc. wholly-owned)
6. Net assets  
JPY 117.411 billion (as of March 2024)

## Yasuda Real Estate Profile

1. Company name  
Yasuda Real Estate Co.
2. Location  
11, Kanda Nishiki-cho 2-chome, Chiyoda-ku, Tokyo
3. Representative  
Mamoru Yasuda
4. Business activities  
Land leasing, building leasing, condominium leasing, real estate consulting, design and supervision of civil engineering and building works, residential land sales, condominium sales and residential building sales, real estate agency services, real estate appraisal services.
5. Capital  
JPY 270 million
6. Net assets  
JPY 157.519 billion (as of March 31, 2024)