

January 10, 2024

To all members of the press

Hankyu Hanshin Properties Corp.
CRE, Inc.

Logistics Warehouse Development Projects in Central Vietnam
Completion of Sembcorp Logistics Park (Quang Ngai) and Sembcorp Logistics Park (Nghe An)

~Our logistics warehouses in Vietnam have achieved total NLA of Approx.130,000m²~

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

We are pleased to announce the completion of our latest projects, Sembcorp Logistics Park in VSIP Quang Ngai industrial park and Sembcorp Logistics Park Nghe An in VSIP Nghe An industrial park.



External view of Sembcorp Logistics Park (Quang Ngai)



External view of Sembcorp Logistics Park (Nghe An)

The completion of the above properties brings the total number of logistics warehouses developed and operated by SIS to 10, including 3 properties in VSIP Hai Phong industrial park, and 1 property in VSIP Hai Duong industrial park, with total leasable area up to approximately 130,000m².

※ The company 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's Information

【Property's Name】	Sembcorp Logistics Park (Quang Ngai)
【Land Area】	Approximately 60,100m ²
【Type of Construction】	Single-storey
【Number of blocks】	3 blocks
【NLA】	Approximately 33,600m ²
【Start of Construction】	December 2, 2022
【Completion】	October 21, 2023



External view of the warehouse

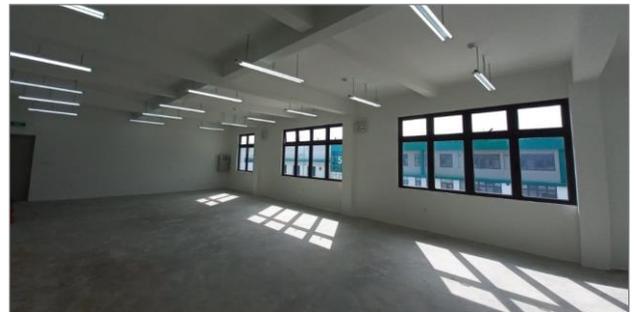


Internal view of the warehouse

【Property's Name】	Sembcorp Logistics Park (Nghe An)
【Land Area】	Approximately 68,200m ²
【Type of Construction】	Single-storey
【Number of blocks】	3 blocks
【NLA】	Approximately 39,400m ²
【Start of Construction】	December 2, 2022
【Completion】	December 27, 2023



External view of the warehouse



Internal view of the office space

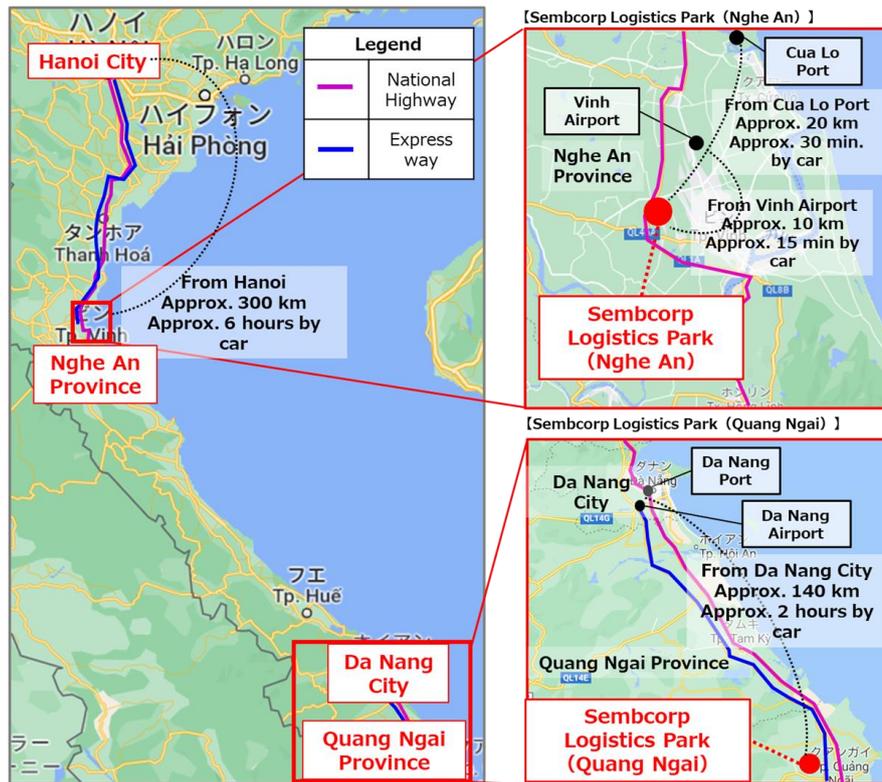
【Property's Features】

- High versatility including ceiling clear height of 9m and floor loading capacity of 2.0 t/m². Power supply capacity up to 300 KVA per leasing unit is also provided.
- Leasing area per unit is approximately 3,000m²~5,000m² with office space from 200m² to 300m²
- Truck berths are equipped with dock levelers to minimize the difference in height level between the warehouse loading bay and the truck loading bed.
- LED lighting has been equipped throughout the facilities as a consideration for the environment. The facilities have also acquired LOTUS Silver Certificates from the Vietnam Green Building Council.
- Mechanical ventilation including fresh air fans and exhaust air fans are provided for leasing area.
- CCTV cameras are installed on the premises as a security measure.

◆ Properties' Locations

Sembcorp Logistics Park (Quang Ngai) and Sembcorp Logistics Park (Nghe An) are located in Central Vietnam where many manufacturers expand their business and enjoy respectively excellent access to Da Nang Port and Da Nang Airport in Da Nang, and Cua Lo Port and Vinh Airport in Nghe An. Those are the strategic import and export hubs in Central Vietnam, as shown in the map below. From this, our warehouses can play the important role of being the key logistics centres in the area.

Moreover, Sembcorp Logistics Park Nghe An is also highlighted as a strategic logistics hub with the commencement of the Ha Noi - Nghe An provincial highway express in September 2023.



© Google

◆ 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】 Morotomi Ryuichi

【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】 Approximately 900 (as of March 2023)

◆ **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】 Kameyama Tadahide

【Paid-in Capital】 5.2 billion yen

【Net Sales】 52.1 billion yen (as of July 2023)

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

【Number of Employees】 333 (as of October 31, 2023)

(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