

Establishment of local subsidiary in the Philippines and participation in residential projects named the “Alaminos Project” , and the “Summit Project”

– the total number of residential units in the Philippines now exceeds 7,000 units across 10 projects –

Hankyu Hanshin Properties Corp. has established a local subsidiary, “Hankyu Hanshin Properties Philippines Corp.” , and pleased to announce its participation in two residential projects around Metro Manila area: the tentatively named ‘Alaminos Project’ and ‘Summit Project.’

These projects will be carried out in collaboration with our long-standing partner since 2017, the Philippine real estate developer P.A. ALVAREZ PROPERTIES AND DEVELOPMENT CORPORATION.

All our projects in the Philippines are progressing well, bringing the total to 10 projects comprising approximately 7,270 housing units. Through this local subsidiary, we will continue to vigorously promote our residential business in the country.

Comprehensive information about the “Alaminos Project” and ” Summit Project” can be found in the subsequent pages.

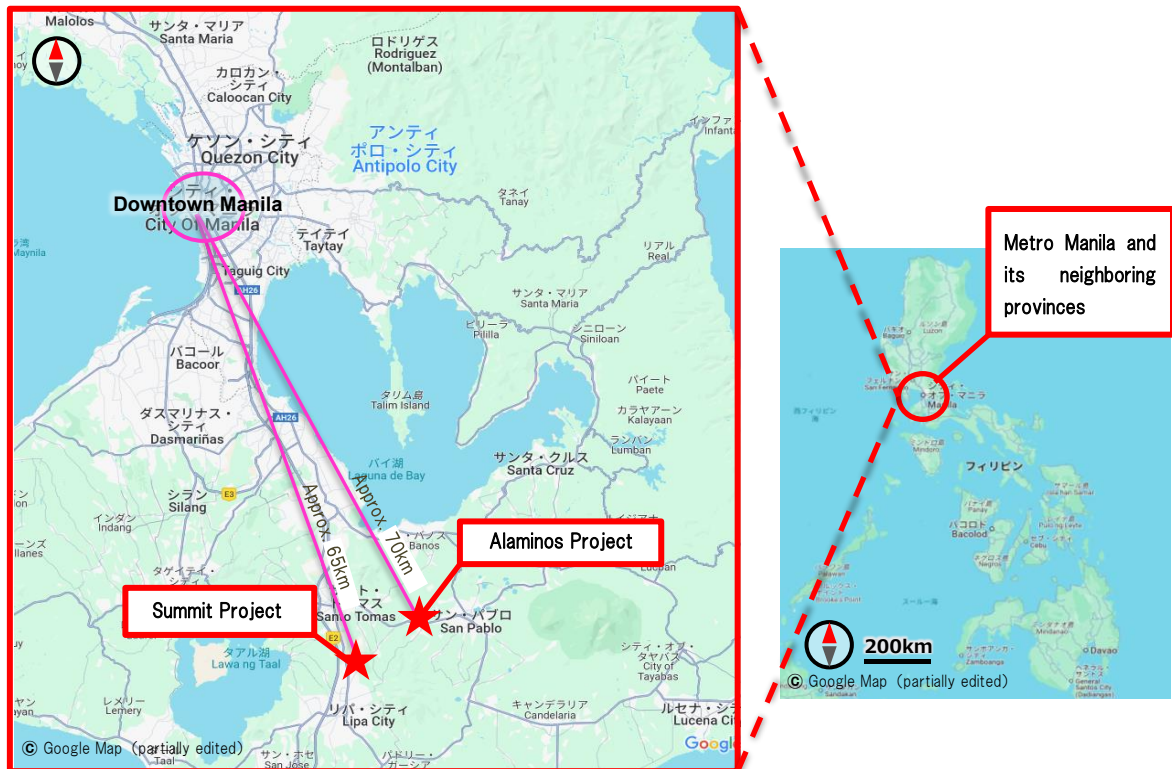


“Alaminos Project” Townhouses
(rendered image)



“Summit Project” Detached houses
(rendered image)

◆Location of the projects



◆ “Alaminos Project”

The Alaminos Project is located approximately 70 km south of Downtown Manila in Alaminos, Laguna. This location is within commuting distance to Downtown Manila, accessible in about 75 minutes via the highway. The area offers high living convenience, with large commercial facilities, hospitals, and educational institutions nearby.

Access to the central area of San Pablo City, a commercial and industrial hub in southern Laguna, is approximately a 20-minute drive. Additionally, the project is situated about 30 minutes by car from multiple industrial parks, suggesting significant housing demand from their employees.

Overview of the “Alaminos Project”

- 【Development type】 Residential project (townhouses)
- 【Location】 Alaminos, Laguna
- 【Site area】 66,271m² (approx. 6.6ha)
- 【Completion】 Scheduled for 2027
- 【Number of units】 517 units

◆ “Summit Project”

The Summit Project is located approximately 65 km south of Downtown Manila in Lipa City, Batangas. It is within commuting distance to Downtown Manila, about a 60-minute drive via the highway. The area offers high living convenience, being just a 10-minute drive from the center of Lipa City, which features large commercial facilities and hospitals.

Additionally, the area is near several industrial parks, including the Lima Technology Center (approximately 1,000 hectares), suggesting significant housing demand from their employees.

Overview of the “Summit Project”

- 【Development Type】 Residential project (detached and townhouses)
- 【Location】 Lipa City, Batangas
- 【Site area】 64,670m² (approx. 6.5ha)
- 【Completion】 Schedule for 2027
- 【Number of Units】 547 units (detached houses : 132 units, townhouses : 415 units)

◆Overview of Hankyu Hanshin Properties Philippines Corp.

【Company Name】 Hankyu Hanshin Properties Philippines Corp.

【Shareholder】 Hankyu Hanshin Properties Corp. 100%

【Establishment】 2nd January 2025

【Main Business Activities】 Progress management of local projects, market research, exploration of new projects and strengthening relationships with local companies

◆Overview of Hankyu Hanshin Properties Corp.

【Company Name】 Hankyu Hanshin Properties Corp.

【Head Office】 Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka

【Representative】 Yasuki Fukui

【Paid-in Capital】 12.4 billion yen

【Revenue】 171.9 billion yen (as of March 2025)

【Business Activities】 Leasing of offices and commercial properties, real estate development, area management, real estate funds, sale and leasing of condominiums, sale of detached houses and housing lots, real estate brokerage, lease management, land utilization, others

【Number of Employees】 1,008 (as of 31st of March 2025)

◆Overview of P.A. ALVAREZ PROPERTIES AND DEVELOPMENT CORPORATION

【Company Name】 P.A. ALVAREZ PROPERTIES AND DEVELOPMENT CORPORATION

【Head Office】 No. 1250 National Highway, Brgy. Nueva, San Pedro, Laguna, Philippines 4023

【Representative】 Romarico T. Alvarez

【Paid-in Capital】 2.1 billion Philippine peso (approx. 5.3 billion yen)

【Revenue】 2 billion Philippine peso (approx. 5.08 yen) (as of December 2024)

【Main Business Activities】 Development, subdivision, and management of condominiums, detached houses, and townhouses

【Number of Employees】 Approx.500 (as of November 2024, including group companies)

◆Overview of the overseas housing business

Currently, our company is strengthening its real estate business with a focus on ASEAN countries through various initiatives. With the inclusion of 'Alaminos Project' and 'Summit Project', our overseas housing business now encompasses a total of 63 projects (approximately 71,120 units).

Countries	No. of projects	No. of units
Thailand	37 projects	Approx. 30,530 units
Vietnam	7 projects	Approx. 23,220 units
The Philippines	10 projects	Approx. 7,270 units
Indonesia	6 projects	Approx. 7,110 units
Malaysia	1 project	Approx. 850 units
Australia	1 project	Approx. 2,000 units
Canada	1 project	Approx. 140 units
Total	63 projects	Approx. 71,120 units

*Please note that news releases written in Japanese are treated as the official release.