August 30, 2024

To whom it may concern

Company name: Keihanshin Building Co., Ltd.
Representative: Tsuneo Wakabayashi, President
Code No.: 8818 TSE Prime
Contact: Junichi Tada
Managing Executive Officer
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Notice Concerning the Establishment of a US subsidiary and Investment of the Multifamily Residence in Miami

Keihanshin Building Co., Ltd. (the "Company") hereby announces that it has established Keihanshin Building America Co., Ltd. and invested the multifamily residence in Miami, Florida.

1. Overview of Keihanshin Building America Co., Ltd.

Company name	: Keihanshin Building America Co., Ltd.
Location	: Delaware
Representative	: Kazuma Ohashi (Executive Officer of the Company)
Business Line	: Investment in real estate, holding and sale of real estate
Establishment	: May 14, 2024
Initial investment amount	: 10,000 USD (a wholly owned subsidiary of the Company)

2. Overview of Investment

(1) Reasons for Investment

In promoting its Long-Term Business Plan, the Company is working to develop new businesses such as Equity Investments and Overseas Investments. As part of this, the company has invested the multifamily residence in the US.

In addition to the property that is a good asset type in the US, it is located in the Sun Belt region where population inflow is expected to continue in the future. This property also has a good access from the station.

Starting with this project, we aim to expand our overseas business in the US by accumulating know-how and knowledge through building relationships with local developers.

(2) Overview of the asset

Address	: Miami, Florida
Land area	: 9,712 m^2 (2,937 *tsubo*)
Building specs	: 420 units, 15 stories above ground (planned)
Total floor area	: 44,523 m^2 (13,468 *tsubo*) (planned)
Completion	: 2026 (planned)
Type	: Residence (multifamily type)
Asset Management Company	: CrossHarbor Capital Partners LLC (Capital and business alliance partner of Sumitomo Mitsui Trust Bank, Limited)
Investment amount	: 10 million USD

(3) Date of Investment

August 29, 2024



Rendition of a property



3. Overview of CrossHarbor Capital Partners LLC

Company name	: CrossHarbor Capital Partners LLC
Location	: Boston, Massachusetts
Balance of investment assets	: Approximately 96 billion USD (As of the end of June 2024)
Business description	: Investing various assets such as office buildings, multifamily residences (rental residences), sale of houses, site development, hotels, logistics facilities, commercial buildings, facilities for the elderly and student dormitories, more than 360 diversified investments in 41 states across the US.

4. Other

The Company has received consulting services from Sumitomo Mitsui Trust Bank, Limited for its investment in the Property.