

December 19, 2025

To all members of the press

 Hankyu Hanshin Properties Corp.
 CRE, Inc.

Logistics Real Estate Development Project in Northern Vietnam

Completion of Sembcorp Logistics Park (Thuy Nguyen)

~ Total Leasable Area of Logistics Real Estate in Vietnam Reaches Approximately 160,000 m² ~

Hankyu Hanshin Properties Corp. (Head Office/Kita-ku, Osaka – President/ Yasuki Fukui) and CRE, Inc. (Head Office/Minato-ku, Tokyo – President/ Tadahide Kameyama), together with Singapore-based Sembcorp Development Ltd.*¹, invested in Sembcorp Infra Services Pte. Ltd. to develop and operate logistics real estate in northern and central Vietnam.

We are pleased to announce the completion of our logistics real estate development project, Sembcorp Logistics Park (Thuy Nguyen), located within VSIP Hai Phong Integrated Township and Industrial Park in northern Vietnam. This is the first two-storey warehouse among all completed logistics real estate in Vietnam operated through Sembcorp Infra Services Pte. Ltd. Furthermore, the property features the largest leasable area of approximately 20,000 m² in our portfolio to date.

With the completion of this warehouse, the number of completed logistics properties in Vietnam will be 12 in total. This includes 6 properties*² in Hai Phong City in the northern region and 6 properties in the central region (3 each in Quang Ngai Province and Nghe An Province), with a combined net leasable area up to approximately 160,000 m²*².

*1 Sembcorp Development Ltd. has nearly 35 years of experience in developing industrial parks in Asia. It is a subsidiary of Sembcorp Industries Ltd.

*2 An additional 5 properties, including Sembcorp Logistics Park (Dinh Vu), are currently under construction and are slated for completion around winter 2026. This will expand the total portfolio to 17 properties with a combined leasable area of approximately 240,000 m².

◆Property's Information

【Property's Name】	Sembcorp Logistics Park (Thuy Nguyen)
【Land Area】	Approximately 23,000m ²
【Type of Construction】	Two-storey development with ramp
【Number of Blocks】	1 block
【NLA】	Approximately 20,000m ²
【Start of Construction】	October , 2024
【Completion】	November, 2025

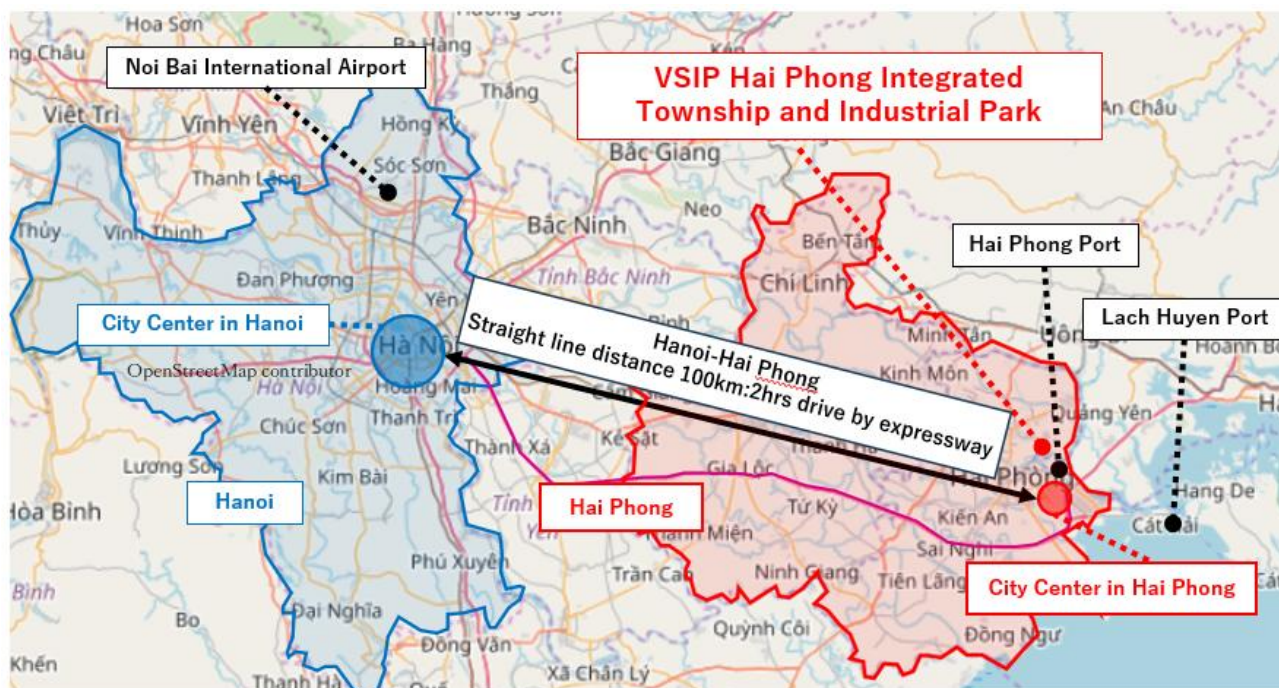


External view of Sembcorp Logistics Park (Thuy Nguyen)

◆Property's Location

The property is located within the VSIP Hai Phong Integrated Township and Industrial Park, situated in Hai Phong City — northern Vietnam's largest port city. The city enjoys a strategic location with excellent access to ports and airports, as well as convenient connectivity to the capital, Hanoi, via major highways, making it highly advantageous as a regional logistics hub.

In addition, the industrial park in which the property is located is being developed in collaboration with the Vietnamese and Singaporean governments and is highly evaluated for its excellent facilities and high-quality customer service.



©OpenStreetMap contributors (opendatacommons.org) (partially modified) — Expressway Name: Hanoi–Hai Phong Expressway

◆List of Completed Logistics Real Estate in Vietnam

	Location	Property's Name	Number of blocks	NLA	Type	Completion Date
Northern Vietnam	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
		Sembcorp Logistics Park (Thuy Nguyen)	1	Approx. 20,000 m ²	Two-storey	November 2025
		Sembcorp Logistics Park (Dinh Vu) * Acquired an existing warehouse	1	Approx. 10,200 m ²	Single-storey	December 2017
		Sembcorp Logistics Park (Hai Duong)	1	Approx. 13,200 m ²	Single-storey	April 2022
Central Vietnam	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			12	Approx. 158,900 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】 Yasuki Fukui

【Paid-in Capital】 12.4 billion yen

【Net Sales】 171.9 billion yen (FY03/25)

【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】 1,008 (as of March 31, 2025)

◆About CRE, Inc.

【Company's Name】 CRE, Inc.

【Location】 Toranomon Twin Bldg. East Tower 19F, 10-1-2, Minato-ku, Tokyo 105-0001 Japan

【Representative Director】 Tadahide Kameyama

【Paid-in Capital】 5.3 billion yen (as of July 31, 2025)

【Net Sales】 77.4 billion yen (FY07/25)

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

【Number of Employees】 372 (as of July 31, 2025)

(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 (as of October 31, 2025)

【Main Business】 Urban Development

【Number of Employees】 70 (as of October 31, 2025)

◆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】 USD 71.1million (as of October 31, 2025)

【Main Business】 Investment in logistics real estate development projects