

For immediate release

November 26, 2025

Tokyo Tatemono Co., Ltd.

Participation in Luxury Condominium Development Project in Bangkok, Thailand Providing Private Lift for all Units., a Sky Pool, Gym, and Spa Facilities

Exclusive Central Bangkok Location—Situated on Sukhumvit Road, near the EM District and 400m. from Asok Station

Tokyo Tatemono Co., Ltd. (Headquarters: Tokyo; President and CEO: Katsuhito Ozawa; hereinafter “Tokyo Tatemono”) announces that its Thai subsidiary, Tokyo Tatemono (Thailand) Ltd. (hereinafter “Tokyo Tatemono (Thailand)”), has participated in the luxury-class condominium development project, “STILL Sukhumvit 20” (hereinafter, the “Project”), and commenced sales for VIP customers in November 2025. The Project is a joint development with SC Asset Corporation Public Company Limited (Head Office: Bangkok, Thailand; hereinafter “SC”), a leading Thai developer, and this marks the seventh joint project with SC.



● Background of participation in the Project

Thailand has seen economic growth centered on the tourism industry, alongside rising domestic affluent classes as well as expanding inflows of wealth from overseas. Thus, demand for luxury-class residences is expected to continue growing going forward. In particular, the capital city Bangkok is recognized for its warm climate, rich culinary culture, and high-quality lifestyle services—such as international schools and world-class medical care—and has become an attractive residential destination drawing the attention of affluent individuals worldwide.

By leveraging Tokyo Tatemono's expertise in condominium development developed in Japan, together with SC's proven track record in development across Thailand and their extensive sales network targeting affluent customers, the Project aims to deliver a superior living environment in Thailand while also further creating new projects and expanding scale of projects in the future.

● Project location

The Project is a luxury-class condominium development in the Asok–Phrom Phong area, one of Bangkok's most prominent commercial districts. Situated along Sukhumvit Road, the city's most renowned thoroughfare, the site boasts exceptional accessibility with three stations on two major lines: the BTS Sukhumvit Line (Asok and Phrom Phong stations) and MRT Blue Line, Sukhumvit Station, offering a highly convenient location. Asok Station ranks second in passenger traffic in Bangkok and functions as a key transportation hub.

The surrounding area is home to expansive green spaces such as Benjakiti Park and Benjasiri Park, offering a natural environment while located in the heart of Bangkok, where offices and large-scale commercial facilities are concentrated such as EmSphere, Emporium and EmQuatier. The neighborhood also provides a full range of lifestyle amenities, including international schools and hospitals delivering world-class medical care, making it a preferred residential destination among foreign residents, particularly Japanese and Western expatriates.

Furthermore, the site is located approximately five minutes by car from an expressway entrance, ensuring excellent access to Suvarnabhumi International Airport and other destinations across the Bangkok metropolitan area.

● Project features

The Project is a luxury-class condominium development comprising a total of 124 units. Each residence will be served by a private lift - feature ceiling heights of up to 3.5 meters, and offer more space starting with 2 Bedrooms as a wide variety of layouts ranging from approximately 85 m² to over 400 m².

The common areas will be fully equipped with a self-parking facility providing 216 spaces, 170% of total units. In addition, the Project will offer a sky pool, fitness gym, spa, and other world-class amenities meeting global standards, creating a superior living environment designed to meet the expectations of affluent residents both in Thailand and abroad.



Site exterior

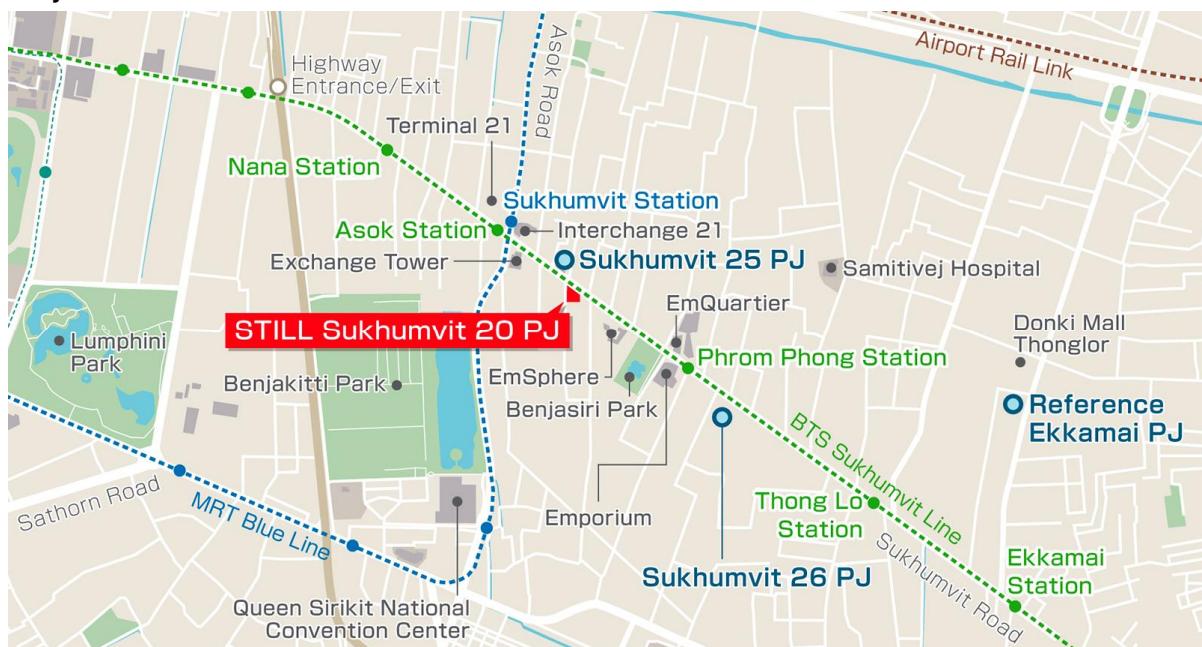


Sky Pool

● Outline of the Project

Property name	STILL Sukhumvit 20
Location	Khlong Toei District, Bangkok, Thailand
Access	5-minute walk from Asok station on BTS Sukhumvit Line, 5-minute walk from MRT Sukhumvit station on MRT Blue Line, 8-minute walk from Phrom Phong station on BTS Sukhumvit Line
Site area	3,550 m ²
Total floor area	34,179 m ²
Structure and scale	Reinforced concrete structure, 30 floors above ground
Use	Residential (124 units)
Start of construction	April 2026
Scheduled completion	September 2028

● Project location



● About the partner company

SC, the joint partner in this Project (including its affiliates), is a partner with which Tokyo Tatemono is jointly promoting the development of condominiums, logistics warehouses, and detached housing developments in Thailand. As a strategic business partner, we have agreed to continue discussing the joint promotion of new projects in the future.

SC

Company name	SC Asset Corporation Public Company Limited
Head office location	1010 Viphavadi Rangsit Road, Chatuchak Sub-district, Chatuchak District, Bangkok, Thailand
Established	1995
Business	Real Estate Development (Condominium, Single detached house, Townhouse, Hotel, Warehouse and Office)
Representative	Nuttaphong Kunakornwong (CEO)

● Tokyo Tatemono's overseas business projects

Tokyo Tatemono, under its long-term vision “Next-Generation Developer” toward 2030, positions overseas business expansion as a key strategy. During the current medium-term plan (FY2025–FY2027), the company plans to invest 110 billion yen in overseas projects, including condominiums, rental housing, offices, and logistics facilities in the U.S., Australia, Thailand, and China.

We will remain committed to fully leveraging the experience and expertise developed both domestically and internationally, and actively pursue additional project opportunities overseas.

Note: The images and facility details presented in this release are based on the current plan and may be subject to change. This document has been translated from a part of the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.