

September 25, 2026

For immediate release

Tokyo Tatemono Co., Ltd.

Tokyo Tatemono Joins Development of Complex of Logistic Facilities and Rental Factories in Chonburi, Thailand

Close to Laem Chabang Port, Thailand's largest international trading port, development to meet the needs of export-oriented manufacturers

Tokyo Tatemono Co., Ltd. (Head Office: Chuo-ku, Tokyo; Representative Director, President & Chief Executive Officer: Katsuhito Ozawa; hereinafter "Tokyo Tatemono") is pleased to announce that, through its local subsidiary Tokyo Tatemono (Thailand) Ltd. (hereinafter "Tokyo Tatemono Thailand"), it has joined SCX Logistics Laemchabang 2 (hereinafter "the Project"), a development in Chonburi, Thailand combining logistic facilities and rental factories. The Project is Tokyo Tatemono's first rental factory development project overseas.

The Project is a joint development with SCX Corporation Company Limited (Head Office: Bangkok, Thailand; hereinafter "SCX"), a subsidiary of SC Asset Corporation Public Company Limited (Head Office: Bangkok, Thailand; hereinafter "SC"), a leading Thai developer.



● Background of Our Participation in This Project

Thailand, one of the leading ASEAN countries, has maintained steady economic growth. With the development of transport infrastructure and the recovery of the tourism industry, growth in real estate demand is expected over the medium to long term. In addition, Thailand is located at a key point on wide-area transport networks linking ASEAN countries, and manufacturing is increasingly concentrated there. As a result, demand for logistic-related facilities and industrial real estate also remains firm. Tokyo Tatemono Thailand participated in two logistic facility development projects in Thailand in 2024, and both achieved fully occupied now after completion. Building on this track record, we decided to participate in

the Project with the aim of securing further business opportunities.

The Project is located near Laem Chabang Port, Thailand's largest international trading port in the Eastern Economic Corridor (EEC), an area the Thai government is prioritizing for development. Backed by tax incentives and other measures, an increasing number of manufacturing companies, including those in the semiconductor and EV-related industries, have been establishing factories in the EEC in recent years. As a result, demand is growing for freezone warehouses that handle imports and exports and parts storage facilities. In addition, demand is also rising for rental factories that allow early start of operations, particularly among newly entering companies and companies that are expanding their facilities. To capture this demand, the Project will develop a facility with a total floor area of approximately 41,652 m², allocating about 40% to logistic facilities and about 60% to rental factories. In addition, it is planned that the Project will take advantage of the location's proximity to Laem Chabang Port by establishing freezone in both the logistic facilities and rental factories to meet tenant needs, primarily from export-oriented manufacturers.



● Overview of the Project

Property name	SCX Logistics Leamchabang2
Location	Chonburi, Thailand (approximately 7 km from Laem Chabang Port, an international trading port)
Site area	Approx. 73,612 m ²
Total floor area	Total of 3 buildings: approx. 41,652 m ²
Structure and scale	Steel-framed single-story building
Building use	Factory (freezone): 2 buildings, approx. 25,056 m ² Warehouse (general/freezone): 1 building, approx. 16,596 m ²
Completion date	May 2027

● About the partner company

SCX, the joint development partner in the Project, is a subsidiary of SC, a partner company with which Tokyo Tatemono Thailand is jointly promoting condominium development and other projects in Bangkok, Thailand. Tokyo Tatemono and SCX have agreed to continue discussing the joint pursuit of new projects as strategic business partners. Tokyo Tatemono's participation in the Project marks its ninth joint venture with either SC or its subsidiary SCX.

Outline of 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	Residential development (condominiums, detached houses, townhouses)
Representative	Nuttaphong Kunakornwong (CEO)

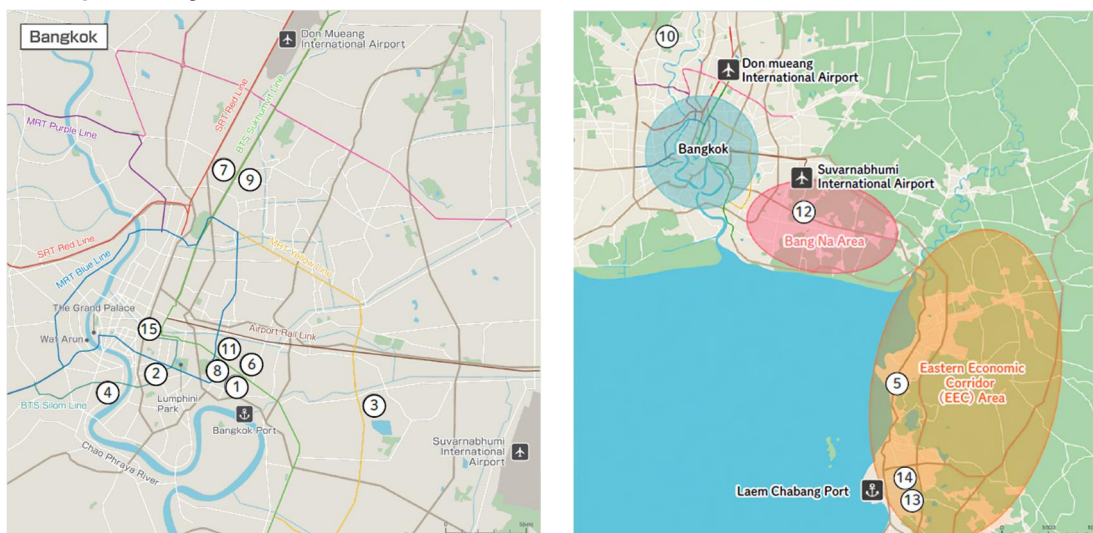
Outline of SCX

Company name	SCX Corporation Company Limited
Head office location	1010 Viphavadi Rangsit Road, Chatuchak Sub-district, Chatuchak District, Bangkok, Thailand
Established	2019
Business	Development, operation, and management of commercial real estate, including logistic facilities, hotels, and offices
Representative	Rachod Nantakwang (CEO)

● Tokyo Tatemono's overseas business

Tokyo Tatemono Group positions overseas expansion as a key strategy in its long-term vision for 2030 “Becoming a Next-Generation Developer,” and plans to invest ¥110 billion in overseas operations during the current medium-term business plan (fiscal years 2025–2027). Thailand is one of the countries on which we focus our investment within our overseas business. Through collaboration with leading local partners, we have developed a wide range of asset types there, including condominiums, detached houses, offices, logistic facilities, and hotels, and to date we have participated in a cumulative total of 15 projects (including this project). Looking ahead, in markets where continued growth is expected, we will acquire high-quality investment opportunities through collaboration with trusted partners, and apply the development and operational expertise we have built up in Japan and overseas, aiming for sustainable growth and enhanced corporate value.

● Map of Tokyo Tatemono's business locations in Thailand



Condominiums

- ① The Estelle Phrom Phong (Sukhumvit 26 Project): 157 units, completed in 2022
- ② Tait Sathorn 12 (Sathorn Project): 238 units, completed in 2023
- ③ Atmoz Oasis Onnut (Onnut Project): 1,110 units, completed in 2023
- ④ Reference Sathorn Wongwianyai (Reference Wongwian Yai Project)*: 818 units, completed in 2024
- ⑤ Kave Coco Bangsaen (Kave Coco Project): 974 units, completed in 2025
- ⑥ Reference Ekkamai (Reference Ekkamai Project)*: 396 units, scheduled for completion in 2027
- ⑦ Reference Kaset District (Reference Kaset District Project)*: 387 units, scheduled for completion in 2027
- ⑧ STILL Sukhumvit 20 (Sukhumvit 20 Project)*: 124 units, scheduled for completion in 2028
- ⑨ Kave Bloom Kaset (Kave Bloom Project) : 544units, scheduled for completion in 2027

Detached houses

- ⑩ Pave Kanchana-Ratchaphruek (Pave KR Project)*: 319 units, completed in phases from 2024 onward

Office building

- ⑪ Quant Sukhumvit 25 (Sukhumvit 25 Project): total floor area of approx. 9,500 m², completed in 2023

Logistic facilities

- ⑫ SCX Logistics Bangna Km.20 (Metrocat Project)*: total floor area of approx. 78,252 m², overall completion in 2026
- ⑬ SCX Logistics Laemchabang1 (Laem Chabang 1 Project)*: total floor area of approx. 46,602 m², completed in 2025
- ⑭ SCX Logistics Laemchabang2 (Laem Chabang 2 Project)*: total floor area of approx. 41,652 m², scheduled completion in 2027

Hotel

- ⑮ voco Bangkok Siam (voco Bangkok Siam Project)*: 350 rooms, scheduled for opening in 2029

* Joint development with SC or SCX

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.