News

TOKYO TATEMONO

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For Immediate Release

Tokyo Tatemono Co., Ltd.

Tokyo Tatemono Joins its First Logistics Fund Project in Australia

Investment in six prime logistics facilities across three major metropolitan areas marks its fourth project participation in Australia

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 it has invested in a fund that invests in logistics facilities (“the Fund”) organized by Charter Hall Group, a leading Australian real estate company (hereinafter “Charter Hall”).
This investment in the Fund marks Tokyo Tatemono’s first logistics facility project in Australia.

Property locations—top left: Sydney; top right: Brisbane (North); bottom left: Brisbane (South); bottom right: Melbourne

The Fund invests in six logistics facilities located in Australia’s three major metropolitan areas (Sydney, Melbourne, and Brisbane), with a total leasable floor area of approximately 335,000 m². Five of the properties (three in Sydney and two in Brisbane) are already completed facilities with an occupancy rate of 100%. The remaining property (Melbourne) is a new development project scheduled to begin construction in 2026.
Australia is expected to see steady population and economic growth, and logistics demand continues to grow in tandem with this. Meanwhile, vacancy rates for logistics facilities remain low by international standards, and a favorable supply-demand environment continues. Through its collaboration with Charter Hall, which has strengths in the logistics sector, Tokyo Tatemono will gain expertise in Australia’s logistics business and work to secure continued business opportunities.

● Overview of the Fund

Fund name	Charter Hall Industrial Partnership 5
Target properties	Six logistics facilities in Sydney, Melbourne, and Brisbane
Total leasable floor area	Approx. 335,000 m^2

● Overview of properties

1. Sydney properties (three properties combined)

Location	Wetherill Park, New South Wales
Year of completion	2023
Site area	142,599 ㎡
Total leasable floor area	73,835 ㎡
Scale and structure	Three steel-framed single-story buildings
Tenants	Coles (a major Australian food retailer) and others

2. Brisbane (North) property

Location	Brendale, Queensland
Year of completion	2015 (partially expanded in 2026)
Site area	185,500 ㎡
Total leasable floor area	71,670 ㎡
Scale and structure	Two steel-framed single-story buildings
Tenants	ALDI (a major food retailer originating in Germany)

3. Brisbane (South) property

Location	Richlands, Queensland
Year of completion	1993 (partially expanded in 2017)
Site area	249,000 ㎡
Total leasable floor area	79,261 ㎡
Scale and structure	Two steel-framed single-story buildings
Tenants	Coca-Cola

4. Melbourne property

Location	Dandenong South, Victoria
Construction period	Construction scheduled to begin during 2026 and complete in full in 2030 (planned)
Site area	184,854 ㎡
Total leasable floor area	110,943 ㎡ (planned)
Scale and structure	Four steel-framed single-story buildings (planned)

● Tokyo Tatemono's Business in Australia

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). In Australia, we have previously participated in a for-sale condominium development project,*[1] a strata-titled warehouse development project,*[2] and a build-to-rent development project;*[3] this project marks our fourth project participation in the country. Moving forward, we will continue to pursue business opportunities, focusing on collaboration with leading local partners.

*1 Tokyo Tatemono release, "Entry into Residential Development in Australia": https://tatemono.com/english/news/20241224.html

*2 Tokyo Tatemono release, "Tokyo Tatemono Participates in Strata-Titled Warehouse Development Projects for the First Time and Develops Two Properties Near Sydney, Australia": https://tatemono.com/english/news/20250529.html

*3 Tokyo Tatemono release, "First Entry into a Build-to-Rent Project in Australia": https://tatemono.com/english/news/20251201.html

● About the Joint Operator: Charter Hall Group

Founded in 1991, Charter Hall Group is a leading real estate company headquartered in Sydney, Australia, and listed on the Australian Securities Exchange (ASX). The Group undertakes property development, fund formation and management, and asset management as an integrated business, focusing on logistics facilities, offices, commercial facilities, and social infrastructure, and has the largest assets under management (AUM) among Australia's listed real estate companies.

* The images and property details in this release are based on current plans and may be subject to change.