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FOR IMMEDIATE RELEASE

Tokyo Tatemono Co., Ltd.

Tokyo Tatemono Participates in Strata-Titled Warehouse Development Projects for the First Time and Develops Two Properties Near Sydney, Australia

Addressing growing warehouse demand from individuals and SMEs, driven by e-commerce growth and changing residential trends

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 participated in two strata-titled warehouse development projects in the suburbs of Sydney, Australia: the Rockwater Brookvale Project and the Stream Northmead Project (hereinafter collectively called the “Projects”). This marks Tokyo Tatemono’s first entry into the strata-titled warehouse development business in Australia.



Rockwater Brookvale Project



Stream Northmead Project

Australia’s stable economic growth has increased in small to medium-sized enterprises (SMEs) and e-commerce expansion, driving higher demand for office and warehouse spaces among SMEs. In Sydney and the surrounding areas, rising housing prices and growing numbers of downsizers moving from suburban houses to compact urban apartments have reduced living space availability, boosting personal storage needs.

Jointly developed with Ray White Capital Pty Ltd, the private capital arm of Australia’s largest real estate group Ray White, and Hannas Contracting Services Pty Ltd, a private family owned property development and construction company, the Projects will develop warehouse facilities, each consisting of approximately 80 storage units to be sold on a per-unit basis. The combination of medium-sized storage units suitable for uses such as showrooms and small-sized storage units will accommodate the diverse needs of SMEs and individuals.

Tokyo Tatemono Group prioritizes overseas growth as a key strategy in its long-term vision for 2030 “Becoming a Next-Generation Developer,” with a plan of ¥110 billion investments in overseas operations during the current medium-term business plan (fiscal 2025–2027). The Group currently develops condominiums both for sale and rent, as well as offices, logistics facilities, and other properties across

countries such as the U.S., Australia, Thailand, and China. In Australia, we participated in the Alex & Willow project*, a for-sale condominium development project tailored to downsizer needs in 2024. Moving forward, we endeavor to continue pursuing primarily asset-turnover business opportunities based on our robust local partnerships.

* See the December 24, 2024 release “Entry into Residential Development in Australia–Addressing chronic housing shortages due to increasing population and economic growth in Sydney” at <https://tatemono.com/english/news/20241224.html>

● **About Strata-Titled Warehouses**

The Projects intend to develop and sell strata-titled facilities. The facilities will have medium-sized warehouse units, primarily located on the ground levels suitable for showrooms, workshops, office–storage hybrids, or other spaces that meet the diverse needs of owner-occupiers, including SMEs and individuals. They will also have small-sized storage units, mainly in the basements of the facilities, intended for anticipated personal use, as well as for use by SMEs.

In the Australian market, strata-titled warehouses offer lower operating costs than offices and residences, and they also serve certain needs as a viable investment product for individuals. The Projects are expected to serve the needs of individuals and SMEs for their own use, as well as certain demands from investors.

● **Projects Overview**

1. Rockwater Brookvale Project

Located approximately 15 kilometers (about a 30-minute drive) from Sydney’s Central Business District (CBD), this area combines residential zones with golf courses and beach resorts. Catering to personal storage needs for golf equipment and surfboards in addition to e-commerce logistics demand, the property will feature a total of 34 medium-sized warehouse units (99–266 m² on the ground levels) and 45 small-sized storage units (11–110 m² in the basement).

Location	Brookvale District, Sydney City, New South Wales State, Australia
Site area	4,201 m ²
Total floor area	11,401 m ²
Units for sale	79 strata-titled units (11–266 m ²)
Structure/scale	Reinforced concrete construction, 1 basement level and 2 above-ground levels
Completion	December 2025 (planned)

• Completion images



Medium-sized storage unit space (1F)



Exterior view



Small-sized storage unit space (B1F)

2. Stream Northmead Project

Situated approximately 25 kilometers (about a 35-minute drive) from Sydney’s CBD, this area serves residential communities alongside hospital and research hubs, and has the relevant corporate demand

potential. The property will include a total of 34 medium-sized warehouse units (100–440 m² on the ground levels) and 47 small-sized storage units (17–89 m² in the basement).

Location	Northmead District, Sydney City, New South Wales State, Australia
Site area	6,490 m ²
Total floor area	15,154 m ²
Units for sale	81 strata-titled units (17–440 m ²)
Structure/scale	Reinforced concrete construction, 1 basement level and 2 above-ground levels
Completion	June 2026 (planned)

• Completion images



Medium-sized storage unit space



Medium-sized storage unit space

(2F, interior view)



Small-sized storage unit space (B1F)

● About the Joint Operators

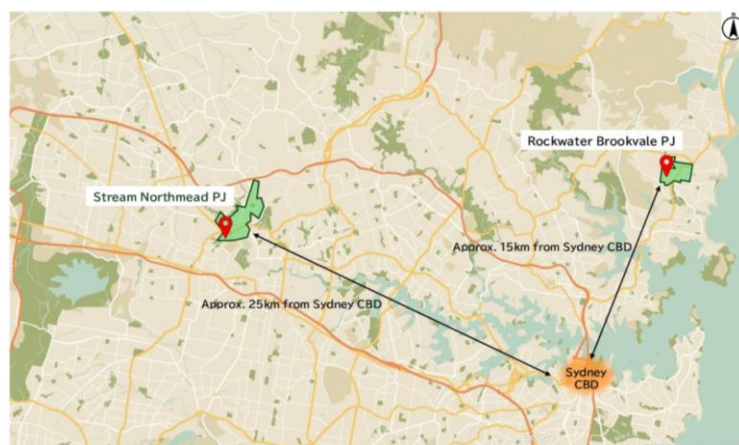
Ray White Capital Pty Ltd

Founded in 2001 as the family office of the Ray White Group, Australia's largest real estate brokerage group. It began managing external capital in 2015. The firm specializes in real estate private equity and private credit, with investments in diverse real estate sectors throughout Australia and New Zealand. Since becoming a GP, Ray White Capital has managed over A\$4 billion and now has approximately A\$1 billion in assets under management.

Hannas Contracting Services Pty Ltd

Founded in 1988, Hannas, a privately owned Sydney-based property development and construction company, has delivered landmark projects across industrial, residential and commercial sectors. Alongside expanding into property development in the early 2000s, Hannas completed over A\$1 billion in civil infrastructure projects. Hannas has undertaken strata-titled warehouse developments within Australia, thereby establishing its position as a major player in these sectors.

● Project Location Map



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