

News Release

November 1, 2023

Expanding overseas business

Provided advisory service for investing real estate fund in Australia

Shinoken Group Co., Ltd. (Hereinafter referred to as “Our Group”) has provided financial advisory service to Hankyu Hanshin Properties Corp. Ltd. acquiring 60 Margaret, an office and retail property in Sydney, Australia, through an investment in a real estate fund established in Australia.

First project outside Asia

Since entering the Shanghai and Hong Kong markets in 2006, Our Group has expanded its overseas operations mainly in Asia, such as Singapore and Indonesia. Now, as the financial advisor of Hankyu Hanshin Properties Corp. , our group has provided advisory services for the acquisition of "60 Margaret" (hereinafter "the Property"), an office and retail property in Sydney, Australia's largest city, through a fund. The Property is a 37-story office/retail complex located in an area with a high concentration of government offices, businesses, and commercial facilities, facing the main street of downtown Sydney, in which MEC GLOBAL PARTNERS ASIA, a member of the Mitsubishi Estate Group, and Ashe Morgan, a local Australian real estate company, have also invested in. Our Group provided support for this project from the project review stage to the documentation stage with our experience and knowledge in establishing and managing real estate funds and REITs in Japan and overseas.



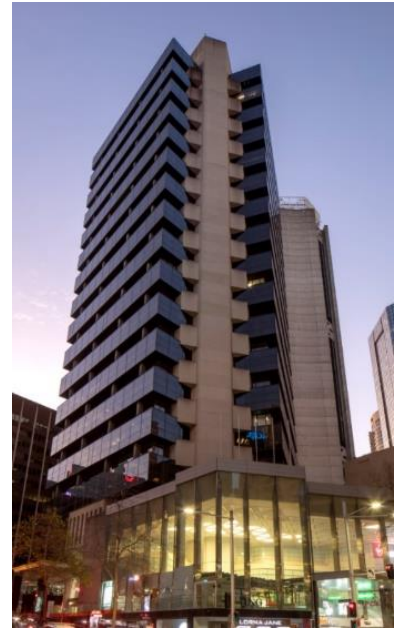
Overseas expansion of our group

Our advisory business for overseas real estate has focused on properties in the capital city of Jakarta, but this is the first project for which the Group has received an order outside of Asia.

To become "A life support company for every generation across the world"

Starting with this Australian project, we are looking to expand our services from Asian countries to the Oceania region and beyond, to all regions of the world. Starting with advisory services for companies that are developing overseas business, we will expand our services from Japan to Asia and then to the rest of the world by fully utilizing the comprehensive strengths of our group and the knowledge we have cultivated in Asian countries.

Through real estate brokerage business in China and Singapore, and the development, operation of serviced apartments, and fund management in Indonesia, we aim to realize our Group's vision of becoming a "Life Support Company for All Generations Around the World" by supporting people's lives and building assets for the future. We will strive to further enhance our corporate value, aiming to realize our vision of becoming "a company that supports the lifestyles of all generations around the world".



Sidney
60 Margaret

Overseas business of Shinoken Group

Time	Main events
2006	Expanded business to China (Shanghai) began real estate brokerage and consulting
2014	Expanded business to Singapore, began real estate brokerage
2015	Expanded business to Indonesia, opening representative office of Ogawa construction
2016	Established “PT. Shinoken Development Indonesia(SKDI)” Kick off of Sakura Terrace
2018	Established “PT. Shinoken Asset Management Indonesia (SAMI)”
2019	SAMI obtained REIT licence, first as a foreign country in Indonesia
2022	SAMI appointed as an asset advisor for “Central park” shopping mall in Jakarta
2023	SAMI obtained investment advisory license, first as a Japanese company in Indonesia SAMI provided advisory service in acquiring “Neo soho” shopping mall in Jakarta
	Advisory service for Hankyu Hanshin Properties Corp.’s participation in 60 Margaret, Sydney, Australia

Shanghai office



Jakarta office



Sakura Terrace Series of Serviced Apartments which we develop and expand in central Jakarta



A life support company for every generation across the world



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