


# News Release



2024.09.12

## Providing real estate advisory services related to investment in logistics real estate business in Australia

Shinoken Group Co., Ltd. (hereinafter referred to as "Our group") is pleased to announce its provision of overseas real estate advisory services as the financial advisor to Hankyu Hanshin Properties Australia Pty Ltd (hereinafter referred to as "HHPAUS"), an Australian subsidiary of Hankyu Hanshin Properties Corp., in the deal where HHPAUS participates in the project to lease and develop Australian logistics real estate.



### Providing advisory services for logistics real estate business in Australia.

This project involves the acquisition of ownership stakes in 11 logistics real estates (hereinafter referred to as "the properties") located in the four major cities of Australia (Sydney, Melbourne, Brisbane, Perth) by a fund established by HHPAUS (hereinafter referred to as "the fund"). In collaboration with ESR Group Limited (hereinafter referred to as "ESR"), APAC's largest real asset manager powered by the New Economy, which has US\$156 billion in assets under management globally, the fund will engage in leasing and development activities.

We have supported this project from the initial consideration of acquiring ownership stakes in the properties with a total land area of approximately 1.68 million square meters and a total leasable area of approximately 860,000 square meters respectively, negotiation and coordination with ESR, and to the establishment of the fund. In addition to HHPAUS, Mitsui O.S.K. Lines, Ltd. and Kintetsu Real Estate Co., Ltd. are also expected to participate in the fund.

## Overview of the Properties



Our group's overseas real estate advisory services have been expanding primarily in the Asia-Pacific region, starting with advisory services for the acquisition of a commercial facility that our Indonesian subsidiary provided in 2022.

In 2023, we achieved significant milestones, including obtaining the first investment advisory license for a Japanese company from the Financial Services Authority of Indonesia. In November of the same year, we made our entry into the Oceania region, providing advisory services for investing in Australian real estate fund for the first time in our group's history. This project marked our second venture in the country, demonstrating our steady growth and track record in Australia.

Moving forward, we will continue to focus on the growth of our overseas business segments, including real estate brokerage in China and Singapore, development and operation of serviced apartments in Indonesia, and asset management. We are committed to further enhancing our corporate value.

### 【Related Press Releases】

[Providing advisory services for real estate fund investments in Australia](#)

## 【Our Group's Overseas Business】

Shanghai office  
31<sup>st</sup> floor

Jakarta office  
24<sup>th</sup> floor

Development and expansion the "Sakura Terrace Series"  
serviced apartments in the heart of Jakarta.



## History of our group's overseas business

Year	Events
2006	Expanded to Shanghai, China, started real estate brokerage and consulting business
2014	Expanded to Singapore and started real estate brokerage business
2015	Expanded to Indonesia by opening a representative office of Ogawa Construction
2016	"PT. Shinoken Development Indonesia (SKDI)" established, development of "Sakura Terrace Series"
2018	"PT. Shinoken Asset Management Indonesia (SAMI)" established.
2019	SAMI becomes the first foreign-owned company in the country to obtain a REIT license.
2022	SAMI enters into an advisory contract for the acquisition of Jakarta's "Central Park Mall".
2023	SAMI becomes the first Japanese company in the country to obtain an investment advisory license. SAMI enters into an advisory contract for the acquisition of Jakarta's commercial mall "Neo Soho".
2023	Advisory contract regarding the participation in Sydney's "60 Margaret" by Hankyu Hanshin Properties Corp.
2024	<b>Advisory contract regarding the logistics real estate business in Australia.</b>

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