



Sumitomo Mitsui Finance and Leasing Company, Limited
SMFL MIRAI Partners Company, Limited
SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD.

Investment in a large-scale office building in Australia

SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD. (President: Daisaku Kishi), a subsidiary of SMFL MIRAI Partners Co., Ltd. (President: Akira Ueda), in turn a strategic subsidiary of Sumitomo Mitsui Finance and Leasing Co., Ltd. (President: Tetsuro Imaeda, "SMFL"), is pleased to announce that it has invested into a 50% interest in a large-scale office building, "345 Queen Street" (the "Property") alongside Kenedix, Inc. (President and COO: Hikaru Teramoto), ARAVEST PTE. LTD. (CEO: Moses K, Song, "Aravest") and other Japanese investors. The Property is located in Brisbane's Central Business District, which was previously 100% owned by ISPT Pty Ltd (CEO: Chris Chapple, "ISPT"), an Australian real estate management company. Following this investment, the Property will be jointly managed by ISPT and Aravest.

The Property was completed in 1988 and is an A-grade office building located in an area known as the "Golden Triangle", Brisbane's central business district, and is characterized by its convenient transportation and sophisticated exterior design. In addition, it has obtained certain environmental certifications and is home to excellent tenants such as lawyers, financial institutions, and government-affiliated entities. It is expected to continue to generate stable real estate rental income and a sustainable increase in asset value.

This initiative is a part of SMFL Group strategy that Aravest has been pursuing since joining the SMFL Group in December 2024 to expand its investment and lending business in the Asia-Pacific region, create new investment and financing opportunities for investors, and further expand its AUM (Assets Under Management).

The SMFL Group has set the goal of "creating new core businesses" in line with its medium-term management plan, and by integrating the SMFL Group's overseas asset businesses such as real estate, aircraft, and infrastructure with Aravest's asset management platform in the Asia-Pacific region, it plans to further promote business development into global growth areas.

Overview of this property

| Location | 345 Queen Street, Brisbane, QLD, 4000. | |
|--------------------|---|--|
| Use | Offices, Retail | |
| Site area | Approx. 2,979 m² | |
| Rentable area | Approx. 40,446 m ² | |
| Stories | 41 floors and 4 basement floors | |
| Year of completion | 1988 | |
| Environmental | 5 Star NABERS Energy rating | |
| Certifications | 4 Star NABERS Water rating | |
| | 5.5 Star NABERS Indoor environment rating | |



Overview of SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD.

| Company Name | SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD. | | | |
|----------------|--|--|--|--|
| Head Office | 23 Church Street, #09-06 Capital Square, Singapore 049481 | | | |
| Representative | Daisaku Kishi, President | | | |
| Established | 2021 | | | |
| Business | Overseas Real estate-related business, Environmental energy business | | | |
| | and Equity investments, etc. | | | |

Overview of Aravest

| Company Name | ARAVEST PTE. LTD. |
|----------------|---|
| Head Office | 23 Church Street, #09-05 Capital Square, Singapore 049481 |
| Representative | Moses K. Song, CEO |
| Established | 2024 |
| Business | Asset management business, etc. |

Overview of Kenedix, Inc.

| Company Name | Kenedix, Inc. | | |
|----------------|--|--|--|
| Head Office | Tokyo, Chiyoda-ku, Uchisaiwai-cho 2-1-6 | | |
| Representative | Hikaru Teramoto, President & COO | | |
| Established | 1995 | | |
| Business | Asset management business, Real estate related business and Real | | |
| | estate investment business, etc. | | |

Overview of ISPT

| Company Name | ISPT Pty Ltd |
|----------------|---|
| Head Office | 8 Exhibition Street, Melbourne VIC 3000 |
| Representative | Chris Chapple, CEO |
| Established | 1994 |
| Business | Asset management business, etc. |

Inquiries

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|-------------------------------|----------------------|-----------|----------------------|
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| (SINGAPORE) PTE. LTD. | | | |