PRESS RELEASE

February 5, 2020

Haseko Group Participates in Rental Housing Development Project in the United States as Overseas Joint Business with Mitsui & Co. Group

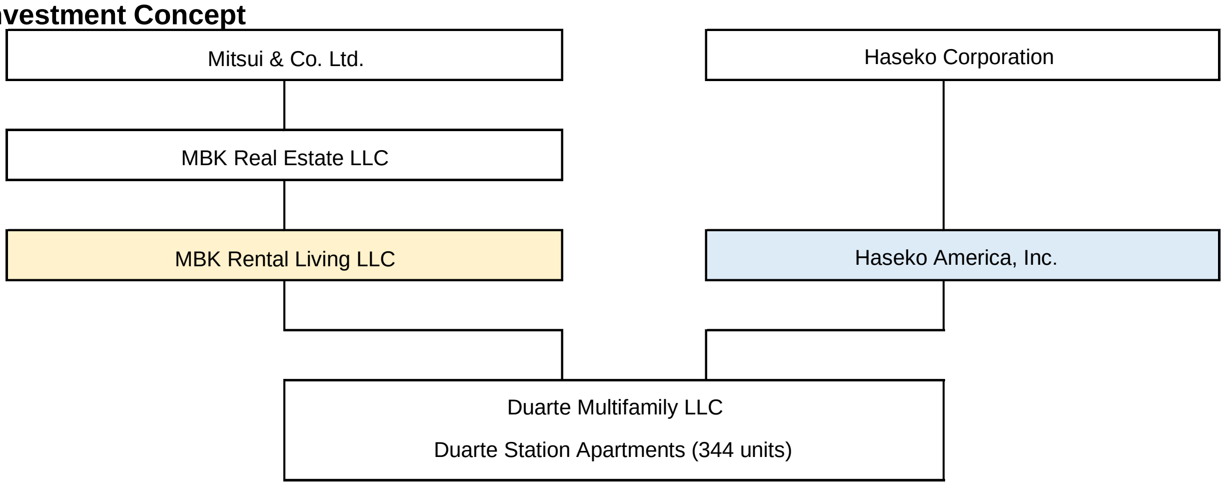
Tokyo, Japan, February 5, 2020--Haseko Corporation (head office: Minato-ku, Tokyo; president: Noriaki Tsuji) announced that its wholly owned subsidiary Haseko America Inc. (HAI) has signed a joint business agreement on December 23, 2019 with MBK Rental Living LLC—which is a wholly owned U.S. subsidiary of Mitsui & Co., Ltd. (head office: Chiyoda-ku, Tokyo; president: Tatsuo Yasunaga) and the rental housing development subsidiary of MBK Real Estate LLC—regarding Duarte Station Apartments, a rental housing development project in the city of Duarte, Los Angeles County, California, and invested in Duarte Multifamily LLC, the special purpose company for development of the project.

This property is in a highly accessible location while facing quiet residential areas to the west and north. It also offers excellent convenience for daily life, with large supermarkets and electronics stores in its vicinity. The housing prices in this area also trend at high levels, and stable rental demand is expected in the future.

The Haseko Group expanded its real estate business to the United States in 1973 with its entry into the state of Hawaii, and has since expanded into California, New York, and other locations, developing mid- to high-rise condominiums, offices, hotels, and commercial facilities. Since 1999, the Group has been carrying out housing development for actual demand in the Ewa district of Hawaii. The completion of this housing development project of approximately 4,000 units in 2018 left the Group with only an ongoing resort development project. Therefore, in March 2019, it participated in a senior housing project undertaken by Mitsui & Co. Group on the West Coast of the United States to further enhance the expertise in HAI, leading to the participation in this rental housing development project.

The Haseko Group will seek to establish a profit base for overseas business, expand its expertise regarding development projects in North America, and build networks by participating in rental housing development projects in North America, where the market is highly transparent and rental demand is expected to be robust.

Investment Concept



Overview of the Property's Plan

Project name: Duarte Station Apartments

Location: Duarte, Los Angeles County, California, United States

Site area: Approx. 4.34 acres (17,563 m^2)

Structure and scale: 5-story wooden building (residential units), 5.5-story reinforced concrete structure (car park)

Total units: 344

Rental floor area: 24,068 m^2

Planned completion: 2023

Conceptual Image of Completed Property

* The overview of the plan and conceptual image are based on current plans and are subject to change.

Location

This property has an excellent location that is a 30-minute drive from downtown Los Angeles and a 15-minute drive from the nearby city of Pasadena. It is a rental housing development project that is adjacent to the Duarte/City of Hope Station, which is served by the Gold Line connecting major cities and residential areas in the LA suburbs. The nearby City of Hope is a renowned hospital and research facility for cutting-edge cancer treatment in southern California, and with plans for expansion, the area is expected to see growth in employment.

Corporate Profiles

<u>Haseko America, Inc.</u>

・Business activities: Housing and resort development
・Shareholders: Haseko Corporation (100%)
・Commencement of business: 2001 * The Haseko Group ventured into Hawaii in 1973 through another company
・Number of employees: Approx. 50 (consolidated)
・Area of operation: Hawaii, United States

<u>MBK Real Estate LLC</u>

・Business activities: Management of senior-related business, housing business, and logistic business
・Shareholders: Mitsui & Co., Ltd. (100%)
・Commencement of business: 1990
・Number of employees: Approx. 2,200 (consolidated)
・Area of operation: Western United States

<u>MBK Rental Living LLC</u>

・Business activities: Development of rental housing
・Shareholders: MBK Real Estate LLC (100%)
・Commencement of business: 2015 * Year of establishment; commenced rental housing business in 2012
・Number of employees: Approx. 15 (consolidated)
・Area of operation: California, United States