

PRESS RELEASE

住まいと暮らしの
創造企業グループ



長谷エグループ

May 17, 2022

Haseko Group's Overseas Joint Business with Mitsui & Co. Group: Constructions Commences for Rental Apartment Development Project (Vida Project) in the United States

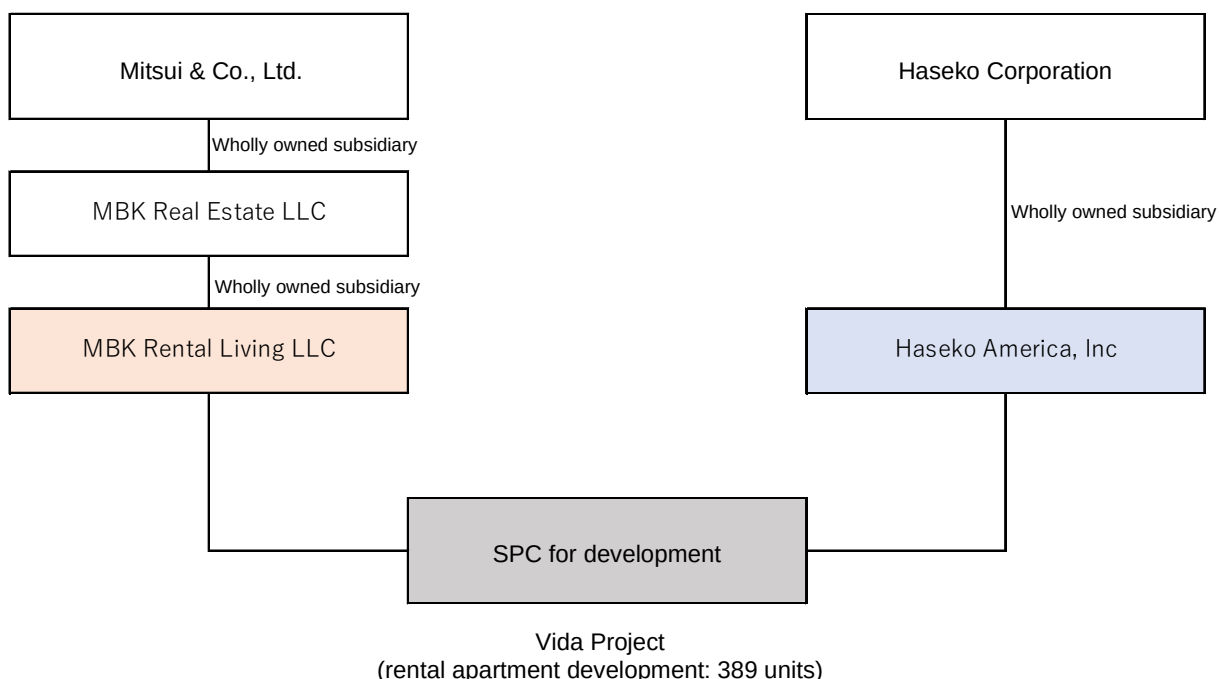
Tokyo, Japan, May 17, 2022--Haseko Corporation (head office: Minato-ku, Tokyo; president: Kazuo Ikegami) announced that construction has commenced in April 2022 on the Vida^{*1} Project, a rental apartment development project in the city of Morgan Hill, Santa Clara County, California, United States. The Vida Project is a joint venture invested in by Haseko's wholly owned subsidiary Haseko America Inc. (HAI) and MBK Rental Living LLC, a rental housing development subsidiary of MKB Real Estate 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.

^{*1} Vida means "life" in Spanish.

This property is located in an area with excellent convenience for daily life, including a downtown area lined with trendy restaurants and several large shopping centers nearby. The area is also highly accessible, being approximately 1.5 miles (2.4 km) from U.S. Route 101—a major highway toward San Jose and San Francisco—and having a Caltrain station connecting to San Francisco. Several for-sale housing development projects are underway in the vicinity, and with its clean streets and rich natural environment, rental demand is expected to remain strong from those seeking a pleasant living environment while pursuing convenience.

The Haseko Group continues to consider opportunities in the U.S. mainland market, where robust real estate demand is expected, as one of its overseas business areas. Since resuming its examination of business opportunities in the mainland United States in 2018, the Group has participated in a senior housing project undertaken by the Mitsui & Co. Group on the West Coast of the United States in March 2019, and several rental apartment development projects are also ongoing. The Group will continue to expand investment opportunities in housing assets as it seeks to establish a profit base, expand its expertise regarding development projects in the mainland United States, and build networks.

Investment Concept



Overview of Plan

Project name: Vida Project

Location: Morgan Hill City, Santa Clara County, California, United States

Site area: Approx. 78,914 m²

Structure and scale: 29 garden-type apartments

Standard type*² (3-story wooden building)

Townhouse type*³ (2-story wooden building)

Total units: 389; 340 standard-type units and 49 townhouse-type units

Rental floor area: Approx. 37,032 m²

Start of construction: April 2022

Planned completion: 2024

*2 Standard type: Standard housing complex with common stairs and common corridors

*3 Townhouse type: Terraced houses with separate entrances and private indoor stairs

Conceptual Image of Completed Property



Standard type

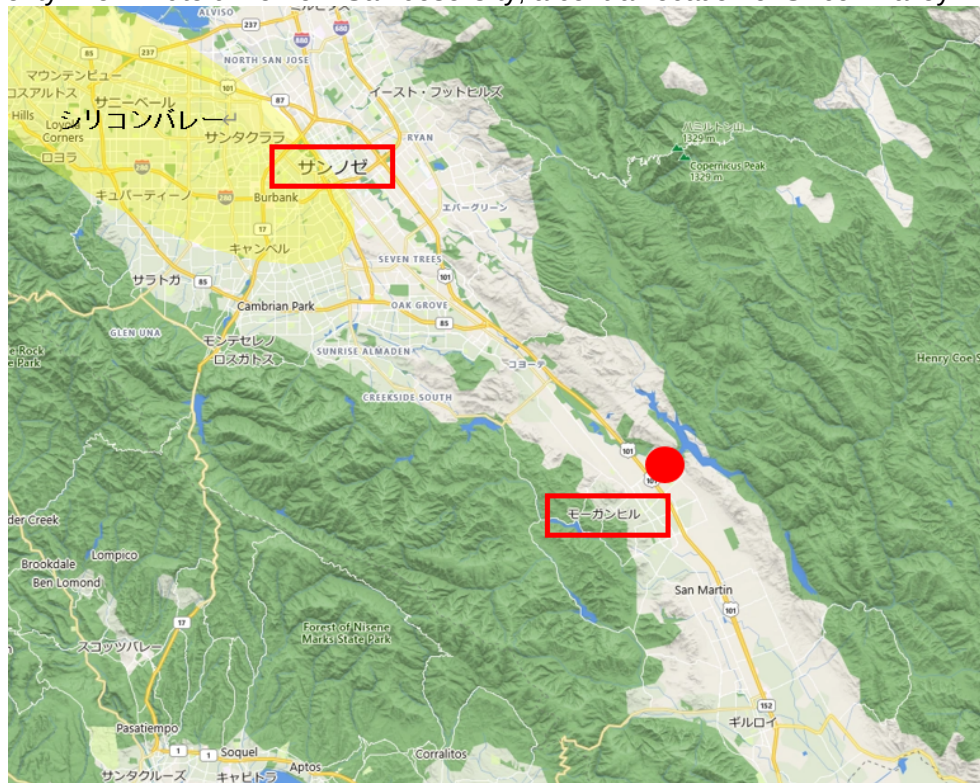


Townhouse type

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

Location

Twenty-five-minute drive from San Jose City, a central location of Silicon Valley



Corporate Profiles

Haseko America, Inc.

- 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

MBK Real Estate LLC

- 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. 2,300 (consolidated)
- Area of operation: Western United States

MBK Rental Living LLC

- 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. 20 (consolidated)
- Area of operation: California, United States