

December 18, 2023

To whom it may concern

DAIBIRU CORPORATION

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## **Acquisition of a Major Equity Interest in 63 Ly Thai To, Grade A Building in Hanoi CBD, Vietnam**

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DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) is pleased to announce that it has acquired a major equity interest\*<sup>1</sup> in “63 Ly Thai To”, an A-grade\*<sup>2</sup> office/commercial building located in Hoan Kiem District, the central business district (Central Business District: CBD) of Hanoi, Vietnam.

### ■ **Grade A office building boasting high performance in No. 1 location in Hanoi**

The property is in the supreme location as an office/commercial building, faces an iconic intersection where a sophisticated main street intersects with the Opera House, a famous Hanoi landmark, and the Hanoi Stock Exchange, and is surrounded by five-star hotels, luxury boutiques, and major government offices. Thanks to the high-quality management of the developer, a company affiliated with Hongkong Land\*<sup>3</sup>, this A-grade building boasts high rents and occupancy rates even after 25 years of construction. It is also located close to Cornerstone Building, an A-grade building owned and operated by our company in Hoan Kiem District, and both buildings will share the know-how of high-quality building operation management that we have built up over the years, and will adopt the best practices. We will pursue synergies, such as aiming to improve tenant services by doing so.

### ■ **Daibiru's Business in Vietnam**

In 2012, we acquired the Saigon Tower in Ho Chi Minh City, Vietnam, and the Cornerstone Building in Hanoi, Vietnam, in 2014. The acquisition of these two well-located Grade A office buildings plus subsequent efforts to dispatch Daibiru employees to the local subsidiary companies that own and operate these buildings, aimed at providing office leasing services that conform to Japanese standards, have earned us high praise from tenants and the market. In addition, in 2021, we decided to lead an office building development project in Hanoi City, which is the first project we develop by ourselves outside of Japan. These and other actions have made us pioneers in Vietnam as a Japan-based office building operator, and as we continue forward, we are steadily building a business foundation in the country.

Currently, there are only 13 Grade A buildings in Hoan Kiem District, and with the addition of “63Ly Thai To”, our company will be involved in the ownership and management of two of them.

The overseas business will continue to be one of our key strategies in [“Daibiru Group Medium- to Long-Term Management Plan 2035“BUILD NEXT.”](#), which starts in fiscal 2023, and we will continue to actively invest overseas, including in Vietnam, by leveraging the overseas network of Mitsui O.S.K. Lines, Ltd., our 100% shareholder.

\*1 According to the grade definition of Savills Market Report.

\*2 The Company has acquired a major equity interest and started to manage the existing management and administration company. A Vietnamese state-owned company who manages and operates real estate assets has the other interest.

\*3 Hongkong Land Group is a major listed property investment, management and development group. The Group owns and manages prime office and luxury retail assets in key Asian cities, principally Hong Kong, Singapore, Beijing and Jakarta. Hongkong Land Holdings Limited is incorporated in Bermuda and has a primary listing in the standard segment of the London Stock Exchange, with secondary listings in Bermuda and Singapore.

## News Release

### ■ Property Overview



Name	63 Ly Thai To
Address	63 Ly Thai To, Hoan Kiem, Hanoi, Vietnam
Completion	February 1998
Site area	1,279m <sup>2</sup>
Gross floor area	11,250m <sup>2</sup>
Net leasable area	7,123m <sup>2</sup>
Number of floors	Eight floors above ground and one basement

### ■ Property Overview

