

April 1, 2024

To whom it may concern

DAIBIRU CORPORATION

Announcement about establishment of “Daibiru Vietnam Co., Ltd.” Daibiru’s local subsidiary in Vietnam

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Maruyama Takashi) has established a local subsidiary in the Socialist Republic of Vietnam and would like to inform you the detail as follows.

■ Purpose of Establishment

The Company has opened the first Representative office in Ho Chi Minh in April 2011 and the Representative office in Hanoi followed in July 2014, thus have been strengthening market research and information gathering with the aim of expanding our business in Vietnam as well as surrounding countries. In Daibiru Group's medium- to long-Term management plan 2035 “BUILD NEXT.” starting in fiscal 2023, we have positioned overseas business development by utilizing the overseas network of Mitsui O.S.K. Lines, Ltd., which is our 100% shareholder, as one of our main strategies. In order to further expand investment in the Southeast Asian region, we have progressively dissolved our representative offices in Ho Chi Minh and Hanoi and established a new local subsidiary.

■ New company overview

Name	Daibiru Vietnam Company Limited
Address	[Hanoi office (Head Office)] 4th Floor, CornerStone Building, 16 Phan Chu Trinh Street, Hoan Kiem District, Hanoi, Vietnam Contact person: Mr. Makino Hirohisa (h-makino@daibiru.co.jp) [Ho Chi Minh office (Branch)] 15th Floor, Saigon Tower, 29 Le Duan Boulevard, District 1, Ho Chi Minh City, Vietnam Contact person: Ms. Nguyen Thi Que Anh (n-queanh@daibiru.co.jp) ※Both offices are located at the same address as each former representative office.
Representative	General Director – Mr. Tomoda Takashi
Date of start business	1 April 2024

News Release

(Reference) Characteristics of our business in Vietnam

Prior to the establishment of the Vietnam representative office in 2011, The Company was quick to focus on the attractiveness of Vietnam as an office building investment destination. Until nowadays it has achieved "Saigon Tower" in Ho Chi Minh City, "CornerStone Building" in Hanoi, and "63 Ly Thai To", all three buildings are A-grade office buildings in prime locations in Vietnam's two largest cities, and has provided quality office service at the same level as it provides in Japan through expatriates in each building management company.

In response to the recent growing need to comply with environmental regulations in Vietnam, we have installed rooftop solar panels for the first time in an A-grade office buildings for leasing in Hanoi*¹, as well as actively taken measures such as transition to 100% emissions-free electricity compliant to RE100 utilizing green power certificate "I-REC" for all of the energy the entire building uses*². In recognition of these efforts, in fiscal year 2022, CornerStone Building granted the bronze award in the Renovation Category of The Energy Efficiency Award in Industry and Construction which is the highest award achieved for an office building, and the 5-star certification in the Hanoi Green Energy Building Award.

Our business has received high praise from our tenants and the market, and we would like to expand our business by acquiring further investment opportunities in Vietnam, which still has high potential as an investment destination.

• Properties owned by the Company in Vietnam



Saigon Tower
(Acquired in 2012)
In District 1,
Ho Chi Minh City



CornerStone Building
(Acquired in 2014)
In Hoan Kiem District,
Ha Noi



63 Ly Thai To
(Acquired major equity in 2023)
In Hoan Kiem District,
Ha Noi

*¹ Applied in CornerStone Building

*² Applied in CornerStone Building and Saigon Tower