



**Daiwa House®
Group**

N e w s L e t t e r

Press Release

September 6, 2018

Keiichi Yoshii, President and COO
Daiwa House Industry Co., Ltd.
3-3-5 Umeda, Kita-ku, Osaka

Daiwa House Industry Joint Venture with Singha Estate Public Limited Company and Nirvana Daii Public Limited Company in Thailand to Develop single-family housing subdivision project and condominium project

Daiwa House Industry Co., Ltd. (hereinafter “Daiwa House”) (Head Office: Osaka, President and COO: Keiichi Yoshii) will participate in its first Bangkok, Kingdom of Thailand (hereinafter “Thailand”) single-family housing subdivision project and condominium project.

Daiwa House entered into a joint venture agreement with the Nirvana Daii Public Limited Company*¹ (hereinafter “Nirvana Daii”) for a single-family housing subdivision project on August 9, 2018. Nirvana Daii is a leading real estate developer and prefabricated construction company. The joint venture will break ground on the “Krungthep Kreetha Project” (provisional name) with a total of 80 units (planned), and a total site area of approximately 4.3 ha*² from January 2019.

Daiwa House entered into a joint venture agreement with the Singha Estate Public Limited Company (hereinafter “Singha Estate”) for a condominium project on August 22, 2018. Singha Estate is a premier property development and investment holding company (subsidiary company of Boon Rawd Brewery Group, which operates the brewery under the SINGHA brand). We will start work on the “EYSE Sukhumvit 43 Project” with two seven-story above ground buildings and a total of 107 units (planned) from November 2018.

*1: Subsidiary of Singha Estate

*2: Approximately the size of Tokyo Dome



Image of the “Krungthep Kreetha Project” (Provisional Name)

Image of the “EYSE Sukhumvit 43 Project”

■ Single-Family Housing Subdivision Project “Krungthep Kreetha Project” (Provisional Name)

◆ Location

The project is located approximately 15 km (approximately 30 minutes by car) to the east of the center of Bangkok and approximately 9 km (approximately 20 minutes by car) to the northwest of Suvarnabhumi International Airport – a hub airport in Thailand. The site can be easily accessed by car because it faces a main road (Srinakharin-Rom Klao Road) with five lanes on one side.

In addition, the project is conveniently located with international schools, universities, hospitals, golf courses, sports clubs, etc., in addition to “The MALL” department store, “Lotus market” and “Big C extra” supermarkets, and “Paseo Town” all within 5 km.



Main road



Interior of “The MALL”
Department Store



International School

◆ Size and Building Structure

This project is a New Concept of single-family housing subdivision development consisting of a total of 80 units (planned) on an approximately 4.3 ha site. The site area of each housing parcel will be 222 m² to 415 m² (planned). The total floor space per unit will be 300 m² to 472 m² (planned). Three types of floorplans will be offered via a new product called “Nirvana BEYOND” in three-floor houses with a precast construction method*4 that has been independently developed by Nirvana Daii.

*4: This is a construction method in which concrete components are formed at a factory and then transported to a construction site to be joined together.

◆ Features

A gate will be installed at the entrance to the development site as a security measure, and security guards will be on site 24 hours a day. Moreover, the power poles will be buried underground to improve both landscaping and disaster prevention.

An outdoor pool, park and sports gym will be available for shared use by residents.



Entrance (Provisional) (Image)



Appearance (Provisional) (Image)



Park (Provisional) (Image)

◆ Target Customer

The target customers will be upper class Thai families living in and around Bangkok.

■ Condominium Project “EYSE Sukhumvit 43 Project”

◆ Location

This project is located seven minutes on foot (550 m) from Phrom Phong Station on the elevated railway (BTS) in the center of Bangkok. “The EmQuartier” and “The Emporium” High end department stores can be found in front of Phrom Phong Station. Moreover, there are many commercial facilities, the approximately 4.8 ha Benchasiri Park and an international school within 1 km. This is an area where many foreigners, including Japanese, live, and is a location with great convenience for living.



Area around Phrom Phong Station



The Emporium



Benchasiri Park

◆ Size and Building Structure

This is a condominium project consisting of two seven-story above ground buildings and a total of 107 units with parking spaces for all units.

We will offer one-bedroom and two-bedroom (52.25 m² to 99.75 m²) floor plans, with ceiling heights of 3 m to provide a sense of openness.

◆ Features

This will be an extremely rare condominium located in a quiet area in the center of Bangkok. Moreover, we will set up a three-story above ground clubhouse on the grounds of this project. We will provide an outdoor pool, sports gym, lounge and more to the residents of this condominium.



Terrace (Image)



Lounge (Image)



Living Room (Image)



Bedroom (Image)

◆ Target Customer

The target customers will be upper-middle class Thai and foreign singles and families living in and around Bangkok.

■ Overview of the Properties

Single-Family Housing Subdivision Project “Krunghthep Kreetha Project” (Provisional Name)

Address	Srinakaharin-Rom Klao Road, Sapansung Sub-district, Sapansung District, Bangkok
Transportation	Approx. 10 minutes by car from Ban Thap Chang Station on the urban elevated railway airport rail link
Development area	43,236 m ²
Total number of units	80 (planned)
Structure and size	Precast construction method / three floors
Execution	To be determined
Start of construction	January 2019 (planned)
Start of sales	December 2018 (planned)
Start of moving in	May 2019 (planned)
Sales price	20-50 MB.(Thai Baht)
Total project cost	Approx. 7.5 billion in Japanese yen
Operator	Nirvana Daiwa Development Co., Ltd
Equity Investment %	DH Asia Investment Orchid PTE. LTD. (49%), Nirvana Daii (49%) and Nanakij Warehouse Company Limited (2%)
Customer inquiries	Ms.Chutatarn Tiemsawan, Nirvana Daii Public Limited Company +66-2-1056789

Condominium Project “EYSE Sukhumvit 43 Project”

Address	Soi Sukhmvit 43, Sukhumvit Road, Klong Toey Nua, Bangkok
Transportation	Seven minutes on foot from Phrom Phong Station on the elevated railway (BTS)
Site area	3,077 m ²
Total floor space	15,995 m ²
Total number of units	107
Floor plans	1 bedroom and 2 bedrooms
Exclusive area	52.25 m ² to 99.75 m ²
Structure and size	Reinforced concrete structure Building A: Seven floors above ground and one floor underground Building B : Seven floors residential , three floors clubhouse, and three floor underground
Execution	To be determined
Start of construction	November 2018 (planned)
Start of sales	September 15, 2018
Completion (planned)	August 2020 (planned)
Start of moving in	October 2020 (planned)
Sales price	From 13.99 million baht (Approx. 47.5 million in Japanese yen) *Converted at 1 baht to 3.4 yen
Total project cost	Approx. 5.7 billion in Japanese yen
Operator	S 43 Property Company Limited
Equity Investment %	DH Asia Investment Orchid PTE. LTD. (49%) and Singha Estate (51%)
Customer inquiries	Mr.Prem Narula, Singha Estate Public Company Limited +66 8-6533-678

■ Overview of Singha Estate

Company name	Singha Estate Public Limited Company
Representative name	Mr. Chutinant Bhirombhakdi
Established	1995
Business	Real estate development
Capital	Approx. 25.9 billion yen
Sales	Approx. 20.5 billion yen (2017 results)

■ Overview of Nirvana Daii

Company name	Nirvana Daii Public Limited Company
Representative name	Mr. Sutthichai Sungkamanee
Established	1994
Business	Real estate development and construction
Capital	Approx. 4.8 billion yen
Sales	Approx. 9.1 billion yen (2017 results)

● Background to the Start of Business in Thailand

Daiwa House established a representative office in Bangkok, the economic and geographic center of the Indochinese Peninsula, in January 2015. This was done in order to speed up our business in Southeast Asia where economic development is expected. A joint venture with WHA Corporation PCL, an industry leader that is developing logistics facilities and factories in Thailand, was established in July 2016. We subsequently started our logistics facilities business. In January 2018 we acquired an IHQ license from the Board of Investment of Thailand and started business as Daiwa House Industry (Thailand) Co., Ltd.

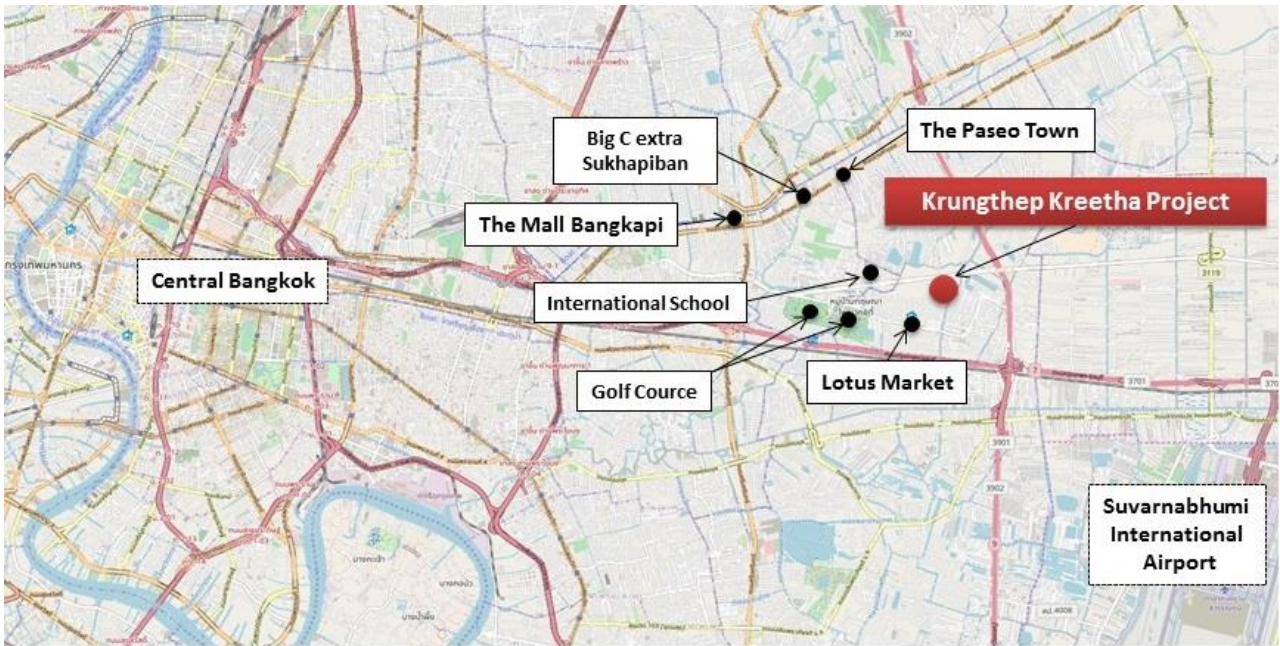
● Future Development with the Singha Estate Group

We will continue to consider various single-family house product development and real estate development projects with Singha Estate and Nirvana Daii by utilizing the single-family house, condominium and urban development technologies we have cultivated over many years.

■ Overview of Our Local Subsidiary

Company name	Daiwa House Industry (Thailand) Co., Ltd
Representative	Toshiyuki Kimura
Address	399 Interchange Building, 23 rd Floor, Unit12, Sukhumvit Road, Klongtoey-nua, Wattana, Bangkok
Investment company	DH Asia Investment Orchid PTE. LTD. *100% subsidiary of Daiwa House Industry Co., Ltd.
Capital	10 million Thai baht
Number of employees	4 (of these, two are seconded employees)

Inquiries
PR. Dept. Tokyo PR Group: +81-3-514-2112 PR Group: +81-6-6342-1381



©OpenStreetMap contributors

Single-Family Housing Subdivision Project: “Krunghthep Kreetha Project” (Provisional Name) Location Map



©OpenStreetMap contributors

Condominium Project: “EYSE Sukhumvit 43 Project” Location Map



Contract Signing Ceremony with Singha Estate

(Second from left: Nobuya Ichiki, Senior Executive Officer, Daiwa House)



Contract Signing Ceremony with Nirvana Daii

(Second from left: Nobuya Ichiki, Senior Executive Officer, Daiwa House)