



Daiwa House[®]
Group
Press Release

N e w s L e t t e r

July 26, 2023

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Daiwa House Industry Co., Ltd.
3-3-5 Umeda, Kita-ku, Osaka

■ First Build-to-Rent Project in Australia for Daiwa House

Melbourne Quarter West Project

Daiwa House Industry Co., Ltd. (Head Office: Osaka; President and CEO: Keiichi Yoshii; hereinafter “the Company”) announces the Melbourne Quarter West Project, a 45-storey, 797-unit, Build-to-Rent project to be delivered in Melbourne, Victoria, Australia.



【Artist Impression of the Completed Melbourne Quarter West Project】

This project is being delivered by Daiwa House Australia Pty Ltd., our Australian wholly-owned subsidiary, in partnership with Lendlease Corporation Limited (headquartered in Sydney, Australia; hereinafter referred to as "Lendlease"), a globally integrated real estate group with capability across Investment Management, Development and Construction.

This Build-to-Rent project is located in the Melbourne Quarter mixed-use development precinct that comprises office, retail, residential, and public open spaces.*¹ The precinct provides easy access to the Southern Cross Station, Victoria’s primary metropolitan, regional and airport gateway.

*1. Two office buildings and one residential building have been completed (as of the end of June 2023) with one additional office building to be completed by mid-2024.

●Key Points

- 1. 45-storey Build-to-Rent Project with a total of 797 units**
- 2. Large-scale project in Melbourne, Victoria, a city with rapid population growth**
- 3. Prime location with convenient amenities located within walking distance**
- 4. The building will target a 5 Star Green Star - Design & As-Built v1.3 rating**

■Background

The Daiwa House Group is accelerating global business by developing projects rooted in the communities of 25 countries and regions. For the final year of our Seventh Medium-Term Management Plan (April 2022 to March 2027), we are aiming for overseas net sales of one trillion yen and operating income of 100 billion yen.

We have continued with business expansion in Australia. In September 2017, we started development of built-for-sale condominiums in Sydney. In January 2018, we established a head office in Sydney and added Rawson Group Pty., Ltd., a business involved in single-family housing construction and land development, into the Group. In July 2018, we started on a large-scale housing development (total subdivisions: Approx. 1,500) in the Sydney suburb of Box Hill.

We are now launching this project as we strive for further business expansion in Australia.

1. 45-storey Build-to-Rent Project with a total of 797 units

This Build-to-Rent project with 45 storeys, a total of 797 units, and 125 parking spaces, will have access to first-class amenities and communal facilities including a 25m lap pool, bowling alley, Karaoke and BBQ facilities etc. Residential spaces range in size from 35 m² to 108 m², with various room layouts including Studio, One-bedroom, Two-bedroom, and Three-bedroom units. The variety of room sizes provides diversity in the target market ranging from singles, couples and families as well as local and overseas university students. Security is also a priority with a dedicated on-site concierge.

2. Large-scale project in Melbourne, Victoria, a city with a rapid population growth

Australia is expected to welcome more than 400,000*² overseas immigrants between 2022 and 2023, with the country expected to see similar population increases moving forward. Melbourne, where this project is located, is also experiencing a significant population increase, which is resulting in a chronic shortage of housing. Between 2020 and 2031 the population is expected to increase by 20% from around five million*² people to roughly six million*² people, with projections that Melbourne will become the most populated city in Australia. Central Melbourne also has a large ratio of households living in rental housing, with demand for rental housing expected to increase moving forward.

*2. From the Australian Bureau of Statistics

3. Prime location with convenient amenities located within walking distance

The project is located in the Melbourne Quarter Precinct, one of Melbourne's largest mixed-use developments, which has been developed by Lendlease since 2013 and upon completion (anticipated June 2026) will consist of 3 office buildings, 2 residential buildings and 1 mixed-use building. The Melbourne Quarter Project is located in close proximity to Melbourne's busiest station, the Southern Cross Station. Upon completion, this Precinct will be home to 14,000 workers and over 3,800 residents. The location is also convenient in terms of transportation, with Southern Cross Station a 5-minute walk and the Melbourne Airport within a 20-minute drive.

4. The building will target a 5 Star Green Star - Design & As-Built v1.3 rating

We plan to obtain two types of environmental assessment certifications: Green Star - Design & As-Built*³ certification, which assesses the sustainability outcomes from the design and construction of the building, across nine categories; and NatHERS *⁴, which provides energy ratings for new dwellings.

*3. Developed by the Green Building Council of Australia (GBCA), with a Green Star rating of between 4 to 6 stars.

*4. The Energy Efficiency Index "NatHERS (Nationwide House Energy Rating Scheme)" in Australia. It is a 10-point rating system that provides energy ratings for new dwellings by Australian government agencies.

■ Lendlease Corporation Limited

Lendlease (ASX:LLC) is a globally integrated real estate group with core expertise in shaping cities and creating strong and connected communities. Founded in 1958, we're listed on the ASX and operate across Australia, Europe, Asia and the Americas.

We manage funds and assets for some of the world's largest real estate investors. We have a strong track record in creating award winning urban precincts where communities thrive, and delivering essential civic and social infrastructure. For more information: www.lendlease.com

■ Overview of the Building

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|---|--|-------------------|-----------------------|
| Name | Melbourne Quarter West Project | | |
| Address | 646-666 Flinders Street, Docklands Melbourne, Victoria, Australia | | |
| Building Use | 1 st floor: Lobby 2 nd -4 th floors: Parking garage 5 th , 45 th floors: Amenity floors 4 th to 45 th floors: Residential floors | | |
| Site area | 2,243 m ² | | |
| Gross floor area | 66,255 m ² | Net rentable area | 45,819 m ² |
| Number of units/ Number of stories/ Structure | 797 units 45 storeys (144m height) Reinforced concrete structure | | |
| Design | Fender Katsalidis | | |
| Construction | Lendlease Construction | | |
| Ownership | Indirectly via their respective wholly owned subsidiaries, Daiwa House Australia Pty Ltd. (75%), Lendlease Corporation Limited (25%) | | |
| Construction Start | August 2023 | | |
| Construction completion | March 2026 | | |
| Living area per unit | 35 m ² ~ 108 m ² | | |
| Rent | AUD ~\$2,000 to ~\$ 6,000 (1 Australian dollar = 94 yen) | | |
| Floor plans | 76 Studio units; 358 One-Bedroom units; 359 Two-Bedroom units, 4 Three-Bedroom units | | |
| Amenities | Bowling alley, karaoke and music studio, virtual sports and game rooms, multi-purpose room, lounge, remote work space, BBQ space, etc. | | |

■ Overview of overseas subsidiaries

Company name: Daiwa House Australia Pty Ltd. (Daiwa House Australia)

Location: North Sydney, NSW, Australia

Sponsor: DH Asia Investment Pte. Ltd.

※ Wholly owned subsidiary of Daiwa House Industry Co., Ltd.

Paid-in Capital: \$AUD 592,445,469 (As of June,2023)

14 employees (Seven of whom are expats)

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| Inquiries |
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