

March 11, 2024

Sumitomo Mitsui Finance and Leasing Company, Limited
SMFL MIRAI Partners Company, Limited
Kenedix, Inc.

Agreement of acquisition of real estate asset management business in APAC region

SMFL MIRAI PARTNERS (Singapore) PTE. LTD. (Managing Director: Daisaku Kishi; hereafter, "MPS"), a subsidiary in Singapore of SMFL MIRAI Partners Company, Limited (President: Tatsurou Terada; hereafter, "SMFL MIRAI Partners"), a consolidated subsidiary of Sumitomo Mitsui Finance and Leasing Company, Limited (President: Masaki Tachibana; hereafter, "SMFL"), and Kenedix, Inc. (President & CEO: Taisuke Miyajima; hereafter, "Kenedix") have concluded an agreement with ARA Asset Management Limited (CEO : Moses K. Song; hereafter, "ARA") to acquire ARA's private fund business subject to regulatory approval and clearance.

ARA is an asset management company based in Singapore established in 2002. It manages REITs/real estate funds across Singapore, Australia, South Korea and United States, and owns one of the largest AUM, Asset under management, in APAC region. SMFL Group, Kenedix and ARA have had jointly invested in two properties in Singapore by collaborating SMFL Group's investment and financing function, management capabilities of Kenedix and asset management capabilities of ARA.

SMFL Group, Kenedix and ARA have entered into an agreement to acquire a new company (hereafter , "ARAvest") that operates private fund business has been carved out from ARA with the purpose of maximizing the synergy for both and leveraging Kenedix and ARA's expertise of asset management in domestic/overseas, with a focus on APAC region, and financial foundation and procurement capabilities of fund of SMFL Group. SMFL Group and Kenedix plan to acquire all shares of ARAvest for \$270 million, through a special purpose vehicle established by MPS and Kenedix holding 70 % and 30%, respectively. Moses K. Song who is CEO of ARA is going to take office as CEO of ARAvest and invest jointly with MPS and Kenedix and participate in the ARAvest's management. ARAvest will carry on the ARA mark and strive to further enhance its brand value.

We will pursue expansion of AUM further, generating opportunities of investment/financing for investors, and the growth of investment and financing business in APAC region by mutually demonstrating strengths of three companies more than ever through this acquisition.

One of the measures in the SMFL Group's medium-term management plans is "Asset turnover-type business." SMFL Group promotes the asset turnover-type business globally by merging the best of assets, such as property, aircrafts, and infrastructure, owned by SMFL Group and the asset management

platform provided by ARAvest in APAC region.

Kenedix is one of the largest real estate asset management companies in Japan, with over 3.3 trillion yen of AUM. This initiative is to realize “growth opportunities through inorganic measures (such as M&A),” one of the key measures in the “AUM expansion initiatives” in the medium-term management plans. Kenedix will expand its business to be a leading company in Asia by taking in 1.1 trillion yen of overseas AUM. Kenedix has already been active in Asia, and will drive cross-border investments and fund management opportunities across Japan and other countries through this opportunity.

Overview of ARAvest

Corporate Name	ARAvest Pte. Ltd.
CEO	Moses K. Song
Head Office	Singapore
Primary Business	Asset management business
Ownership Percentage (Closing)	MPSK Pte. Ltd. 100%

Contact information

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