

October 30, 2025

Sumitomo Mitsui Finance and Leasing Company, Limited
SMFL MIRAI Partners Company, Limited
SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD.

Investment in a large-scale office building in Australia

SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD. (President: Daisaku Kishi), a subsidiary of SMFL MIRAI Partners Co., Ltd. (President: Akira Ueda), in turn a strategic subsidiary of Sumitomo Mitsui Finance and Leasing Co., Ltd. (President: Tetsuro Imaeda, "SMFL"), is pleased to announce that it has invested into a 50% interest in a large-scale office building, "345 Queen Street" (the "Property") alongside Kenedix, Inc. (President and COO: Hikaru Teramoto), ARAVEST PTE. LTD. (CEO: Moses K, Song, "Aravest") and other Japanese investors. The Property is located in Brisbane's Central Business District, which was previously 100% owned by ISPT Pty Ltd (CEO: Chris Chapple, "ISPT"), an Australian real estate management company. Following this investment, the Property will be jointly managed by ISPT and Aravest.

The Property was completed in 1988 and is an A-grade office building located in an area known as the "Golden Triangle", Brisbane's central business district, and is characterized by its convenient transportation and sophisticated exterior design. In addition, it has obtained certain environmental certifications and is home to excellent tenants such as lawyers, financial institutions, and government-affiliated entities. It is expected to continue to generate stable real estate rental income and a sustainable increase in asset value.

This initiative is a part of SMFL Group strategy that Aravest has been pursuing since joining the SMFL Group in December 2024 to expand its investment and lending business in the Asia-Pacific region, create new investment and financing opportunities for investors, and further expand its AUM (Assets Under Management).

The SMFL Group has set the goal of "creating new core businesses" in line with its medium-term management plan, and by integrating the SMFL Group's overseas asset businesses such as real estate, aircraft, and infrastructure with Aravest's asset management platform in the Asia-Pacific region, it plans to further promote business development into global growth areas.

Overview of this property

Location	345 Queen Street, Brisbane, QLD, 4000.
Use	Offices, Retail
Site area	Approx. 2,979 m ²
Rentable area	Approx. 40,446 m ²
Stories	41 floors and 4 basement floors
Year of completion	1988
Environmental Certifications	5 Star NABERS Energy rating 4 Star NABERS Water rating 5.5 Star NABERS Indoor environment rating



Overview of SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD.

Company Name	SMFL MIRAI PARTNERS (SINGAPORE) PTE. LTD.
Head Office	23 Church Street, #09-06 Capital Square, Singapore 049481
Representative	Daisaku Kishi, President
Established	2021
Business	Overseas Real estate-related business, Environmental energy business and Equity investments, etc.

Overview of Aravest

Company Name	ARAVEST PTE. LTD.
Head Office	23 Church Street, #09-05 Capital Square, Singapore 049481
Representative	Moses K. Song, CEO
Established	2024
Business	Asset management business, etc.

Overview of Kenedix, Inc.

Company Name	Kenedix, Inc.
Head Office	Tokyo, Chiyoda-ku, Uchisaiwai-cho 2-1-6
Representative	Hikaru Teramoto, President & COO
Established	1995
Business	Asset management business, Real estate related business and Real estate investment business, etc.

Overview of ISPT

Company Name	ISPT Pty Ltd
Head Office	8 Exhibition Street, Melbourne VIC 3000
Representative	Chris Chapple, CEO
Established	1994
Business	Asset management business, etc.

Inquiries

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