

March 16, 2023

Announcement Regarding the Completion and Opening of a Rental Employee Housing for Corporates (Development Type Fund)

Hankyu Hanshin Real Estate Investment Advisors

Hankyu Hanshin Real Estate Investment Advisors (**HHREIA**) here announces the completion of the building, which was developed by an employee housing* development project that HHREIA has been entrusted with its asset management operations, took place on March 10 of this year, and the SPC of the project has acquired the TBI (trust beneficiary interest) of the building concurrently. The opening date of “[L-Place Esaka II](#)” was also March 10.

*housing which companies rent for their employees

L-Place Esaka II, located in Suita City, Osaka, is 7 minutes’ on foot from Osaka Metro Midosuji Line and Kita-Osaka Kyuko Line “Esaka” station, 12 minutes’ on foot from Hankyu Senri Line “Toyotsu” station, and has great access to major stations that are in the business center of Kansai such as “Umeda”, “Yodoyabashi” and “Honmachi”. Furthermore, it is only 2 stations away from Shin-Osaka (a stop in JR Tokaido Shinkansen), which is called the gateway to Osaka, making this a perfectly suited location for an employee housing.

L-Place Esaka II is a large employee housing that is consisted of 210 rooms of sizes from 24.45 square meters to 25.26 square meters, which has created a comfortable and a higher grade environment for its residents to work with its various facilities such as a dining hall, delivery boxes, a dry cleaning room, a gym, and a rooftop terrace.

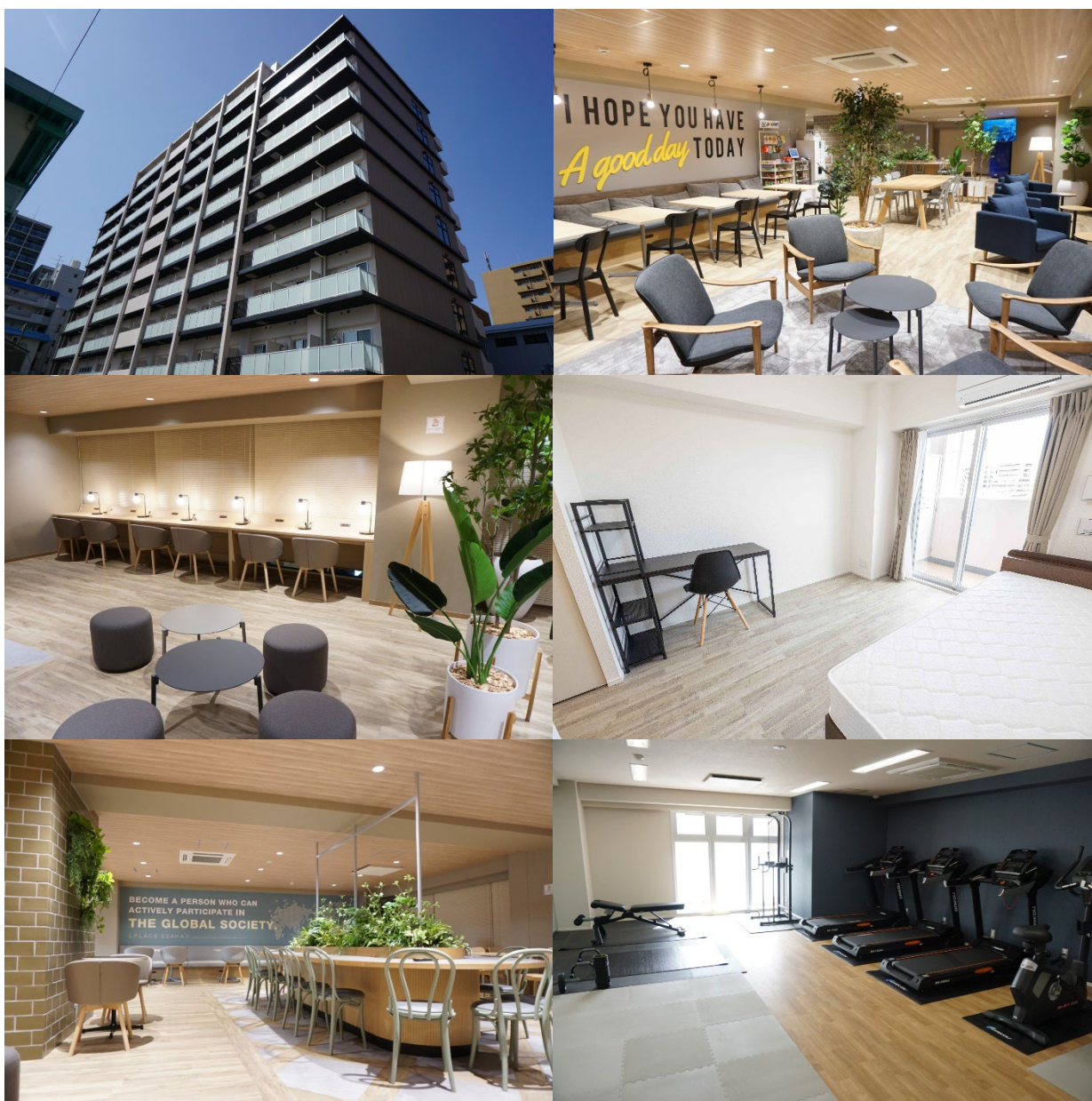
This is HHREIA’s first employee housing development project together with Daiwa House Industry Co., Ltd., the constructor of the building, and Daiwa LifeNext Co., Ltd. (Akasaka 5-1-33, Minato-ku, Tokyo), Daiwa House’s group company. Together with the operational know-how of Daiwa LifeNext and HHREIA’s past achievements and experiences, we have strived to develop a high quality employee housing.

HHREIA is considering various employee housing and student dormitory property development projects for fund structuring, while continuously managing the said employee housing. HHREIA will continue to utilize Hankyu Hanshin Holdings Group’s wide range information network and financial credibility to offer high quality asset management service that will be able to answer to our institutional investors’ expectation.

■ L-Place Esaka II Overview

Location	Tarumi-cho 3-22-6, Suita City, Osaka
Transportation	7 minutes’ walk from Osaka Metro Midosuji Line and Kita-Osaka Kyuko Line “Esaka” Station
Site Area	1,569.18 m ²
Total Floor Area	7,833.15 m ²
Structure/Scale	Reinforced Concrete Construction/10 Stories
Design/Construction	Daiwa House Industry Co., Ltd.
Number of Unit	210 Units (24.45~25.26 m ² per unit)
Other Facility/Equipment	Shared Facilities: Dining Room, Dry Cleaning Room, Smoking Room, Delivery Box, Parking Space (for Bicycle, Motorcycle, Car), Gym, Rooftop Terrace

<Exterior/Interior of Building>



[Contact Info Regarding This Release]

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