

An aerial architectural rendering of a large-scale development project. The image shows a complex layout of industrial parks, residential zones, and commercial centers. A central area features a dense cluster of high-rise buildings, while surrounding areas consist of lower-rise industrial and residential structures. A network of roads, highways, and waterways is visible, along with green spaces and parks. The overall scene is presented in a bright, slightly hazy atmosphere, typical of a conceptual rendering.

Sojitz Corporation Industrial Parks

Sojitz industrial parks business

- Industrial park development business with 12 locations in 4 countries for more than 25 years.
- We support more than 300 companies in their overseas expansion and stable operations.



Indonesia (GIIC)

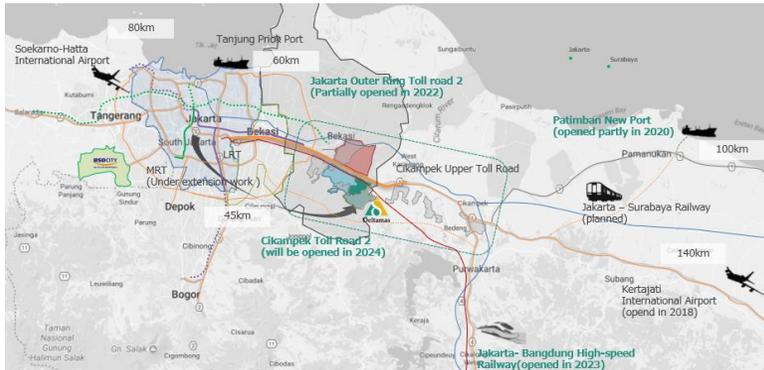


- ◆ The world's largest urban complex development project in which Japanese companies have invested, integrating residential, commercial, industrial, administrative, educational, medical, and other facilities.



Greenland International Industrial Center (GIIC)

- Location : West Java, Indonesia
- Development area : 3,200ha
- Number of tenants : Approx.166 ※Only Industrial Park (approx.87 Japanese-affiliated companies occupied)
- Access :
 - Distance to the center of Jakarta approx.45km (About 60min)
 - Distance to Tanjung Priok Port approx.60km (About 80min)
 - Distance to Soekarno-Hatta International Airport approx.80km (About 100分)
 - Distance to the new Patimban Port approx.100km (About 120分)
- Shareholder : Sojitz corporation (25.0%)、SML(57.3%)、General Shareholder(17.7%)
- Selling points :
 - Located in the heart of Jakarta's Eastern Industrial Park area.
 - Industrial park in Deltamas City with excellent living environment.



Vietnam (LOTECO)

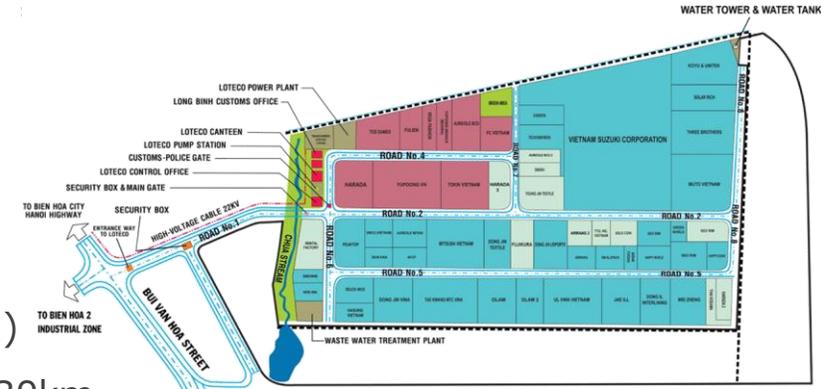


- ◆ Established in 1996 as the first Japanese-owned industrial park in southern Vietnam in a joint venture with Tyson Corporation under the Vietnamese Minister of National Defense.



Long Binh Industrial Zone (LOTECO)

- Location : Bien Hoa City, Dong Nai Province
- Development area : 100ha
- Number of tenants : 49 (approx.13 Japanese-affiliated companies occupied)
- Access :
 - Distance to the Center of Ho Chi Minh City approx.30km (About 50min)
 - Distance to Cat Lai Port approx.30km (About 50min)
 - Distance to the Cai Mep-Thi Vai International Port approx.56km (About 80min)
 - Distance to Tan Son Nhat International Airport approx.31km (About 60min)
 - Distance to Long Thanh International Airport(Open in 2026)approx.25km (About 40min)
- Shareholder : Sojitz corporation (60%)、Thai Son Gp.(40%)
- Selling points :
 - Good access from Ho Chi Minh City, ports and airports.
 - Standard rental factory with core infrastructure and tailor-made rental factory (12 buildings in total).
 - One-stop service provided at the management office.



Vietnam (LDIP)



- ◆ Versatile infrastructure including electricity and gas, and a full range of software services such as support for company incorporation procedures
- ◆ Rental standard plant with occupancy ranging from 540 to 1,080m²



Long Duc Industrial Park (LDIP)

- Location : Long Thanh District, Dong Nai Province, Vietnam
- Development area : 270ha
- Number of tenants : 73 (approx. 65 Japanese-affiliated companies occupied)
- Access :
 - Distance to the center of Ho Chi Minh approx.40km (About 50min)
 - Distance to Cat Lai Port approx.30km (About40min)
 - Distance to Cai Mep-Thi Vai International Port approx.40km (About 60min)
 - Distance to Long Thanh International Airport(Open in 2026) approx.14km(About 20min)
- Shareholder : Long Duc Investment Pte., Ltd.(88%)
 - Sojitz Corporation(50.2%)
 - Daiwa House Industry Co., Ltd(39.9%)
 - KOBELCO ECO-SOLUTION CO., LTD.(9.9%)DONA FOODS(12%)
- Selling points :
 - Good access from Ho Chi Minh City, ports and airports.
 - One-stop IT-related services by KDDI.
 - Natural gas supply through a gas supply system in the complex.
 - Free support for company formation procedures.





◆ Under development



Long Duc 3 Industrial Park (LD3) (Under development)

- Location : Long Thanh District, Dong Nai Province, Vietnam
- Development area : 245ha
- Selling points :
 - Conveniently located 3 km from Long Duc.
 - Teams up with Long Thanh Golf, a company with extensive experience in real estate development.
 - Designation of major projects* that Dong Nai Province should focus on.



*Projects that are positioned as “priority projects” selected mainly for large-scale infrastructure projects in Dong Nai Province, including the Long Thanh New International Airport construction project, and receive full support from Dong Nai Province to ensure smooth progress in obtaining permits and approvals, etc.

Vietnam (PAT) [sales agent]



- ◆ Located in Long An Province, the gateway between the Mekong Delta region and Ho Chi Minh City
- ◆ The Ben Luc Luong Thanh future Expressway will make the area even more convenient, and it is expected to develop in the near future



Phu An Thanh Industrial Park (PAT)

- Location : Ben Luc District, Long An Province, Vietnam
- Development area : 353ha
- Number of tenants : 58 (approx. 4 Japanese-affiliated companies occupied)
- Access :
 - Distance to the center of Ho Chi Minh City approx. 36km (About 60min)
 - Distance to Cat Lai Port approx. 44km (About 70min)
 - Distance to Tan Son Nhat International Airport approx. 33km (About 70min)
 - Distance to Long Thanh International Airport (Open in 2026) approx. 83km (About 70min)
- Development : Phu An Thanh Long An Company Limited
- Selling points :
 - Good access from Ho Chi Minh City, ports and airports.
 - Less than 10,000 m² land can be sold.
 - Lowest wage level in the Ho Chi Minh City area.
Due to being classified in Region 2 for minimum wage categories, the wage levels around Ho Chi Minh City are lower.



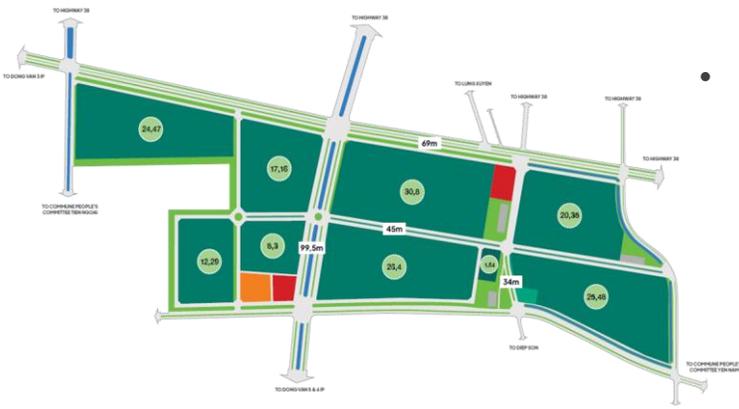
Vietnam (TDV3) [sales agent]



◆ Developed by Vietnamese real estate company Taseco Land

Taseco Dong Van 3 Industrial Park (TDV3)

- Location : Ha Nam Province, Vietnam
- Development area : 223ha
- Access :
 - Distance to the center of Hanoi approx.50km (About 60min)
 - Distance to Noi Bai International Airport approx.80km (About 75min)
 - Distance to Hai Phong Port approx.100km (About 90min)
- Development : TASECO LAND INVESTMENT JOINT STOCK COMPANY
- Selling points :
 - Good access from Hanoi city, port and airport
 - Infrastructure improvements in the surrounding area, including a new airport and a ring road through eight provinces, are also being planned.
 - Land lease term up to 2073.





- ◆ Established in 1942, a conglomerate with more than 300 affiliated companies, including joint ventures with Japanese companies
- ◆ Sojitz is the sales agent for all industrial parks from 2019

A. Saha Industrial Park – Shiracha

- Location : Sriracha District, Chonburi Province, Thailand
- Development area : 288ha
- Access :
 - Distance to the center of Bangkok approx.115km
 - Distance to Leam Chabang Port approx.10km
- Selling points : Within 10 km to Thailand's largest deep sea port (Laem Chabang Port).

B. Saha Industrial Park – Kabinburi

- Location : Kabinburi District, Prachinburi Province, Thailand
- Development area : 402ha
- Access :
 - Distance to the center of Bangkok approx. 160km
 - Distance to Leam Chabang Port approx.165km
- Selling points : Good access to the automotive industry cluster in southeastern Thailand.



- ◆ Established in 1942, a conglomerate with more than 300 affiliated companies, including joint ventures with Japanese companies
- ◆ Sojitz is the sales agent for all industrial parks from 2019

C. Saha Industrial Park – Lamphun

- Location : Muang Lamphun District, Lamphun Province, Thailand
- Development area : 371ha
- Access :
 - Distance to Chiang Mai approx. 35km
 - Distance to Chiang Mai International Airport approx. 35km
- Selling points : Area with a well-developed electronic components industry.

D. Saha Industrial Park – Mae Sot

- Location : Mae Sot District, Tak Province, Thailand
- Development area : 24ha
- Access :
 - Distance to the center of Mae Sot approx. 10km
 - Distance to Mae Sot Airport approx. 15km
- Selling points : Access to border SEZ area, close to Myanmar border.

Philippines (HEIP & LISP4) [sales agent]



- ◆ Established in 1989, largest private industrial park developer in Philippines.
- ◆ Six industrial parks in Philippines.(Since 2017, Sojitz sales agent for two of the industrial parks.)



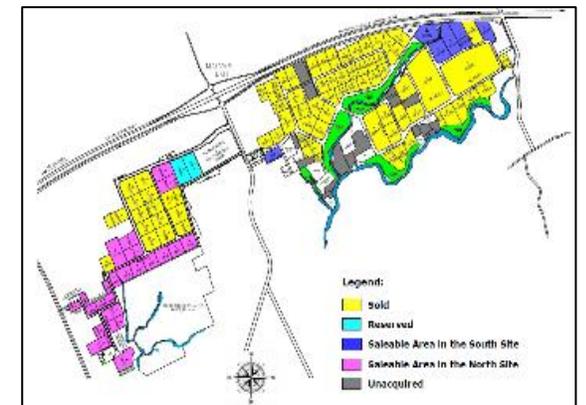
Hermosa Ecozone Industrial Park (HEIP)

- Location : Hermosa, Bataan Province, Philippines
- Development area : 162ha
- Access :
 - 3 minutes from Dinalupihan exit of highway
 - Distance to the center of Manila approx.100km (About 140min)
 - Distance to Subic Port approx.25km (About 30min)
- Selling points : Clark International Airport is nearby , superior as a logistics hub.



Light Industry & Science Park IV (LISP4)

- Location : Malvar, Batangas, Philippines
- Development area : 212ha
- Access :
 - 1 minute from Malvar exit on South Luzon Expressway
 - Distance to the center of Manila approx.60km (About 60min)
 - Distance to the Batangas Port approx.40km (About 40min)
- Selling points : Many Japanese companies are concentrated between Manila and Batangas.





New way, New value

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