



December 22, 2025

Japan Overseas Infrastructure Investment Corporation
For Transport & Urban Development (JOIN)

JOIN Supports Urban Development Project -Rozelle Village- in Sydney, Australia

Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development (JOIN) received approval from the Minister of the Land, Infrastructure, Transport and Tourism of Japan, to invest up to approximately JPY 5 billion to participate in the urban development project - Rozelle Village (the Project) - in Sydney, Australia, together with Mitsubishi Estate Co., Ltd. (Mitsubishi Estate), Toho Gas Real Estate Development Co., Ltd. (Toho Gas Real Estate), MEITETSU CITY DESIGN CO., LTD. (Meitetsu City Design), PERIFA Capital (PERIFA), an Australian developer, and other Japanese partners.

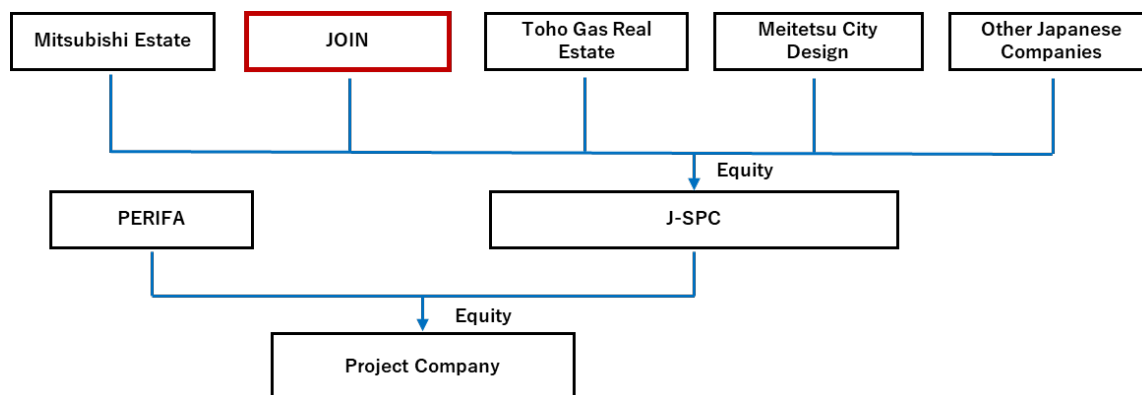
The Project is an urban development initiative in the Rozelle district, a quiet residential area in close proximity to Sydney's CBD. The development will include condominiums for sale, rental housing, and commercial facilities. Through JOIN's participation in the project, this initiative supports the first entry of Japanese companies into the Australian housing development sector and promotes further business expansion.

In addition to condominiums for sale, the project will develop housing for rental use aimed for essential workers such as nurses and teachers, thereby contributing to help alleviate Sydney's chronic housing shortage. Furthermore, the project aims to revitalize the local community by reintroducing the historic local rugby team's community club and securing generous open space creating a new sense of vibrancy in the region.

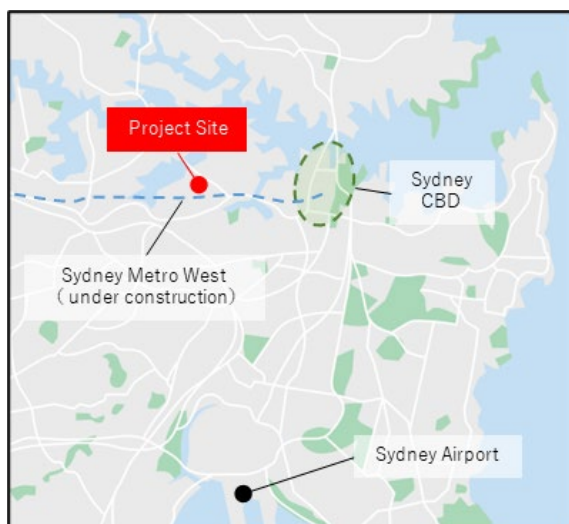
The project aligns with the vision outlined in Japan's "Infrastructure System Overseas Promotion Strategy 2030" (approved at the Ministerial Meeting on Strategy relating Infrastructure Export and Economic Cooperation on December 24, 2024), namely responding to the needs of partner countries and contributing to the achievements of the SDGs Goal 9 ("Infrastructure Development") and Goal 11 ("Urban Development").



(Project Scheme)



(Location)



(Completion Image)





Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development

(Project Overview)

- Use: Condominiums, rental housing, commercial facilities, etc.
- Site Area: Approximately 7,330 m²
- Total Floor Area: Approximately 36,941 m²
- Structure: 18 floors above ground, 3 floors below ground
- Total Units: 227
- Scheduled Completion: First half of 2028 (planned)

*Note: The above information is based on the planning stage and may be subject to change.

About JOIN

Company Name: Japan Overseas Infrastructure Investment Corporation for
Transport & Urban Development

Headquarters: Tokyo, Japan

Representative: Tatsuhiko Takesada, President and CEO

Business Description: Investment in overseas transport and urban development
infrastructure projects

Website : <https://www.join-future.co.jp>

About Mitsubishi Estate

Company Name: Mitsubishi Estate Co., Ltd.

Headquarters: Tokyo, Japan

Representative: Atsushi Nakajima, President and CEO

Business Description: Real estate development, leasing, sales, brokerage, consulting,
asset management, operation of airports and leisure facilities

Website : <https://www.mec.co.jp/>

About Toho Gas Real Estate

Company Name: Toho Gas Real Estate Development Co., Ltd.

Headquarters: Nagoya, Japan

Representative: Akira Torii, Representative Director, President

Business Description: Real estate sales, leasing, management, brokerage, building
design and construction, as well as management of sports,
training, accommodation, and restaurant facilities.

Website : <http://www.toho-fudosan.jp/#1>



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About Meitetsu City Design

Company Name: MEITETSU CITY DESIGN CO., LTD.
Headquarters: Nagoya, Japan
Representative: Hiroshi Hibino, President and Director
Business Description: Real estate sales, leasing, management, brokerage, consulting, evaluation, development, building design and supervision
Website : <https://www.m-cd.co.jp/>

About PERIFA

Company Name: PERIFA Capital
Headquarters: Level 7, 111 Elizabeth Street, Sydney,
New South Wales 2000, Australia
Representative: Fabrizio Perilli, Managing Director and Co-Founder
Business Description: Real estate development, operation, and investment
Website : <https://perifa.com.au/>

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