

PRESS RELEASE

To members of the press

November 27, 2023
Nomura Real Estate Development Co., Ltd.

Release

Global

Nomura Real Estate Development takes part in two high- and low-rise condo projects in the Bangsaen area within the EEC special economic zone in eastern Thailand

Nomura Real Estate Development Co., Ltd. (Head office: Shinjuku-ku, Tokyo; President and Representative Director: Daisaku Matsuo; hereinafter the “Company”) is pleased to announce its participation in the two condominium projects in the Bangsaen area, Chonburi, within a special economic zone in eastern Thailand in partnership with ORIGIN NATIONWIDE CO.,LTD. (“Origin NW”), a subsidiary of the leading Thai real estate developer ORIGIN PROPERTY PUBLIC CO.,LTD. (“Origin”), through the Company’s Thai subsidiary Nomura Real Estate (Thailand). The ORIGIN PLAY BANGSAEN (high-rise condominium) and ORIGIN PLACE BANGSAEN (low-rise condominium) projects are the first of their kind for the Company to take part in within the Eastern Economic Corridor (“EEC”).

Since 2017, the Company has worked on many projects in Thailand in collaboration with the Origin Group. The two sides concluded a strategic partnership agreement in April 2022, which has allowed them to further strengthen and expand cooperation in the real estate development business in Thailand. In the country where continued growth is expected, the Company will engage in a wide range of projects, regardless of the area and type of business, with the aim of achieving steady business growth.

■Key points in this release

1. The Company’s first projects in the EEC special economic zone in eastern Thailand
2. High- and low-rise condo projects in the Bangsaen area, which has a growing population
3. A total of 24 projects conducted in partnership with Origin



Left: External view of ORIGIN PLAY BANGSAEN

Upper right: External view of ORIGIN PLACE BANGSAEN, lower right: ORIGIN PLACE BANGSAEN's garden pool

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1. The Eastern Economic Corridor (EEC)

The EEC is an economic development policy promoted by the Thailand government in the three eastern coastal provinces of Chachoengsao, Chonburi, and Rayong. With an aim to upgrade the industrial structures, the government has been striving to attract companies in manufacturing and other sectors by extending route networks, building infrastructure, and providing land. The government also provides land for digital parks to foreign companies expanding into the area.

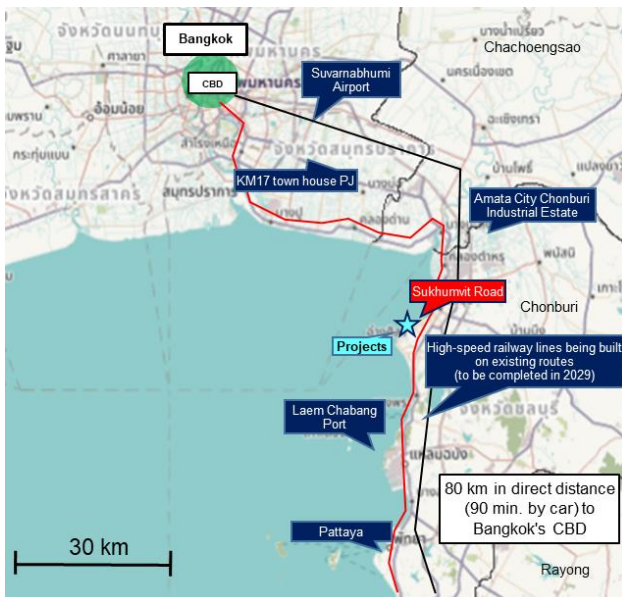
2. Chonburi Province

The Company will carry out the projects in the province of Chonburi within the EEC, where Southeast Asia's largest port of Laem Chabang and Thailand's largest industrial park, Amata City Chonburi Industrial Estate, exist. In addition to being a thriving manufacturing region, Chonburi also boasts the resort area of Pattaya.

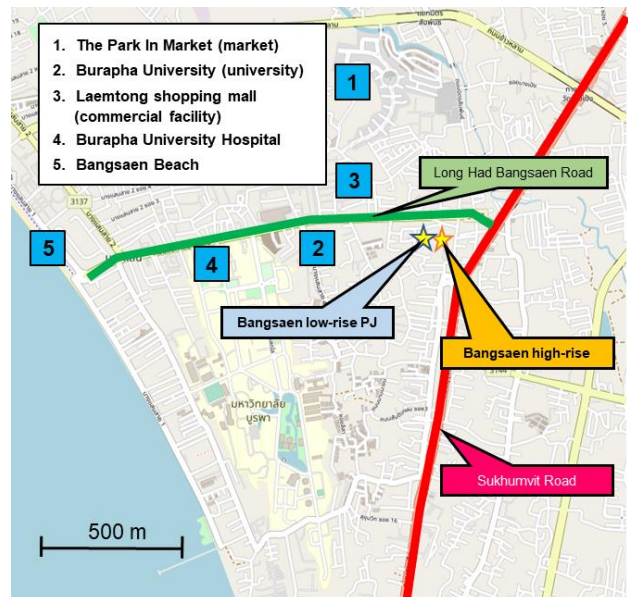
In tandem with the construction of many industrial parks since the 1990s, Chonburi's population has increased steadily, marking one of the fastest growth rates in the EEC. The government's EEC initiative is expected to spur further growth of its population and intellectual talents in the future.

3. The Bangsaen Area

The Bangsaen area is the central area of Chonburi Province, with the major highway Sukhumvit Road extending to Bangkok's central business district (CBD), and Long Had Bangsaen Road to Bangsaen Beach, a popular weekend destination. This is a bustling area containing one of Thailand's prestigious universities, Burapha University, commercial shopping malls, an aquarium, and other facilities.



<Wide-area map>



<Close-up map>

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4. Overview of the Projects

Both projects are located along a major road in this area which links Bangsaen Beach with a major highway leading to Bangkok's CBD. This is a well-known and convenient place with easy access to commercial facilities, markets, a prestigious university, and general hospitals within a 1km radius.

ORIGIN PLAY BANGSAEN is a 32-story standalone building with a total of 491 units. This high-rise condominium features excellent common-use spaces on the top floor, such as a pool, fitness gym, co-working space, and party room.

ORIGIN PLACE BANGSAEN consists of two 8-story buildings with a total of 429 units. They have outstanding wellness facilities, including a pool, co-working space, and sauna and jacuzzi baths.

Name	ORIGIN PLAY BANGSAEN	ORIGIN PLACE BANGSAEN
Type	High-rise condominium	Low-rise condominium
Project owner	Nomura Real Estate 49%, Origin NW 51%	
Location	Long Had Bangsaen Rd, Saen Suk, Chonburi District, Chonburi	
Land area	3,084 m ²	4,723 m ²
Scale/ total no. of units	One 32-story building with 491 units	Two 8-story buildings with 429 units
Sales launch	Oct. 2022 (already on sale)	Oct. 2023(already on sale)

※All data, including the names of the projects, are as of the planning stage. Project schedule and other plans are subject to future changes.

■Partner Company Profiles

<Origin>

- Founded in 2009. Listed on the Stock Exchange of Thailand in 2015.
- A leading real estate developer in Thailand
- In addition to a core condominium business, engaged in leased property, property management, and other real estate related businesses.
- Market capitalization: Approx. 106.4 billion yen (as of June 2023); sales revenue: approx. 55.4 billion yen (as of 2022).



<Origin NW>

- Founded in 2016.
- An Origin's consolidated subsidiary that engages in condominium development projects in all areas of Thailand except Bangkok.
- Changed its company name from Origin EEC CO., LTD as of July 2023.



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■Nomura Real Estate's Overseas Business

Nomura Real Estate has positioned overseas business as one of its growth areas in its medium- to long-term business plan, and has established a policy of investing approximately 550 billion yen in the overseas business by the fiscal year ending March 31, 2031, aiming for overseas business to account for at least 15% of total profits by the same period. Since entering the overseas business, the Company has increased the number of projects it participates in, using its business structure as its greatest strength. This business structure allows it to provide added value to local partner companies and consumers in each country as well, by leveraging a vast array of expertise in quality control and project process management built up over the years in domestic housing and office development businesses. The Company will continue to expand its business in its existing overseas markets, including Thailand, Vietnam, the Philippines, and China, and to participate in new projects, thus ensuring sustainable growth of its overseas business.

(Reference: A list of projects in Thailand)

	City	Type	Project	Total number of units	Year of (scheduled) completion
1	Bangkok	Condominium	KnightsBridge Prime Ratchayothin	334	2020
2	Bangkok	Condominium	KnightsBridge Space Ratchayothin	489	2021
3	Bangkok	Condominium	KnightsBridge Prime Onnut	601	2020
4	Bangkok	Condominium	KnightsBridge Collage Ramkhamhaeng	685	2020
5	Bangkok	Condominium	Park Origin Thonglor	1,182	2022
6	Bangkok	Condominium	Park Origin Ratchathewi	264	2023
7	Bangkok	Condominium	Park Origin Chula Samyan	501	2023
8	Samut Prakan	Condominium	The Origin E22 Station	1,001	2024
9	Bangkok	Condominium	The Origin PLUG&PLAY Ramintra	682	2024
10	Bangkok	Condominium	SOHO Bangkok Rachada	342	2023
11	Bangkok	Condominium	ORIGIN Plug & Play Ramkhamhaeng Triple Station	485	2024
12	Bangkok	Condominium	SO ORIGIN KASET INTERCHANGE	301	2024
13	Bangkok	Condominium	SO ORIGIN PHAHOL69 STATION	520	2024
14	Samut Prakan	Condominium	ORIGIN Plug and Play Srinakarin	593	2025
15	Bangkok	SA/hotel	Staybridge Suites Bangkok Thonglor	303	2019
16	Bangkok	SA/hotel	Staybridge Suites Bangkok Sukhumvit	411	2023
17	Samut Prakan	Detached housing	Britania Home Bangna KM17	228	2026
18	Samut Prakan	Town house	Britania Town Bangna KM17	352	2026
19	Bangkok	Condominium	ORIGIN Play Sri Udom Station	875	2024
20	Bangkok	Condominium	ORIGIN Play Bangkhunnon	476	2026
21	Bangkok	Condominium	SO Origin Siriraj	256	2026
22	Bangkok	Condominium	ORIGIN Place Phetkasem	353	2026

(The Projects)

23	EEC	Condominium	ORIGIN PLAY BANGSAEN	491	2026
24	EEC	Condominium	ORIGIN PLACE BANGSAEN	429	2026

This material is an English translation of Japanese announcement made on September 29, 2023, by Nomura Real Estate Development Co., Ltd.