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To Members of the Press

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### **Notice Concerning the Transfer of a Specified Subsidiary**

We hereby announce that PT. Hankyu Hanshin Properties Indonesia (“HHPI”), a second-tier subsidiary that acts as a business management company in Indonesia, has resolved today to provide additional capital in PT DPM ASSETS INDONESIA (“DPM AI”), a subsidiary of HHPI established in October 2025, for the purpose of acquiring the large-scale shopping facility, DeliPark Mall (“the Property”) in the city of Medan, Indonesia.

In addition to HHPI, DPM AI is expected to receive additional capital from PT Sinar Menara Deli (“Sinar”) and MUFG Bank, Ltd. Following this, the ownership structure of DPM AI will be HHPI at 76.4%, Sinar at 15.0%, and MUFG Bank, Ltd. at 8.6%.

As a result of the capital increase, the capital amount of DPM AI will total 2,564,412 million rupiah (22,823 million yen), equivalent to over one-tenth of the Company’s capital, classifying DPM AI as a specified subsidiary of the Company.

For further information, please refer to the press release regarding the acquisition of the Property by DPM AI, which was released by Hankyu Hanshin Properties Corp today.

#### **1. Reason for establishment of subsidiary**

In March of this year, the Hankyu Hanshin Holdings Group outlined the “Hankyu Hanshin Holdings Group Long-Term Management Plan Enhancing line-side areas and expanding fields —toward the future, and to the world—.” To achieve this vision, the Group has set out four strategic directions, including “Making our line-side communities the absolute best.” Another of these priorities is “expanding beyond areas (Tokyo Metropolitan area and overseas).” Based on this strategy, the overseas real estate business is leveraging know-how cultivated in line-side areas to expand the scope of the stock-type, turnover-type, and residential development businesses while working with external partners in the ASEAN region, the U.S., and Australia, areas in which sustainable growth is anticipated.

Efforts to expand the stock-type business began in earnest in 2019 with an investment in a local business entity that owns and operates the Plaza Indonesia complex located in the center of Jakarta’s business district in Indonesia, and we have steadily pursued expansion since. In 2022, we acquired PT CPM ASSETS INDONESIA, which owns Central Park Mall, a large-scale shopping facility in West Jakarta, as a subsidiary, following this up with the acquisition of PT NSM ASSETS INDONESIA, which owns Central Park Mall 2 (formerly, the Neo Soho Mall), located adjacent to the Central Park Mall, establishing it as a subsidiary in 2023. Following this, we have established DPM AI as a subsidiary to own and operate the Property. By bringing the operation and management of this facility under our wing, we will look to build the foundation for the business in the ASEAN region, while further enhancing the value of the facility.

## 2. Summary of specified subsidiary subject to changes

(1)	Name	PT DPM ASSETS INDONESIA	
(2)	Location	Jakarta, Indonesia	
(3)	Title and name of representative	President and Director, Masato Yamashita	
(4)	Main business activities	Holding and leasing of commercial facilities in Indonesia	
(5)	Capital	10,000 million rupiah (89 million yen) (Note 1) (Note 2)	
(6)	Date established	October 27, 2025	
(7)	Major shareholders and ownership structure	HHPI (76.4%) Sinar (15.0%) MUFG Bank, Ltd. (8.6%)	
(8)	Relationship between the company and the listed company	Capital relationships	No applicable matters.
		Human relationships	No applicable matters.
		Transactional relationships	No applicable matters.

(Note 1) Calculated using an exchange rate of 112.36 rupiah/yen (exchange rate as of September 30, 2025).

(Note 2) Due to receive a capital injection of 2,554,412 million rupiah (22,734 million yen) in January 2026 (of which, HHPI will provide 76.4% of the capital investment).

## 3. Summary of HHPI

(1)	Name	PT. Hankyu Hanshin Properties Indonesia
(2)	Location	Jakarta, Indonesia
(3)	Title and name of representative	President Director, Takashi Takeda
(4)	Business activities	Investment in Indonesian real estate firms (leasing, sales, residential development, etc.), progress management for local projects, market surveys, identifying new project opportunities, building relationships with local companies, and seeking new partners, among other activities.
(5)	Capital	2,024,000 million rupiah (18,014 million yen)

## 4. Schedule

(1)	HHPI capital increase resolution date	December 22, 2025
(2)	Date agreement for capital increase from HHPI to DPMAI was concluded	December 22, 2025
(3)	DPMAI capital increase subscription date	Early January, 2026 (scheduled)

## 5. Future outlook

Although HHPI and DPMAI are set to become consolidated subsidiaries from the beginning of FY2027, this is considered to have a minor impact on the Company's consolidated business results for FY2027. Should any matters requiring disclosure arise in the future, we will promptly provide notice of such.