

Mitsui Fudosan's Second Mid- to High-Rise Residential Condominium Development Project in the Philippines Participation in the Sondris Project

Advancing Sustainable Residential Development in Makati CBD in Central Manila

Key Points of this Press Release

- Mitsui Fudosan has participated in its second mid- to high-rise residential condominium development project in the Philippines
- A residential condominium development project featuring an exceptionally rare residential address in Makati CBD, the largest central business district in the Philippines
- The project is Mitsui Fudosan's first joint venture with Arthaland Corporation, a publicly listed developer in the Philippines
- Official sales of all 252 units are scheduled for launch on February 28, 2026

Tokyo, Japan, February 16, 2026 - Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has participated in Sondris, a mid- to high-rise residential condominium development project in Makati City, Metro Manila, Philippines (hereafter, "the Project"), through SEAI Metro Manila One, Inc., a Philippine company wholly owned by Mitsui Fudosan (Asia) Pte. Ltd. The Project is a mixed-use development project comprising 252 residential condominium units and 5 retail units. With the addition of the Project, Mitsui Fudosan now has a total of two projects in the Philippines.

The Project is located in central Metro Manila, within the Makati Central Business District (hereafter, "Makati CBD"), the largest central business district in the Philippines (Makati City, Metro Manila). Considering the extremely limited supply of residential housing within Makati CBD, the Project features a highly scarce residential address.

Together with Arthaland Corporation, a publicly listed developer in the Philippines and Mitsui Fudosan's joint venture partner (hereafter, "ALCO"), the two companies' strengths in product planning and project execution will be combined to meet residential housing market needs in the Philippines' Makati CBD as they drive forward this mid- to high-rise residential condominium development project.

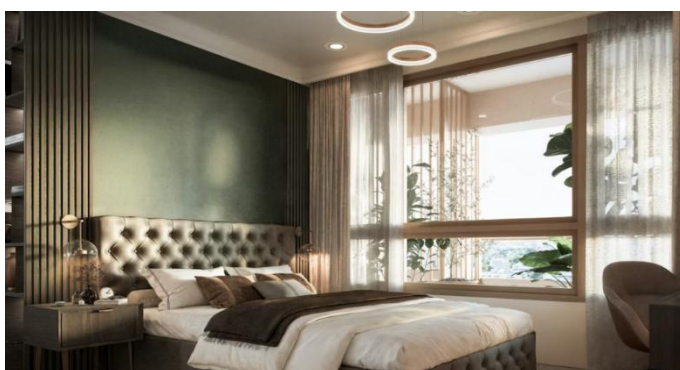
The official sales launch for the Project is scheduled for February 28, 2026. In addition to sales activities in the Philippines, sales activities in Japan will also be successively undertaken in earnest.



Rendering of the exterior of Sondris



Rendering of the Sondris poolside lounge



Rendering of the interior of Sondris

■ Features of the Project

Despite its central location within Makati CBD, the Project offers unobstructed views from its residential units, as a low-rise residential neighborhood extends to the south of the site. The large retail complexes Greenbelt and Glorietta are within a 10-minute walk of the property, making the surrounding area a highly convenient living environment. The Project features well-appointed shared amenities, including a pool, gym, and rooftop terrace, and maintains 24-hour on-site security, ensuring a high level of safety. In addition, the Project aims to create a sustainable residence by incorporating facilities designed to reduce environmental impact, such as EV charging stations, energy-efficient air conditioning systems, and a rainwater harvesting system.



Rendering of the interior of Sondris

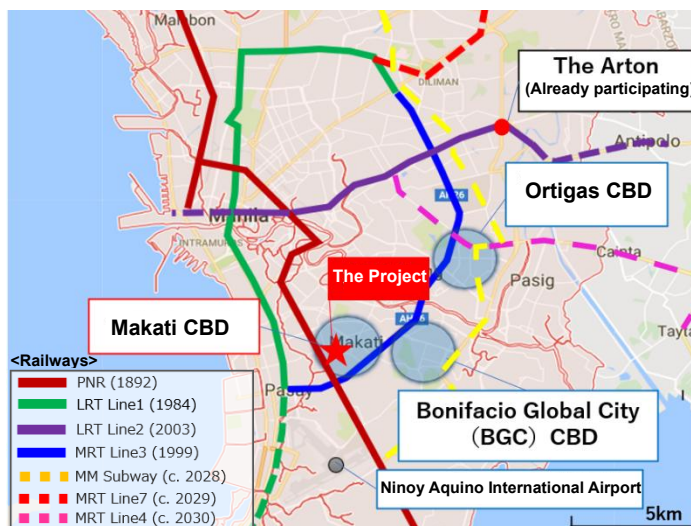
■ Property Overview

| | |
|-----------------------|--|
| Name | Sondris |
| Location | Makati City, Philippines |
| Property scale | 37 aboveground floors |
| Site area | Approx. 21,721 ft ² (approx. 2,018 m ²) |
| Total floor area | Approx. 498,368 ft ² (approx. 46,300 m ²) |
| Use | Residential (mid- to high-rise residence), retail facilities |
| Units and use | 252 residential units, 5 retail units; residence (mid- to high-rise residence), retail facilities |
| Joint venture partner | Arthaland Corporation |
| Schedule | Construction start 2026 (planned) Completion 2030 (planned) |
| Official website | (1) https://www.3lsumai.com/lp/sondriis (Mitsui Fudosan Group; in Japanese) (2) https://arthaland.com/properties/sondriis (Arthaland Corporation) |

* The above information is current as of February 2026 and is subject to change in the future.

■ Location

Wide-area map



Small-area map



■ About Arthaland Corporation

ALCO is a leader in sustainable development, one of the few such companies among the real estate developers listed on the Philippine Stock Exchange. It is the only developer in the Philippines to obtain 100% sustainable certification from domestic and international third-party organizations for all of its development projects, including residential developments. In addition, ALCO was the first real estate developer in Asia to sign the World Green Building Council's Net Zero Carbon Buildings Commitment and aims to achieve decarbonization in the operational phase of its development portfolio by 2030. Since its founding, ALCO has made it its mission to establish a standard for green and sustainable real estate development in the Philippines and is working to create lasting value for future generations while considering its impacts on society, the environment and the economy.

■ About Mitsui Fudosan's Overseas Business

The Mitsui Fudosan Group has been conducting business in cities in China, Taiwan, Southeast Asia, India, and Australia as well as Western countries such as the US and the UK. Its Group long-term vision "& INNOVATION 2030" formulated in April 2024 aspires to "further develop and evolve overseas business," targeting dramatic growth of the Group's business overseas.

In the Philippines, Mitsui Fudosan participated in The Arton (total of 3 buildings, 1,713 units), its first mid- to high-rise residential condominium development project in the Philippines, in 2017. Sondris is Mitsui Fudosan's second project in the country. Mitsui Fudosan will continue to pursue further business expansion in the Philippines.

«Projects in the Philippines»

| Primary use | Project area | Property name | Property scale | Completion |
|-------------------------|---------------------------|---------------|---|----------------------------------|
| Residential condominium | Quezon City, Metro Manila | The Arton | 1,713 units (total of 3 buildings) | Completed in July 2023 (Tower 1) |
| Residential condominium | Makati City, Metro Manila | Sondris | 252 residential units 5 retail units | Completion in 2030 (Planned) |

« Main Residential Condominium Projects Overseas»*As of February 2026



| Area and country | Property name | Property scale | Completion |
|---------------------------|----------------------|---------------------|-------------|
| Quezon, Philippines | The Arton | Approx. 1,700 units | 2023 onward |
| Bekasi Regency, Indonesia | Jababeka Sports City | Approx. 800 units | 2023 onward |
| Tainan City, Taiwan | Uni PARK | Approx. 210 units | 2025 |

| | | | |
|-------------------------|---|---------------------|-----------------------|
| Bangkok, Thailand | Narasiri Bangna km.10 | Approx. 50 units | 2025 |
| Bangkok, Thailand | Burasiri Chatuchot | Approx. 120 units | 2025 |
| Singapore | Lentor Hills Road | Approx. 590 units | 2026 (planned) |
| Sydney, Australia | Treehouse and three other buildings | Approx. 880 units | 2027 onward (planned) |
| Tangerang, Indonesia | Citra Raya | Approx. 2,400 units | 2027 onward (planned) |
| London, UK | The Ariel | Approx. 350 units | 2027 onward (planned) |
| Phoenix, Arizona, USA | Optima McDowell Mountain | — | 2027 onward (planned) |
| Selangor, Malaysia | Setia EcoHill Phase 1 | Approx. 680 units | 2028 (planned) |
| New Taipei City, Taiwan | META PARK (Phase 1) METRO PARK (Phase 2) | Approx. 940 units | 2030 (planned) |
| Kuala Lumpur, Malaysia | Setia Federal Hill | Approx. 1,300 units | 2029 (planned) |
| Singapore | Zyon Grand | Approx. 700 units | 2030 (planned) |
| Bengaluru, India | Mahindra Blossom | Approx. 730 units | 2030 (planned) |
| Makati, Philippines | Sondris | Approx. 250 units | 2030 (planned) |

■ Sustainability in the Mitsui Fudosan Group

Based on the meaning of its “& mark,” “to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating,” the Mitsui Fudosan Group views the “creation of social value” and the “creation of economic value” as two wheels of a cart. Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value.

Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

・Group Management Philosophy and Long-Term Vision

<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>

・Group Materiality

https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/