

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



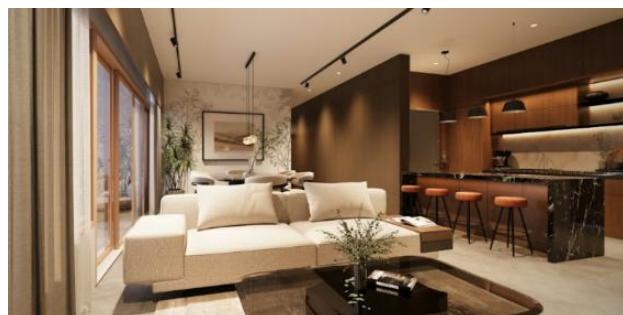
Rendering of the Sondris poolside lounge



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

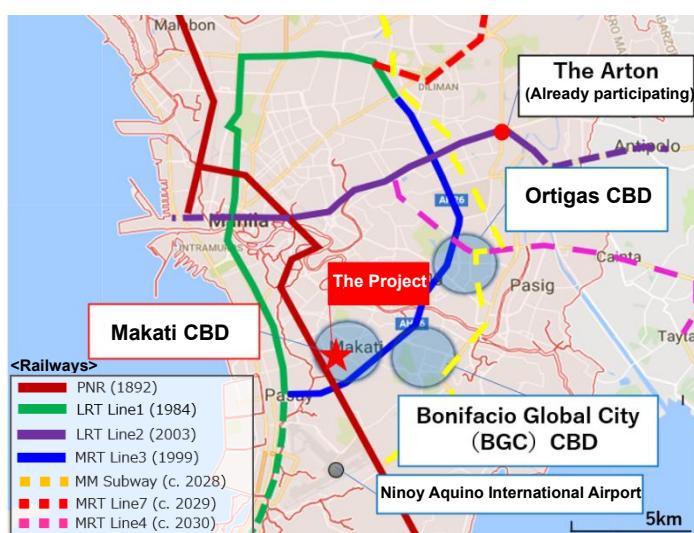
■ Property Overview

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.31sumai.com/lp/sondris (Mitsui Fudosan Group; in Japanese) (2) https://arthaland.com/properties/sondris (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.mitsufudosan.co.jp/english/corporate/innovation2030/>
- Group Materiality
https://www.mitsufudosan.co.jp/english/esg_csr/approach/materiality/