



September 30, 2024

For Immediate Release

Name of Company: Sumitomo Forestry Co., Ltd.  
(Code No. 1911, Prime Market, Tokyo Stock Exchange)  
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Notice Regarding Acquisition of Equity Shares of Metricon Group, Australia's Largest Detached Home  
Builder, to Create a Subsidiary and Change to Specified Subsidiary

Sumitomo Forestry Co., Ltd. (hereinafter, Sumitomo Forestry) is pleased to announce that at a meeting of the Board of Directors held on September 30, 2024, it was decided to acquire 51 percent of the equity shares of Metricon Group (Met Group Holdings Pty Ltd; hereinafter, Metricon), Australia's largest detached home builder, through its wholly owned subsidiary Sumitomo Forestry Australia Pty Ltd (hereinafter SFAU). With this transaction, Metricon will become a consolidated subsidiary of Sumitomo Forestry.

Since the capital of Metricon is equivalent to at least ten-hundredths the capital of Sumitomo Forestry, Metricon will become a specified subsidiary of Sumitomo Forestry.

1. Overview of acquisition of Metricon equity shares

(1) Reasons for the acquisition

Sumitomo Forestry will make Metricon, which sells mainly detached homes in the Australian States of Victoria, Queensland, New South Wales and South Australia, a consolidated subsidiary, with a view to expanding our housing business in Australia and to build a stable earnings portfolio in our overseas housing business.

Metricon has established a dominant brand presence in Australia as a top builder, boasting a broad product lineup ranging from standard products for first-time home buyers to luxury brands, and in recent years has been expanding its business domain to include more affordable detached housing products, town homes, and public housing construction.

Sumitomo Forestry entered the Australian detached homes business in 2008, after which it acquired Henley Properties Group in 2009, before going on to acquire Wisdom Properties Group (New South Wales) and Scott Park Group (Western Australia). With the acquisition of Metricon as a consolidated subsidiary, the number of new housing starts by the Sumitomo Forestry Group in Australia will be more than 7,000 units per year, making Sumitomo Forestry Group the number one builder in Australia.

(2) Overview of the company acquiring the equity shares

Sumitomo Forestry will newly establish PHSF Capital Pty Ltd (hereinafter PHSF) as a holding company, after which the equity shares of the Metricon Group holding company (Met Group Holdings Pty Ltd) will be acquired by PHSF.

(1) Name	(Provisional name) PHSF Capital Pty Ltd *Newly established company	
(2) Location of headquarters	Mount Waverley, Victoria, Australia	
(3) Representative name and title	Yasuhiro Odagane (Managing Director)	
(4) Business description	Holding company of the Met Group Holdings Pty Ltd	
(5) Capital	AUD 115 million (scheduled, approx. 11.2 billion yen)*	
(6) Date of establishment	September 30, 2024 (scheduled)	
(7) Major shareholders and shareholding ratios	Sumitomo Forestry Australia Pty Ltd. 90% Hayes No. 6 Pty Ltd 10%	
(8) Relationship between subsidiary and listed companies	Capital	90% investment through SFAU
	Human resources	Assignment of three directors from Sumitomo Forestry
	Business	None to note
(9) Consolidated operating results and consolidated financial condition of the subsidiary for the past three years	<p>The subsidiary is currently in the process of being established and therefore this description is omitted.</p> <p>The outlook for the consolidated financial condition at the time of establishment is as follows.</p> <p>Net assets: AUD 115 million (scheduled, approx. 11.2 billion yen)*</p> <p>Total assets: AUD 115 million (scheduled, approx. 11.2 billion yen)*</p>	

\* Calculated at the rate of AUD = 98.00 yen (the TTM currency exchange rate of August 30, 2024).

(1) Name	Met Group Holdings Pty Ltd	
(2) Location of headquarters	Mount Waverley, Victoria, Australia	
(3) Representative name and title	Bradley Raymond Duggan (CEO)	
(4) Business description	Holding company of the Metricon Group	
(5) Capital at time of equity acquisition	AUD 78 million (approx. 7.7 billion yen)*	
(6) Date of establishment	June 14, 2023	
(7) Major shareholders and shareholding ratios	<p>① Shetland Nominees Pty. Ltd. 45%</p> <p>② Met515 Pty Ltd 20%</p> <p>③ Kallena River Pty. Ltd. 12%</p> <p>④ Hillview Family Pty Ltd 10%</p>	
(8) Relationship between subsidiary and listed companies	Capital	None to note.
	Human resources	
	Business	
(9) Consolidated operating results and consolidated	<p>[Consolidated operating results]</p> <p>Fiscal year ended June 2024:</p>	

financial condition of the subsidiary for the past three years	<p>Net sales AUD 2,019million (approx. 198 billion yen)*</p> <p>Ordinary income: AUD 29million (approx. 2.8 billion yen)*</p> <p>[Consolidated financial condition]</p> <p>Fiscal year ended June 2024:</p> <p>Total assets AUD 530 million (approx. 51.9 billion yen)*</p> <p>Net assets AUD 53 million (approx. 5.2 billion yen)</p> <p>* The consolidated operating results and consolidated financial condition for the fiscal year ended June 30, 2024 are currently being audited.</p>
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\* Calculated at the rate of AUD = 98.00 yen (the TTM currency exchange rate of August 30, 2024).

### (3) Overview of the major parties from which equity will be acquired

(1)	Name (business description)	<p>① Shetland Nominees Pty. Ltd. (asset management company) 45%</p> <p>② Met515 Pty Ltd (asset management company) 20%</p> <p>③ Kallena River Pty. Ltd. (asset management company) 12%</p> <p>④ Hillview Family Pty Ltd (asset management company) 10%</p> <p>2 other companies</p>
(2)	Location	<p>①②④ Newland, Level 2, 615 Dandenong Road, Armadale VIC 3143</p> <p>③ C/- HLB Mann Judd (Vic) Pty Ltd, Level 9, 550 Bourke Street, Melbourne VIC 3000</p>
(3)	Representative names and titles	<p>①② Director: Michelle Lia Crisfield, Bradley Biasin, Brent Mitchell Biasin</p> <p>③ Director: Ross Palazzesi</p> <p>④ Director: Jason Berin Biasin</p>
(4)	Major shareholders and shareholding ratios	<p>①② Biasin Nominee Pty Ltd (100%)</p> <p>③ Jennifer Palazzesi (50%), Ross Palazzesi (50%)</p> <p>④ Jason Berin Biasin (100%)</p>
(5)	Relationship between subsidiary and listed companies	Sumitomo Forestry has no capital or personnel relationships with these parties to note.

### (4) Share acquisition ratio and status of shareholding before and after the acquisition of Met Group Holdings Pty Ltd

(1)	Holdings prior to change	-
(2)	Acquisition ratio	51%
(3)	Acquisition price	AUD 115 million (scheduled, approx. 11.2 billion yen)*
(4)	Holdings after change	51%

\* As there is a transfer price adjustment clause in place, the final acquisition price may be subject to change.

\* Calculated at the rate of AUD = 98.00 yen (the TTM currency exchange rate of August 30, 2024).

(5) Schedule

(1)	Resolution date	September 30, 2024 (September 30, Australia Time)
(2)	Contract date	September 30, 2024 (Same date in Australia) (scheduled)
(3)	Stock transfer execution date	End of October 2024 (End of October in Australia) (scheduled)

\* The resolution date is for Sumitomo Forestry's board of directors.

2. Future outlook

The impact this matter will have on consolidated financial results for the fiscal year ending December 2024 is currently under investigation and will be disclosed promptly if necessary.