

November 18, 2024

For Immediate Release

Sumitomo Forestry Co., Ltd.
Chuo-Nittochi Co., Ltd.**Development of a multifamily community in Atlanta, Georgia**
~A place for young people to live, work and play~

Sumitomo Forestry Co., Ltd. (President and Representative Director: Toshiro Mitsuyoshi; headquarters: Tokyo; hereinafter, Sumitomo Forestry) and Chuo-Nittochi Co., Ltd. (President & CEO: Kiyoshi Miyake; headquarters: Tokyo; hereinafter, Chuo-Nittochi) are pleased to announce the development of NOVEL Blandtown, a 250-unit multifamily community in West Midtown, a central area of Atlanta, Georgia. It will be developed by a joint venture partnership between Crescent Communities, LLC, a wholly owned subsidiary of Sumitomo Forestry, and Chuo-Nittochi I LLC, a wholly owned subsidiary of Chuo-Nittochi. Sumitomo Forestry's wholly owned subsidiary SFC Asset Management Co., Ltd. (President: Yujiro Yoshizawa; headquarters: Tokyo) will coordinate communication within the joint venture.

The building will be a seven-floor, hybrid wood and reinforced concrete (RC) structure. Construction is scheduled to begin in November 2024 and leasing of finished sections will begin in phases starting October 2026. The entire community is slated for completion in May 2027.

■NOVEL Blandtown characteristics

Targeting active young adults who aspire to live an urban lifestyle where they can live, work and play in the heart of Atlanta, NOVEL Blandtown features 250 units, ranging from studios to two-bedroom apartments. The community will offer a roof-top lounge and pool, a central courtyard with a wooden deck, and a full range of other amenities, including a large screen for movie viewing.



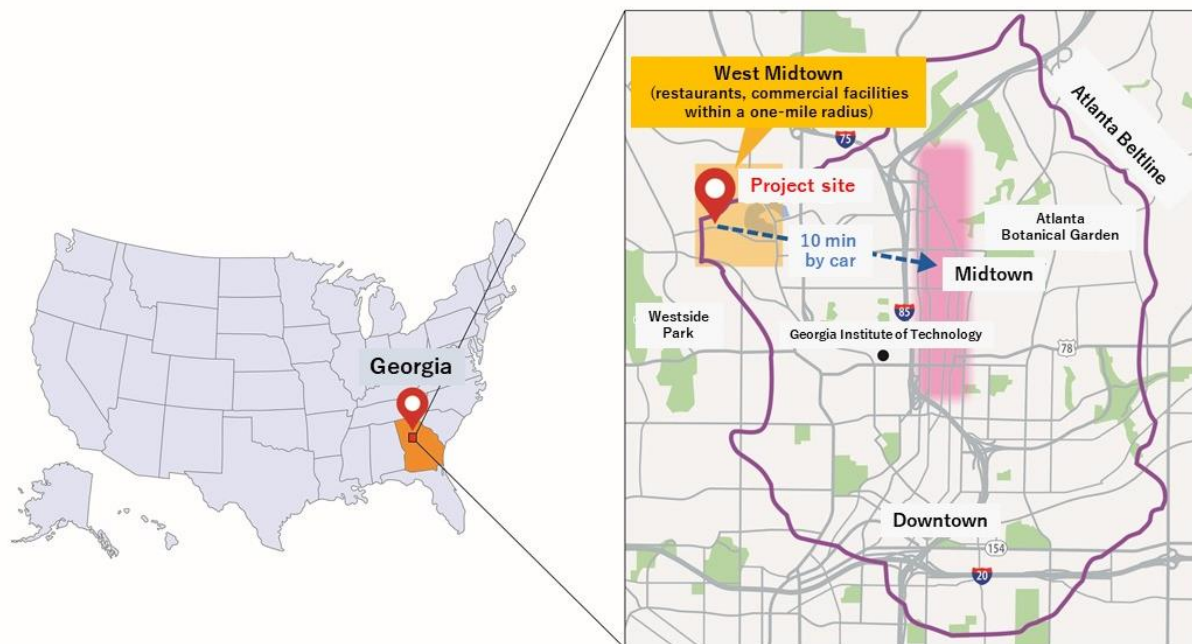
Artistic rendering of the completed complex

NOVEL is Crescent Communities' high-end market rate multifamily product offering distinct design features and amenities within each apartment home, common space and the overall community. For each community Crescent holds in-depth design and identity session called "CANVAS" where many disciplines and stakeholders collaborate to ensure the community delivers on authenticity and appeal. NOVEL Blandtown will be developed with a deep appreciation of the area's history and characteristics, making it an appealing addition to the local community.

The building features a hybrid structure, with two lower floors of reinforced concrete and five upper floors made of wood. This design reduces costs compared to an all-concrete structure and lowers CO2 emissions during construction. The upper floors use a wooden frame wall method with standard 2x4 lumber, which also helps store carbon absorbed by the wood during growth, contributing to long-term decarbonization.

■Area characteristics

The project site is located in the central part of West Midtown, northwest of Atlanta. Once an industrial area, it has recently been redeveloped into a trendy neighborhood, and is popular among younger adults, with galleries, live music venues, boutiques, and charming restaurants. It is a 10-minute drive to Midtown, Atlanta's largest employment center, and a 25-minute drive to Hartsfield-Jackson International Airport, the busiest airport in the US by passenger volume. Within a one-mile radius, there are numerous restaurants and commercial facilities, making it an appealing location for residents. Additionally, the community will feature a pathway connected to the Atlanta Beltline, a multi-use trail that encircles the heart of Atlanta, providing easy access to all parts of the city by foot or bicycle.



■Participation details

This is the fourth collaboration between Sumitomo Forestry and Chuo-Nittochi, following multifamily housing development projects in the suburbs of Washington, DC, Denver, Colorado, and Seattle, Washington.

Sumitomo Forestry Group entered the multifamily rental housing development market in the United States in 2017. In 2023, our annual supply of multifamily housing units grew to 3,853 housing starts, equivalent to the ninth place* in the United States, and continues to expand as the second largest source of revenue after detached houses. Crescent has developed numerous multifamily rental residential and office buildings in the Atlanta area and has been looking for new business opportunities in redeveloping the West Midtown area. Chuo-Nittochi has been seeking opportunities to collaborate with trusted business partners to further reinforce and expand its overseas operations and reached an agreement with Crescent to develop multifamily rental housing properties. This is the first time for Chuo-Nittochi to collaborate independently with a US-based real estate developer.

* The annual total number of units supplied by Sumitomo Forestry Group's three US subsidiaries is equivalent to 9th place in the 2023 rankings of NMHC 25 Largest Developers, announced by the National Multifamily Housing Council of the United States (in-house tabulation).

■Future plans

Sumitomo Forestry Group is engaged in a wide range of global businesses centered around wood, including forestry management, the manufacture and distribution of wood building materials, the construction of single-family homes and medium- to large-scale wooden buildings, real estate development, and wood biomass power generation. In our long-term vision, Mission TREEING 2030, and through our forestry, timber and construction operations, we aim to promote the Sumitomo Forestry Wood Cycle, our value chain designed to contribute to decarbonization not only for our company but also for society as a whole by increasing the CO₂ absorption of forests and popularizing wooden buildings that store carbon for extended periods. With global expansion as one of our business plans in our long-term vision, we are also striving to accelerate decarbonization initiatives in the US.

Chuo-Nittochi Group Co., Ltd., is a comprehensive real estate group with operations in eight major segments (urban development, leasing and property management, residential development and management, real estate solution, overseas, asset management, construction, golf course management). The company is accelerating its initiatives overseas with investments in real estate development projects in the United States and investments in renewable energy projects in Taiwan and the United States. In October 2024, it established a local office in San Francisco, California. To help realize a decarbonized society, Chuo-Nittochi is working with all stakeholders, including tenants and joint venture partners, to promote urban planning that harmonizes with the natural environment through the development of environmentally conscious real estate and the operation and use of renewable energies.

■Community overview (planned)

Name	NOVEL Blandtown
Location	1121 Huff Road, Atlanta, GA 30318
Total floor space	20,762 m ² (223,479 square feet)
Units	250
Structure/method	Floors 1~2 RC structure, floors 3~7 wooden structure (frame wall construction method)
Start of construction	November 2024
Start of rentals	October 2026 (in phases starting with completed sections)
Completion	May 2027

■SFC Asset Management Co., Ltd.

Headquarters	Tokyo
Representative	Yujiro Yoshizawa (Representative Director and President)
Established	November 2020
Business description	Private placement handling and investment advisory services for investment funds organized by Sumitomo Forestry Group and others

*SFC Asset Management corporate website: <https://sfcam.jp/> (Japanese only)

■For reference:

Press releases of Sumitomo Forestry and Chuo-Nittochi joint development projects

1. Joint development of an eight-floor, multi-family rental building near Washington, DC:
https://sfc.jp/english/news/pdf/20231127_03.pdf
2. Development of a five-floor, multifamily rental complex near Denver, Colorado:
https://sfc.jp/english/news/pdf/20230907_01.pdf
3. Four Japanese companies jointly commence on a five-floor (2 basement floors) multifamily development project in the suburbs of Seattle:
https://sfc.jp/english/news/pdf/20220621_01.pdf