

December 10, 2025

For immediate release

Tokyo Tatemono Co., Ltd.  
Sumitomo Forestry Co., Ltd.

## Participation in Multi-Family Development in Long Beach

Featuring a diverse unit mix and premium shared amenities such as a pool, co-working space, and sauna.

Tokyo Tatemono Co., Ltd. (Head Office: Chuo-ku, Tokyo; Representative Director, President and CEO: Katsuhito Ozawa; hereinafter “Tokyo Tatemono”) and Sumitomo Forestry Co., Ltd. (Headquarters: Chiyoda-ku, Tokyo; Representative Director, President and Executive Officer: Toshiro Mitsuyoshi; hereinafter “Sumitomo Forestry”) hereby announce their participation, through Tokyo Tatemono’s U.S. subsidiary, Tokyo Tatemono US Ltd. (“Tokyo Tatemono US”) and Sumitomo Forestry’s consolidated subsidiary JPI Group (“JPI”), in the multi-family development project, Jefferson Portico Project (hereinafter the “Project”), in Long Beach California, which commenced construction on November 18, 2025 (JST) . Participation in this Project marks the fourth collaboration<sup>\*1</sup> between the Tokyo Tatemono Group and the Sumitomo Forestry Group<sup>\*2</sup> in the United States.



\*1. Previous collaborations include:

- 555 Herndon Parkway (Virginia)

<https://tatemono.com/english/news/joint-development-of-a-multi-family-rental-building-near-washington-dc.html>

- Vista Highlands (Colorado) <https://tatemono.com/english/news/20240708.html>

- 5200 Hillsborough (North Carolina) <https://tatemono.com/english/news/20250523.html>

\*2. Sumitomo Forestry’s wholly owned subsidiary SFC Asset Management Co., Ltd. (President: Seita Kisanuki; headquarters: Tokyo) is responsible for coordination of the Project.

### ● Property Characteristics

The Project is situated in Long Beach, approximately a 40-minute drive from downtown Los Angeles. The first and second floors will feature commercial facilities, including restaurants and other retail outlets,

with the residential area located from the third floor upward. Unit layouts will range from studios to three-bedroom layouts, offering a wide range of plans to meet demand from single residents to families. Shared amenities have been designed with generous layouts aimed at distinguishing the property from nearby developments and will include an open fitness center with high ceilings, a pool, a sky deck overlooking a harbor in Long Beach, a clubhouse, and a sauna. In addition, shared facilities such as a co-working space and a pet spa will cater to diverse lifestyles, delivering a high-quality and comfortable living environment.



Entrance image



Fitness center image

## ● Property Overview

<b>Property name</b>	Jefferson Portico
<b>Location</b>	450 The Promenade North Long Beach, LA
<b>Site area</b>	Approx. 1.58 acre
<b>Total floor area</b>	Approx. 242,153 sf
<b>Structure and scale</b>	Eight-story podium structure: residential units using wooden-frame wall construction method (reinforced concrete on the third floor) Parking and commercial sections: reinforced concrete construction
<b>Use</b>	Residential (272 units*), commercial facilities (approx.18,836sf) *Includes 16 designated as affordable unit
<b>Start of construction</b>	November 18, 2025
<b>Start of rentals</b>	September 2027
<b>Scheduled completion</b>	March 2028

## ● Property Location and the City of Long Beach

Long Beach, the location of the property, is situated in the southern Los Angeles metropolitan area, and is characterized by both convenient transportation access and comfortable living. The property is close to major highways 710 and 405, and Los Angeles International Airport can be accessed in about 30 minutes by car, while Long Beach Airport, a domestic hub, can be reached in about 12 minutes.

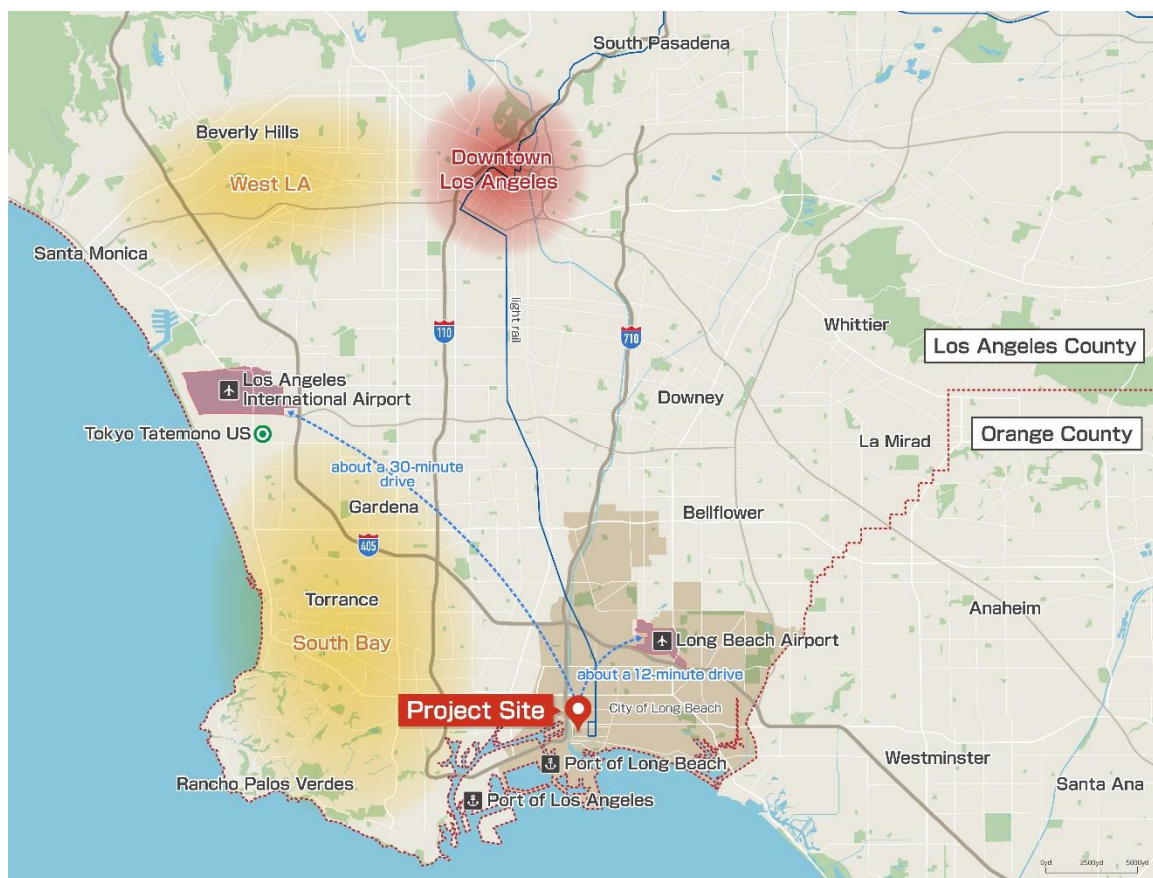
In addition, 5th Street Station, located about a three-minute walk from the property, offers direct a light-rail service to downtown Los Angeles, providing smooth access to the city center and neighboring communities.

The property also benefits from easy access to major employment hubs, including Orange County and the South Bay industrial areas.

The city center features a promenade lined with restaurants and commercial facilities, creating a highly walkable environment. In recent years, Long Beach has undertaken redevelopment projects worth several hundred million dollars, centered on waterfront development anchored by the popular Aquarium of the Pacific.

In 2019, a new city hall was completed, and in 2022, the redevelopment including the library and Lincoln Park was finalized. Further development plans for commercial facilities, housing, and transportation infrastructure are underway, positioning the area for job growth and economic expansion.

## ● Location Maps





## ● Company Profiles

### Tokyo Tatemono

Tokyo Tatemono Co., Ltd. positions overseas expansion as a key strategy in its long-term vision for 2030, "Becoming a Next-Generation Developer," and plans to invest ¥110 billion in overseas operations during the current medium-term business plan (fiscal years 2025-2027). At present, the Company is engaged in development projects including for-sale condominiums, multi-family, offices, logistics facilities, and other property types in countries such as the United States, Australia, Thailand, and China.

In the United States, one of the Company's priority overseas investment markets, Tokyo Tatemono re-entered the market in 2023 with the establishment of Tokyo Tatemono US Ltd. Since then, the Company has been jointly advancing projects with local partners possessing extensive track records and has participated in a cumulative total of 11 projects to date, consisting of nine multi-family properties and two logistics facilities (including this property). Looking ahead, Tokyo Tatemono aims to secure investment opportunities of over ¥20 billion annually and will continue efforts toward further business expansion.

### Sumitomo Forestry

Sumitomo Forestry Group entered the multi-family rental community development business in the U.S. in 2018. In 2024, the company's annual supply of multi-family housing units grew to 5,344, equivalent to the fourth largest\* in the U.S., and it has grown to become a major pillar of operations after its U.S. spec homes business.

JPI is a multi-family rental community designer, builder, and developer that was made a consolidated subsidiary of Sumitomo Forestry in 2023. Headquartered in Dallas, Texas, the company leverages its development, design, and construction functions, alongside excellent cost and quality control capabilities, to expand its business in southern Texas, as well as northern Texas (the Dallas-Fort Worth area).



The group is engaged in a broad range of global businesses centered on wood, including forestry management, the manufacture and distribution of wood building materials, the contracting of single-family homes and medium- to large-scale wooden buildings, real estate development, and wood biomass power generation. In the Sumitomo Forestry Group's long-term vision Mission TREEING 2030, the group is seeking to promote the Sumitomo Forestry Wood Cycle, a value chain to contribute to decarbonization for the whole of society by increasing the CO<sub>2</sub> absorption of forests and popularizing wooden buildings that store carbon for long periods of time. With the promotion of global expansion as one of the business policies in the group's long-term vision, it is also working to accelerate decarbonization initiatives in the United States.

\* Based on the National Multifamily Housing Council (NMHC) 2025 ranking of multi-family housing operators in the United States, independently aggregated by Sumitomo Forestry Co., Ltd.

Note: The images and facility details presented in this release are based on the current plan and may be subject to change. This document has been translated from a part of the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.