

# PRESS RELEASE

## 1. Award granted by KMUTT for our collaborative research initiative

In 2022, we were granted an award by King Mongkut's University of Technology Thonburi (KMUTT) in recognition of our long-term initiative for joint research with Thai universities. We are the first Japanese real estate developer to have earned this award.



<Commemorative items presented>  
From left to right: Medals, plaque, and card holder

<Representatives from Nomura Real Estate Development and KMUTT faculty members pose for a photo at the awarding ceremony>

Second from left: Ms. Chanida Lumthaweepaisal, Assistant Professor, School of Architecture and Design, KMUTT

Fourth from left: Mr. Michael Paripol Tangtrongchit, Dean of the School of Architecture and Design, KMUTT

Fifth from left: Ms. Nuttinee Karnchanaporn, Associate Professor, School of Architecture and Design, KMUTT

Associate Professor Nuttinee Karnchanaporn, PhD

King Mongkut's University of Technology Thonburi (KMUTT),  
School of Architecture and Design

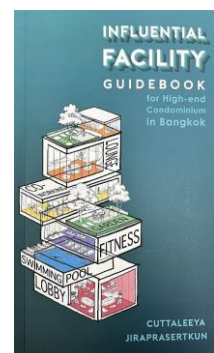
Area of research: History and theory of architecture, domestic interiors and museum facilities

She has undertaken five research projects with us since 2018.



## 2. Fruit of joint research with KU

Findings from our five-year joint research with Kasetsart University (KU) have been compiled into a set of design guidelines for high-end condo common areas and published as “Influential Facility Guidebook for High-end Condominium in Bangkok” (Cuttaleeya Jiraprasertkun, 2022). When we participate in projects in Thailand, we utilize the design guidelines in property planning to produce property designs more aligned to the needs of the target market. Also, by making this publication available to the public, we seek to help improve condo-living environments throughout Thailand.



Right photo: “Influential Facility Guidebook for High-end Condominium in Thailand” (2022, Bangkok) ▶

Assistant Professor Cuttaleeya Jiraprasertkun, PhD

Faculty of Architecture, KU

Area of research: Cultural space, community spaces in urban centers in Thailand

She has undertaken three research projects with us since 2018.



NEW VALUE, REAL VALUE

 NOMURA REAL ESTATE GROUP

# PRESS RELEASE

## (3) Our commitment to quality properties in overseas projects

In countries where we operate, we are pursuing various initiatives designed to promote project localization and add greater value to properties, with a particular focus on the following five areas including joint research with overseas universities and the Knowledge Exchange Program. By utilizing knowledge obtained through these initiatives, we will continue to develop high-quality properties that contribute to people in our host countries.

Initiative	Purpose and description
Joint research with universities	<ul style="list-style-type: none"> <li>• Conduct joint research with local universities</li> <li>• Gain a better understanding of local customs and needs; improve the salability of properties</li> <li>• Joint research projects currently underway in two countries, i.e., Thailand (since 2018) and Vietnam (since 2022)</li> <li>• Thailand: Collaborating with three local universities—i.e., KMUTT, KU, and Chulalongkorn University—as well as with Japan Women’s University<sup>(*)</sup></li> <li>• Vietnam: Having launched joint research projects with two local universities—i.e., the Hanoi University of Civil Engineering and Hanoi Architectural University—as well as with Japan Women’s University</li> <li>• A total of nine joint research projects carried out or underway in Thailand in the five years since 2018</li> </ul>
Knowledge Exchange Program	<ul style="list-style-type: none"> <li>• Bring together an internship program for overseas university faculty members and students and an exchange program for our overseas employees</li> <li>• Offer opportunities for overseas university professors and internship students, employees of our overseas subsidiaries, and head office employees to interact and exchange knowledge</li> <li>• Promote knowledge and technology sharing across national boundaries, synergy creation, a better understanding of local customs and needs to overcome business challenges, such as the obsolescence of property plans due to changes in customer needs and intensifying competition resulting from a deterioration in the real estate market</li> </ul>
KAIZEN activities	<ul style="list-style-type: none"> <li>• Implement the PDCA cycle to improve design and construction quality</li> <li>• Offer greater added value to customers by ensuring early detection and correction of any defects in each stage—i.e., design, construction, and delivery—and building high quality into properties</li> <li>• Conduct a customer satisfaction survey after delivering a property to improve future property development plans</li> <li>• Create country-specific quality and design manuals to improve the overall quality level of projects with which we are involved</li> </ul>
Utilization of DX technologies and smart city development	<ul style="list-style-type: none"> <li>• Make smart city development plans for large-scale township projects in Asia and add greater value to properties</li> <li>• Utilize digital transformation (DX) technologies to improve the overall level of existing projects and solve social issues</li> <li>• Invest in a fund specializing in real estate tech companies to explore and utilize advanced technologies for real estate development in Asia (2021)</li> <li>• Continue to seek information to realize implementation of smart city operating systems overseas (2022)</li> </ul>
Promotion of sustainability	<ul style="list-style-type: none"> <li>• Implement and develop initiatives in the following five areas: diversity and inclusion, human rights, decarbonization, biodiversity, and circular design</li> <li>• Promote diversity through active recruitment of local talents</li> <li>• Reduce CO<sub>2</sub> emissions by introducing renewable energy facilities and CO<sub>2</sub> fixation technologies, etc.</li> <li>• Obtain environmental certifications such as LEED and BREEAM</li> <li>• Create a circular society through the use of recycled materials, efficient use of water resources, and extended lifespan of buildings</li> </ul>

\* In Japan, we have been collaborating with Satoko Shinohara Lab, Japan Women’s University since 2006.

# PRESS RELEASE

## **(4) Partner universities in overseas projects**

### - Japan Women's University (JWU)

Being the only private women's university having the Faculty of Science, Japan Women's University is a comprehensive university for women that provides an integrated learning environment where sciences and humanities come together. Founded as Japan's first institution offering systematic higher education to women, JWU marked its 120th anniversary in 2021. Today, it offers K-20 education (from kindergarten to graduate programs) as well as recurrent education programs open to both alumni and non-alumni, thus providing opportunities for everyone to continue to learn and grow throughout their lives and producing human resources to work together to create new futures in this diverse, non-linearly changing world.

### - King Mongkut's University of Technology Thonburi (KMUTT)

King Mongkut's University of Technology Thonburi is a national university based in Bangkok, the capital city of Thailand. It has three campuses, two in Bangkok and one in Chom Bueng, Ratchaburi Province. KMUTT's history dates back to 1960 when Thonburi Technical College (TTC) was established by the Ministry of Education's Department of Vocational Education. TTC, an institute designed to train technicians, was split into KMUTT and two other institutes in 1971. The university is named after King Mongkut (Rama IV) known as the "Father of Science and Technology" in Thailand.

### - Kasetsart University (KU)

Kasetsart University is a national university based in Bangkok, the capital city of Thailand. Founded in 1943 as Thailand's first agricultural university, it is the third oldest national university in the country. Today, KU is one of the largest universities in Thailand, having seven campuses and offering a wide range of disciplines including science, liberal arts, social science, humanities, education, and architecture. The word "kasetsart" in the name of the university means agronomy in Thai.

### - Chulalongkorn University (CU)

Chulalongkorn University is a national university based in Bangkok, the capital city of Thailand. Founded by Rama VI in 1917, it is the oldest university in Thailand. Today, CU has a total of 19 faculties—including medicine, law, engineering, commerce and accountancy, and arts—along with many research facilities. Its campus is located in the downtown Bangkok. The university is named after King Chulalongkorn (Rama V).

### - Hanoi Architectural University (HAU)

Hanoi Architectural University is a public university based in Hanoi, Vietnam. Founded in 1969, HAU is oldest university in architectural education and one of the universities representing Vietnam in the fields of architecture and urban planning.

In addition to having the academic faculty related to the architecture, urban and regional planning, structural and construction engineering, industrial fine arts, and so forth. HAU has been conducting research on sustainable architecture and urban planning, heritage preservation, and disaster-resilient architecture.

### - Hanoi University of Civil Engineering (HUCE)

The Hanoi University of Civil Engineering (HUCE) is a national university based in Hanoi, Vietnam. Founded in 1966, it is one of the oldest and leading Vietnamese universities in the fields of civil engineering and infrastructure development. HUCE is composed of faculties covering various fields of civil engineering, including construction engineering, transportation engineering, geotechnical engineering, water resource engineering, and environmental engineering. It is focusing on education and research that will produce results leading to real business opportunities.

