

Press Release

August 10th, 2026

Nomura Real Estate Development Co., Ltd.

Release category : Global

**New Strategic Joint Venture partnership for ‘THE MONUMENT SATHON’
A Luxury High-rise Condominium Project in the Heart of Sathorn, Bangkok**
- First strategic business partnership with Leading Thai Real Estate Developer Sansiri -

Key Highlights of This News Release

1. First strategic joint venture partnership with Sansiri, a Thailand’s leading real estate developer with over 40 years of experience in crafting the exceptional living experiences.
2. Prime location in Sathon 10, one of Bangkok’s most established business and financial districts, surrounded by leading office buildings, five-star hotels, restaurants, embassies and key city infrastructures.
3. A private development with only 185 units, with 100% conventional parking, extensive green spaces and dedicated facilities for pets and residents (1st SANSIRI PAW & CO.)

Nomura Real Estate Development Co., Ltd. (Minato-ku, Tokyo; President and CEO: Daisaku Matsuo; hereinafter referred to as “the Company”) is pleased to announce its participation in THE MONUMENT SATHON, a luxury high-rise condominium project developed by Sansiri Public Company Limited (hereinafter referred to as “Sansiri”), one of Thailand’s leading real estate developers.

Since 2017, the Company has participated in 26 joint ventures in Thailand, spanning condominium and detached housing developments, as well as hotels and serviced apartments. Through its KAIZEN initiatives,* the Company has continued to enhance project quality and customer satisfaction.

Developed under Sansiri’s THE MONUMENT brand, THE MONUMENT SATHON is located in Bangkok’s prime Sathon business and financial district. It is one of Sansiri’s most significant residential projects in Thailand to date and marks its first strategic joint venture partnership with Sansiri.

Building on nearly a decade of experience in Thailand and insights gained through its KAIZEN initiatives, the Company aims to further expand its business presence and pursue continued growth in the country.

* Initiatives that apply the PDCA cycle at every stage from design through post-handover to continuously improve quality and enhance customer satisfaction.



[Image of the completed “THE MONUMENT SATHON”]

1. About the strategic joint venture partnership with Sansiri Public Company Limited

Sansiri is one of Thailand's leading property developers, with over 40 years of experience creating thoughtfully designed homes, including its luxury brand "THE MONUMENT", that elevate everyday living under the philosophy 'Constructing Life, not Just Buildings'. From distinctive residences to integrated services and communities, Sansiri combines design excellence, quality, and a deep understanding of how people live—continuing its commitment to creating lasting value for residents and society.

Through this strategic joint venture partnership with Sansiri, we will accumulate expertise and achievements in the luxury residential sector in Thailand, and promote housing development that meets diverse residential needs.

2. Main Features of "THE MONUMENT SATHON"

1) Rare Location in Sathon, at the Heart of Bangkok's Central & Financial Business District

THE MONUMENT SATHON is located in the historic Sathon district, at the heart of Bangkok's central business and financial district. The surrounding neighbourhood brings together the area's distinctive heritage and contemporary city living, with leading office buildings, five-star hotels, renowned restaurants, commercial destinations and embassies nearby.

The project is approximately 80 metres from Saint Louis BTS Station and offers convenient access to Bangkok's major roads, providing a rare balance of connectivity, urban convenience and the distinctive character of Sathon.

2) "THE MONUMENT," Sansiri's Luxury Condominium Brand

THE MONUMENT SATHON is a new project development under THE MONUMENT, Sansiri's luxury condominium brand. The brand is recognized for its prime locations, distinctive architectural design and thoughtfully planned shared facilities, and has established a strong presence in Thailand's premium residential market.

3) A Thoughtfully Designed Living Environment

THE MONUMENT SATHON offers a thoughtfully designed urban living environment shaped by nature, everyday convenience, and shared spaces for pets and people.

1. Landscape Design Rooted in Nature

Guided by the concept "Bring Nature Back to Sathon 10," the landscape design preserves existing trees that have stood on the site for over 50 years and integrates greenery throughout the development. Planting on the upper floors complements the building's natural-toned façade, reflecting the belief that "Green is the Timeless Luxury."

2. 100% Conventional Parking

The project provides 189 conventional parking spaces for 185 residential units, allowing residents to park independently and supporting convenient arrivals and departures every day.

3. Pet- Shared Living for Pets and People

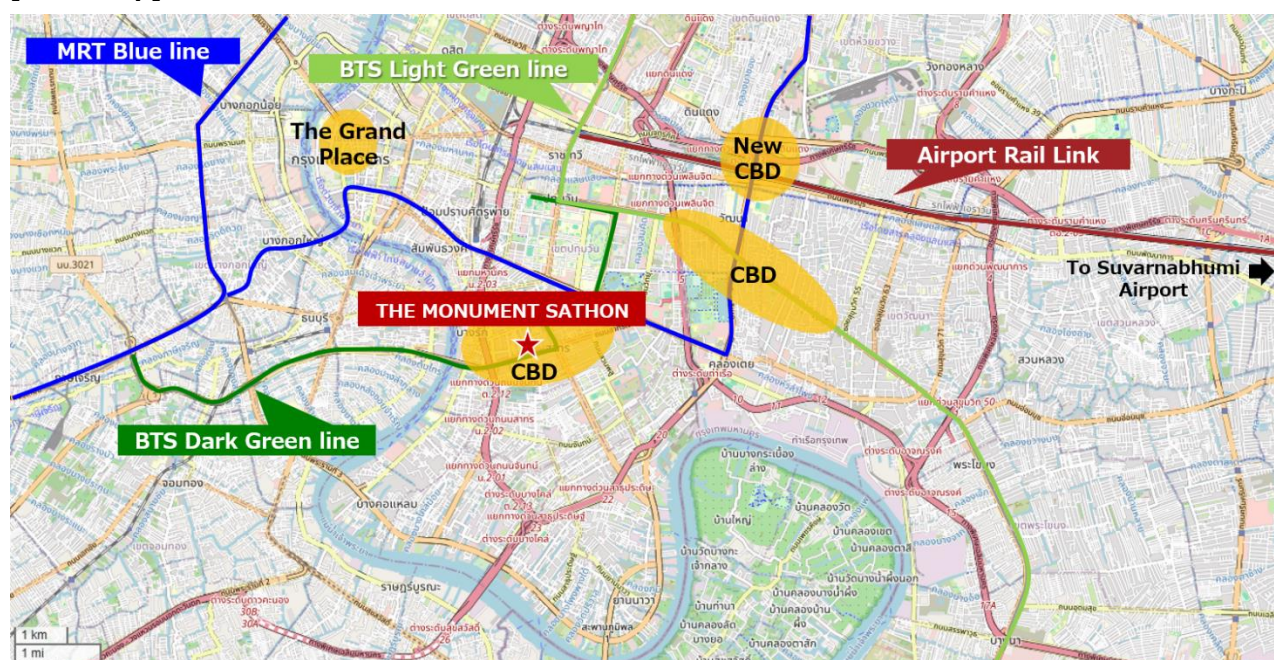
Pets are welcome in all residential units. Under SANSIRI PAW & CO., first launch at THE MONUMENT SATHON, the project provides dedicated facilities where residents and their pets can spend time together, including the Pet Sky Lounge, Pet Sky Park, and Pet Grooming & Spa.

3. Project overview

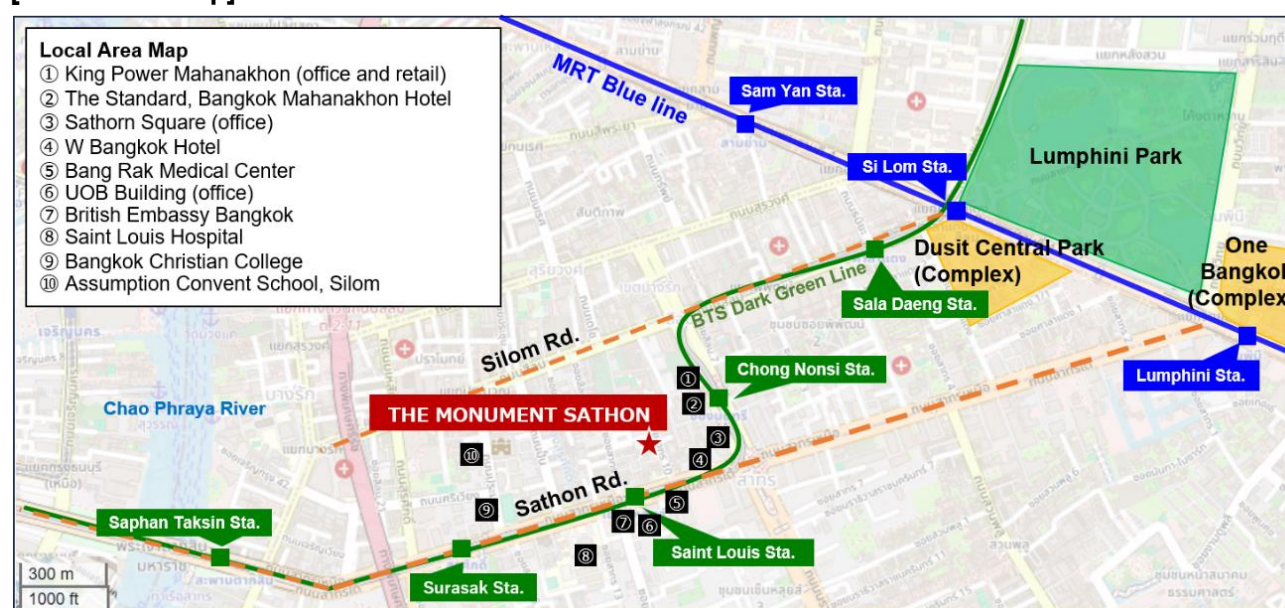
Project Name	THE MONUMENT SATHON
Address	Bang Rak District, Bangkok, Kingdom of Thailand (Sathorn Area)
Project Owner	Nomura Real Estate 45%, Sansiri Public Company Limited 55%
Transportation Access	2-minute walk from BTS Dark Green Line "Saint Louis" Station
Site Area	2,834 sqm
Usage	Condominium (High-rise condominium)
Scale / Total units	3 basement floors, 29 above-ground floors; 185 units
Unit Composition	1–3 Bedroom (39 sqm – 202 sqm), Penthouse (240 sqm, 303 sqm)
Scheduled Sales Start	September 2026

Note: Project details are subject to change.

[Area Map]



[Local Area Map]



[Reference]

<Partner Company>

Company Name	Sansiri Public Company Limited (“Sansiri”)
Head Office	Wattana District, Bangkok Metropolis, Kingdom of Thailand
Established	1984
Employees	Approx. 1,900 employees
Main History	• 1984: Predecessor company commenced real estate development business • 1995: Registered as Sansiri Public Company Limited • 1996: Listed on the Stock Exchange of Thailand (SET) • A leading Thai developer providing various residential products and services
Corporate Website	https://www.sansiri.com/en/