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To Members of the Press

Nippon Steel Kowa Real Estate Co., Ltd.

### **For-Sale Condominium Project in New Jersey, U.S. Announcement of Participation in the “Vista Pointe Project”**

NSKRE US Corporation (based in Delaware), the U.S. subsidiary of Nippon Steel Kowa Real Estate Co., Ltd. (headquartered in Minato-ku, Tokyo; led by President and CEO Masahiro Miwa) has entered into a joint venture contract with Daiwa House Texas Inc. (hereinafter “Daiwa House Texas”), the U.S. subsidiary of Daiwa House Industry Co., Ltd. (headquartered in Kita-ku, Osaka-shi; led by President and CEO Hirotsugu Otomo). Under the joint venture agreement, NSKRE US Corporation has agreed to enter into the project and acquire part of Daiwa House Texas’s ownership interest in the “Vista Pointe Project,” a condominium development project in New Jersey being developed by Daiwa House Texas in partnership with Toll Brothers, Inc., a leading U.S. real estate company.

While the Company has engaged in value-add rental housing projects in the U.S. in the past, this project marks its first entry into the U.S. for-sale condominium business. Going forward, the Company will continue to engage in residential projects in the U.S.

#### ■ Overview of the Vista Pointe Project

##### • Key Features

1. A for-sale condominium with a full range of shared facilities
2. An excellent location with convenient access to business districts and amenities for daily life

#### 1. A for-sale condominium with a full range of shared facilities

This venture is a development project for a nine-story, 73-unit for-sale condominium. The residences primarily consist of two- and three-bedroom units, with four floor plan options (ranging from 88 m<sup>2</sup> to 218 m<sup>2</sup>). The building will offer a variety of unit layouts suitable for single-person households and families working in nearby areas, as well as couples seeking a luxury-oriented lifestyle. The shared amenities include a rooftop garden with a view of Manhattan, BBQ grills, and an outdoor pool, as well as a party room, a fitness center equipped with yoga space and training equipment, a makerspace for DIY activities, a children’s play center, a media room, and a social lounge, offering a wide range of facilities that meet diverse lifestyle needs.



Living room, dining room, and kitchen (concept image)



Rooftop garden (concept image)

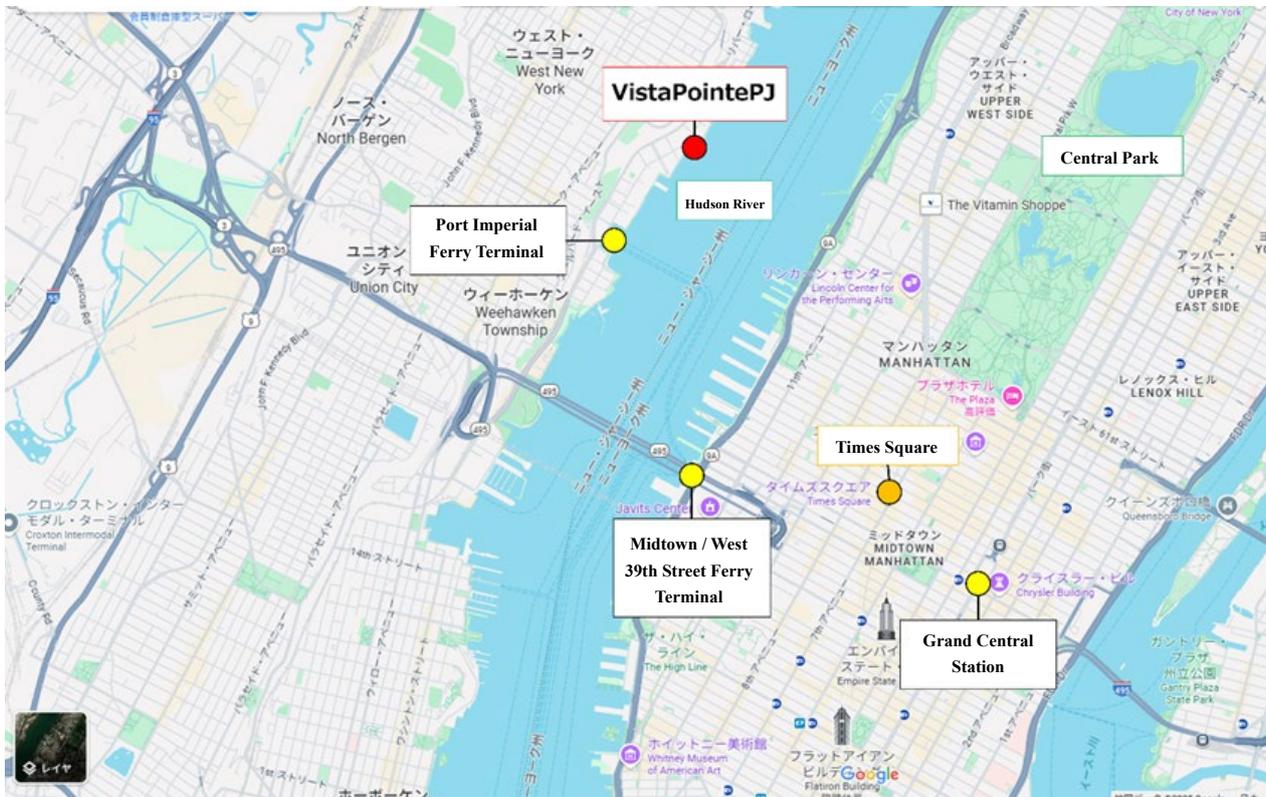


Outdoor pool (concept image)

## 2. An excellent location with convenient access to business districts and amenities for daily life

The project is located in the popular waterfront area of West New York, offering views of Manhattan and the Hudson River, where available sites are scarce. The site is located about 2.6 km from Manhattan’s “Midtown / West 39th Street Ferry Terminal” and 6.5 km from Jersey City. Central Manhattan can be accessed via bus, train, ferry, and complimentary shuttle services. In addition, the surrounding area offers supermarkets, medical facilities, and educational institutions, supporting everyday convenience.

### ■ Property Location (Map Data: Google Maps)



### ■ Project Overview

Name	Vista Pointe Project
Address	West New York, New Jersey
Access	4-minute walk from Port Imperial Blvd at Riverwalk Place Bus Stop 15-minute walk from NY Waterway Port Imperial Ferry Terminal 15-minute walk from Port Imperial Light Rail Station
Lot Area	11,368 m <sup>2</sup>
Total Floor Area	19,155 m <sup>2</sup>
Structure & Number of Floors	Reinforced concrete with partial steel construction; 9 stories
Total Number of Units	73 units (1-bedroom: 7 units, 2-bedroom: 27 units, 3-bedroom: 32 units, 4-bedroom: 7 units)
Private Floor Area	88 m <sup>2</sup> to 218 m <sup>2</sup>
Key Facilities	Fitness center, children's play center, media room, game room, party room, makerspace, social lounge, rooftop garden, outdoor pool, etc.
Project Owner	Vista Pointe I Urban Renewal LLC (Formed by Daiwa House Texas Inc. and Toll Brothers Inc.; ownership ratio not disclosed)
Design	SLCE Architects
Construction Management	Toll Brothers Inc.
Start of Construction	November 15, 2024
Completion	April 2027 (planned)
Planned Start of Sales	From September 2025 onward (planned)
Total Project Cost	Undisclosed