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MIYAKOSHI



May 14, 2025

To Whom It May Concern

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Shenzhen Real Estate Redevelopment Project Officially Underway Progress Report on the "World Innovation Center" Project

We are pleased to announce that the Shenzhen Planning and Natural Resources Bureau publicly released the draft plan for the “Urban Renewal Unit Plan Amendment (Draft)” for Section 01-01—currently the most advanced phase—of the “World Innovation Center” project, promoted by our subsidiary, Shenzhen Crown (China) Electronics Co., Ltd. (hereinafter referred to as "Crown Electronics"), in Shenzhen, China. The announcement was made on March 25 of this year (refer to the press release dated March 26). Following the public release of the draft, the Bureau has officially approved items (2) through (6) of the proposed amendments, excluding item (3) ①, which relates to the ongoing review by the Shenzhen Municipal Government concerning adjustments to public facilities.

1. Overview of Development Approval

- (1) Project Name: Urban Redevelopment and Upgrading of the Chegongmiao Area, Shatou Subdistrict, Futian District – Urban Renewal Unit Project 1
- (2) Implementing Entity: Shenzhen Crown (China) Electronics Co., Ltd.
- (3) Land Area: 21,991 square meters

(4) Approved Gross Floor Area: 348,700 square meters (Floor Area Ratio: 15.9)

Specifically: Industrial R&D Buildings (Office Buildings): 251,460 m²

Ancillary Industrial Buildings: 90,700 m²

incl. Residential:78,700m², Commercial and
Service Facilities:12,000m² (7,000 m² above
ground, 5,000 m² underground), Public Facilities:
6,540 m²

(5) Building Height: New-type Industrial Buildings: Two towers, each 250 meters

Residential Building: One tower, 150 meters

(See attached conceptual renderings for reference)

2. In conjunction with the approval of Crown Electronics as the official implementing entity and the confirmation of the gross floor area, Miyakoshi Group has drafted the Establishment Statement of Intent of the World Innovation Center.

Following the approval of Gross Floor Area, we plan to announce further details regarding development and revenue projections in due course.

Incidentally, the impact of this progress on the consolidated financial results is expected to be minimal.

<End>

Attachments

1. Establishment Statement of Intent of the “World Innovation Center” (Japanese, Chinese, and English versions – 1 copy each)
2. Conceptual Renderings of the “World Innovation Center” – 3 renderings



設 立 趣 意 書

イノベーションは経済成長の原動力である。先端技術や新しい製品の開発などを通じて生産性を向上させ、次世代の産業や市場を創造し様々な社会課題の解決につながる。イノベーションは限りある資本や労働を効率的に活用し、持続的に経済を伸ばす力を持つのである。

こうした高次の理念を体現する一助として、私共は B to B 向け統合プラットフォームであるワールドイノベーションセンター（以下「WIC」）を中国深圳に建設することに決した。WIC を拠点に価値の創造や世界への伝達を助け、新しい産業において大胆なイノベーションが進むよう貢献することが当社の使命である。

WIC を創る深圳は今やグレーターベイエリア（粵港澳大湾区、GBA）の至宝とされる中核都市で、別格のイノベーション先進都市である。WIC はその深圳の中心部、福田区において永きに亘って活用できる、堅固かつ安全、そして流麗な建築物であり、質の高い発展を牽引する基盤となるものである。

私共は、その大きな舞台となる GBA のランドマークとして WIC を創り「輝ける星」のひとつとして磨き上げ、開発環境のすばらしさを末永く海外に発信する。そして、人類の更なる繁栄と世界平和を醸成することを誓い、ここに設立趣意書を制定する。

宮越ホールディングス株式会社
深圳皇冠（中国）電子有限公司

2025 年 1 月 11 日



设立宗旨书

创新是经济增长之原动力。通过开发尖端技术与新产品提升生产效率，开辟下一代产业和市场，可有效解决各类社会课题。创新能有效利用有限的资本与劳动力，拥有持续推动经济发展的强大力量。

为助力实现这一崇高理念，我们决定在中国深圳建设面向 B to B 的综合平台——世界创新中心（以下简称“WIC”）。我们的使命是立足于 WIC，助力创造价值、向全球传递价值，并为推动新兴产业大胆创新做出贡献。

现如今，WIC 拟建地深圳是大湾区（粤港澳大湾区，GBA）奉为瑰宝的核心城市，是一座别具一格的创新先进城市。WIC 坐落于其核心区域福田区，由经久耐用的坚固、安全、优美的建筑物组成，必将成为引领高质量发展的强大基石。

我们将精雕细琢，把 WIC 打磨成为其广阔舞台 GBA 的一座地标、一颗耀眼明星，并持续向海外传播这里优越的研发环境。同时，我们誓将致力于营造人类的更加繁荣与世界的和平稳定，为此特制定本宗旨书。

深圳皇冠（中国）电子有限公司
宫越控股有限公司

2025 年 1 月 11 日



Miyakoshi Holdings, Inc.
Shenzhen Crown (China) Electronics Co., Ltd.
January 11, 2025

Establishment Statement of Intent

Innovation is the driving force behind economic growth. By developing advanced technologies and new products, productivity is improved, next-generation industries and markets are created, and various social issues are addressed. Innovation harnesses limited capital and labor efficiently and possesses the power to sustain and grow the economy.

As a means to embody this higher-level philosophy, we have decided to build the World Innovation Center (hereinafter referred to as "WIC"), an integrated B-to-B platform, in Shenzhen, China. By utilizing WIC as a hub, our mission is to facilitate the creation and dissemination of value to the world and to contribute to the advancement of bold innovations in new industries.

Shenzhen, the location of WIC, is now regarded as the crown jewel of the Greater Bay Area (Guangdong-Hong Kong-Macao Greater Bay Area, GBA) and an unparalleled innovation-leading city. WIC will be situated in the heart of Shenzhen, in Futian District, as a sturdy, safe, and elegant architectural structure that can be utilized for decades, serving as a foundation to drive high-quality development.

We pledge to establish WIC as a landmark of the GBA, polishing it as a "shining star" on this grand stage, and continuously showcasing the excellence of its development environment to the world. Furthermore, we vow to contribute to the further prosperity of humanity and the cultivation of world peace, hereby formalizing this establishment statement of intent.





