



Head office: 170-C Camelot Drive,
Spartanburg, SC
29301, U.S.A.

Established: 1974

Number of employees: 21 (as of March 2024)

Business: Land development



Business outline

Mark III Properties operates its business mainly in Greenville and Spartanburg, South Carolina, where many international corporations are based. The company sells more than 2,000 lots per year as well as some commercial tracts. Over the nearly 50 years since its founding in 1974, the company has built up a high level of expertise, strong subcontractor networks, and solid relationships with builders and land developers. Mark III Properties is one of the only land developers in the area with the capability and capacity to engage in large-scale residential development.

Builders trust Mark III Properties to consistently perform high quality work. This trust has translated into opportunities for future land development projects. The company secures prime residential lots over the long-term and in a stable manner. The goal is to achieve continued growth in the single-family homes business, and at the same time, to minimize the risks of land ownership. In addition, when circumstances are optimal, Mark III Properties engages in joint ventures to enhance synergy among the various Sumitomo Forestry Group companies.



Message from President, Jay Beeson

Greetings from South Carolina! This year, Mark III Properties celebrates 50 years of developing new communities and our focus continues to be to create the most desirable and most successful neighborhoods in our area. South Carolina has experienced some of

the fastest rates of growth in the United States over the last few years and Mark III Properties has consistently been the market leader in new home developments in the Upstate Region. We align with the best Regional and National Homebuilders serving our market (including DRB Group) to bring innovative and inviting new home communities to life. Our partnership with Sumitomo Forestry America has enabled us to grow our business while maintaining our core values of being the best in the market in terms of quality, location, amenities and overall desirability of our communities. We are proud to be part of the Sumitomo Forestry Family!

Projects with DRB and Brightland

Mark III Properties is proud to have successfully coordinated multiple joint venture projects with other Sumitomo Forestry Group Companies in the past few years. We have developed and provided equity funding for multiple Build to Rent projects in the Upstate of South Carolina where Mark III carried out horizontal development and DRB constructed townhome units on time and on budget (Longview Terrace). We also coordinated a joint venture partnership where Mark III and SFA MF provided equity funding for a Build to Rent project in Austin, Texas that was fully developed and successfully constructed by Brightland Homes (Harvest Meadows). In each of these partnerships, it was a pleasure to work side-by-side with group companies of Sumitomo Forestry. In multiple instances, Mark III, SFA MF and the group companies had to sacrifice some of our singular project desires in order to ensure the success of the overall project. We cannot express enough appreciation for DRB and Brightland Homes for the opportunity to work in alignment on these projects, and we look forward to continuing these relationships in the future.



Introducing a Japanese Renovation Company —Sumitomo Forestry Home Tech Co., Ltd.



Sumitomo Forestry homes



Detached houses



Apartments



Accommodation facilities



Traditional Japanese-style houses

Business outline

Sumitomo Forestry Home Tech Co., Ltd. is a fully-owned subsidiary of Sumitomo Forestry Co., Ltd. that specializes in renovations. It is engaged in the renovation of a wide range of facilities, ranging from wooden detached houses including “Sumitomo Forestry homes,” to apartments, traditional Japanese-style homes, accommodation facilities, and even temples and shrines. It leverages on the

reliable design capabilities, sophisticated technological prowess, and wealth of knowhow that are unique to the Sumitomo Forestry Group, which has comprehensive knowledge in wood.

Head office: Chiyoda-ku, Tokyo
Established: 1988
Number of employees: 2,376



A new office, designed in-house

Rebirth of traditional Japanese-style houses

Traditional Japanese-style houses reflect the knowledge and creativity of daily life, which the Japanese people have continued to inherit and pass on throughout their long history. In its renovations, Sumitomo Forestry Home Tech utilizes traditional designs while adding new value to buildings.



Transforming a townhouse into a hotel

Auberge Homachi Mikuniminato, a hotel converted from townhouses, opened in January 2024. The Mikuni Minato area, where the hotel is located, prospered from the Edo to Meiji eras (around 1600–1900) and is rich in historical and cultural tourism resources. *Machiya*, which are traditional Japanese townhouses, have been renovated and repurposed as hotel rooms. In addition to improving their quake resistance, the appeal of the existing buildings has also been enhanced.



Renovation of a former Japanese confectionery shop



Message from President and Representative Director, Yasuyuki Shindo

The work of the renovation business is not as simple as giving buildings a makeover. We help customers to create residences that suit modern lifestyles, while remaining sensitive to the various sentiments associated with the homes that they have lived in for many years. We contribute to the realization of a decarbonized society by extending the lifespan of houses and

enabling carbon fixation through renovations that make use of wood. Furthermore, by leveraging the shear wall/seismic resistant technologies developed jointly with Sumitomo Forestry, we regenerate homes to suit the lifestyles of our customers, and at the same time, provide added value that is unique to Sumitomo Forestry Home Tech and pass it on to the future.



Semi open-air bath with a garden view

Discounts
available
now!



Venturing into the afforestation and carbon credit creation business in Australia

→ Read the press release: https://sfc.jp/english/news/pdf/20240229_01.pdf



Newly purchased afforestation site

Sumitomo Forestry Australia has established SFA Nature Based Solutions Pty Ltd acting as trustee for SFA Nature Based Solutions unit trusty (hereinafter collectively, SFA-NBS). In February, SFA-NBS purchased 957 hectares of new land in eastern Victoria as an afforestation site. By planting softwood trees, the company will undertake afforestation and carbon credit business operations. We have already entered the housing and real estate development business in Australia, promoting wooden

buildings that store carbon for long periods of time. By diversifying our business through this venture, we will accelerate the Sumitomo Forestry Wood Cycle, our value chain to realize decarbonization for the whole of society. Australia is experiencing a rise in demand for housing, particularly for high energy rated dwellings using wood, due to population growth over the medium to long term. There is also an increasing demand for wood products suitable for residential construction. Furthermore, the

Australian government has enacted the Carbon Credits (Carbon Farming Initiative) Act 2011. Under this law, companies with high direct GHG emissions (Scope 1 emissions) from in-house fuel use or other factors are required to offset excess emissions above the cap with carbon credits. Against the backdrop of tightening environmental regulations, demand for carbon credits is expected to increase.

Production of wall clocks from offcuts generated at PT. Sinar Rimba Pasifik

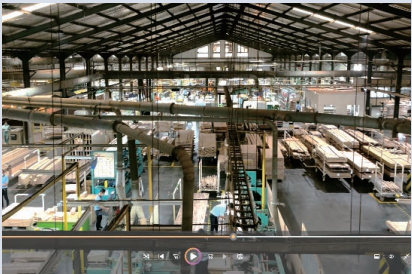
The Timber and Building Materials Division and PT. Sinar Rimba Pasifik (hereafter, “SRP”), which manufactures and sells wooden interior materials in Indonesia, have partnered with “Hacoa,” a brand specializing in lifestyle products, to produce wooden wall clocks. These clocks are made from offcuts of solid pieces of flooring material produced by SRP for use in Sumitomo Forestry’s custom-built houses in Japan. Since January 2024, we have been presenting them as gifts upon the delivery of Sumitomo Forestry’s custom-built homes to customers, to commemorate the completion of their new homes. A distinctive design element of these clocks is the preservation of the knots and color gradation, allowing the owner to enjoy the natural features of the wood. In the production process, particular attention has been given to the beauty of the curved lines, and both machine and manual work have been combined effectively to preserve the warmth of the wood when it is touched by a hand. This marks the second partnership between SRP and Hacoa, the first being the production of pen cases using offcuts from flooring materials in 2020.



Wall clock (solid walnut timber)



Offcuts generated from cutting flooring materials



SRP's factory



Pen case made from offcuts of flooring materials



I am in charge of the production management of flooring materials!

Teddy Agus Martanto
Leader, Flooring Processing department



I am in charge of the production management of the processes from making finger jointed timber to processing timber into the required flooring shape. In the manufacturing process, we check each item to ensure that the grade of the raw materials, dimensions, wood grain, color, and other design aspects fulfill the requirements and quality standards.

Sumitomo Forestry America gathers 43 representatives for general meeting

On February 23, Sumitomo Forestry America held its annual general meeting at the Dallas office, gathering 43 representatives from across the U.S. At the meeting, participants shared information on the market conditions and activities for the respective Sumitomo Forestry Group businesses in the U.S. and discussed future policies and approach to business operations.

