

February 27, 2026

Integral Real Estate Fund I **Acquisition of Urban Retail Facility**

Integral Real Estate Fund I (“IREF I”), managed by Integral Real Estate Corporation (“IRE”), a company in Integral, has completed the acquisition of an urban retail facility located in Chuo Ward, Osaka City, Osaka Prefecture.

The newly acquired property is a landmark retail facility in the area, directly connected to a major station in central Osaka and situated on the lower floors of a high-rise residential tower. The property features a sophisticated exterior that harmonizes with the elegant cityscape lined with historical buildings and comprises a diverse range of tenants that support the daily lives of nearby office workers and residents, including a supermarket, a fitness club, a clinic, and restaurants.

However, as time has passed since its construction, the facility no longer meets the evolving needs of the local community. Through value-add strategies such as optimizing the tenant mix and improving the environment of the common areas, we aim to further enhance the facility's competitiveness.

Through the acquisition and management of retail facilities like this property, IREF I aims to maximize asset value while contributing to regional revitalization. We will continue to focus on discovering and creating investment opportunities across multiple asset types including residential, office, hotel, logistics, and retail assets, strategically expanding our investments in the Tokyo metropolitan area and other potential high-growth major cities in Japan.

【Pictures】



About Integral Real Estate Corporation

Integral Real Estate Corporation (Representative Directors: Takanori Emura, Hironori Nakai, Kensuke Nakahara, and Tomohiro Sumiya) is a real estate investment fund company founded in November 2024, aiming to embody Integral's corporate philosophy of "integral calculus – accumulation over time" in the real estate investment fund business. Leveraging Integral's characteristic as a private equity company, we possess unique strengths including providing solutions to management challenges through CRE strategy proposals to operating companies, leveraging the good characteristics of Integral, and making investment decisions through data-driven scientific approaches. As a "trusted investment fund," IRE stays close to local communities and pursues value that can be passed on to the next generation through investments that create the future of cities, aiming to realize sustainable real estate investment.

About Integral

Integral Corporation (Representative Director: Reiji Yamamoto) was founded in September 2007 as an independent Japanese private equity company investing in listed and unlisted companies in Japan. "Integral" stands for "integral calculus – accumulation over time" meaning that the company will strive to establish a relationship of highest trust with the management of invested companies. and will aim to accumulate the highest wisdom over time. Integral makes equity investments from a long-range perspective through its unique "hybrid investment" approach, utilizing both principal and fund money for investment. Subsequent to investment, the company will provide optimal support in terms of management and finance through the "i-Engine" corporate value enhancement team and will collaborate with the invested company sharing the same objectives and time horizon and seeing eye-to-eye with its management. Integral aspires to be a trusted investment fund, contributing to society through the success of invested companies.

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