

March 31, 2026

**Integral Real Estate Fund I**  
**Acquisition of Modern Logistics Facility**

Integral Real Estate Fund I (“IREF I”), managed by Integral Real Estate Corporation (“IRE”), a company in Integral, has completed the acquisition of a Modern Logistics Facility located in Matsudo City, Chiba Prefecture.

The newly acquired property is a 2-story box-type modern logistics facility completed in October 2024. The property features excellent access to the Matsudo IC on the Tokyo Outer Ring Road, which covers the entire Tokyo metropolitan area, and major arterial roads such as National Route 16. It is expected to function as a distribution hub covering the wide Tokyo metropolitan area, including Chiba Prefecture and eastern Tokyo. Additionally, it is surrounded by densely populated areas such as Matsudo City, Ichikawa City, Misato City, and Katsushika-ku in Tokyo, making the location highly suitable for not only wide-area distribution but also last-mile delivery. Furthermore, its location within an industrial park enables 24-hour operations, while the concentration of nearby residential areas provides the advantage of securing a stable workforce.

Although the property is currently vacant due to a mutual cancellation of the lease with the previous tenant, as part of our value-add strategy in our future operations, we aim to further improve the facility's profitability and asset value by achieving early operational stability through optimal leasing activities in this area, where potential tenant demand has been confirmed.

Through the acquisition and management of logistics facilities like this property, IREF I aims to maximize asset value while providing a foundation that supports wide-area and regional supply chains. 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: Reijiro 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.

### **Please Contact Integral for Additional Information:**

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