August 7, 2026

Integral Real Estate Fund I
Property Acquisitions and Signing of Sales and Purchase Agreements in Fukuoka City (3 Hotel Properties and 1 Residential Property)

Integral Real Estate Fund I ("IREF I"), managed by Integral Real Estate Corporation ("IRE"), a company in Integral group, has been actively investing in Kyushu, positioning it as a focus area. As part of this strategy, we are pleased to announce that IREF I has completed the acquisition of two properties and the signing of sales and purchase agreements for two properties located in Fukuoka City.

Continuous Investments in the Kyushu Area Centered on Fukuoka City

Major cities in Kyushu, particularly Fukuoka City, have a strong residential rental market backed by a high household growth rate and a young working population. Furthermore, due to their relative proximity to various Asian countries, they hold future potential as bases for tourism and business. Backed by strong fundamentals, the area has attracted attention from a wide range of domestic and international investors, and IREF I has continuously executed value-add investments. The cumulative investment amount in the target area currently accounts for just under 20%[1] of the total investment of IREF I.

Acquired Properties

The acquired properties are one hotel and one residential property in Fukuoka City, Fukuoka Prefecture.

For the hotel located in Hakata Ward (Picture A-1, A-2, A-3), the signing of the sales and purchase agreement was announced on March 28, 2025, and the transaction has been completed upon the completion of the building. The hotel has a total of 45 keys and features excellent transportation convenience, being a 9-minute walk to Hakata Station, 13 minutes to Fukuoka Airport, and 17 minutes to the Tenjin area. It is a rare property in Fukuoka City, where there is a shortage of accommodation facilities for large groups. Securing a spacious area of about 30 to 50 square meters per key, all guest rooms are fully equipped with kitchens, washing machines, and other amenities. This makes it a facility that meets the long-term stay needs of domestic and international families and group travelers.

The residential property located in Chuo Ward (Picture B) is in a location with excellent transportation convenience, a 4-minute walk to Yakuin Station, and a 6-minute subway ride from Yakuin Station to Hakata Station. Consisting of a total of 36 units ranging from single to family types, it caters to a wide range of tenant needs. The current rent is at a discount to the market rent, and we plan to carry out proactive value-add construction, such as full renovation of tenant space and cosmetic improvements of common areas, in conjunction with tenant turnover. We aim to maximize the property value by upgrading the facilities and designs to meet modern needs.

[1] Equity basis for properties whose closing has been completed as of August 7, 2026.

Properties with Signed Sales and Purchase Agreements

The properties for which sales and purchase agreements have been signed are two newer hotels in Fukuoka City, Fukuoka Prefecture.

Both properties (Pictures C and D) are located in highly convenient areas, within a 7-minute walk from Hakata Station and Gofukumachi Station, respectively, and are scheduled for completion in the summer and autumn of 2027. Both are being developed as accommodation facilities for large groups of 4 or more people per key, with guest rooms equipped with kitchens and washing machines, catering to the long-term stay needs of domestic and international group travelers and inbound tourists. We plan to acquire these properties through forward commitment contracts, conditional upon delivery at the time of the buildings' completion. Together with the hotel in Hakata Ward, we intend to capture the growth of the Fukuoka market, where inbound demand remains solid.

Future Outlook

While building strong relationships of trust with our stakeholders, IRE will continue to focus on discovering and creating investment opportunities across diverse asset types, and strategically continue investing in major cities nationwide with potential growth, mainly in the Tokyo metropolitan area.

【Pictures】

Hotel in Hakata Ward (Picture A-1)

Hotel in Hakata Ward (Picture A-2)

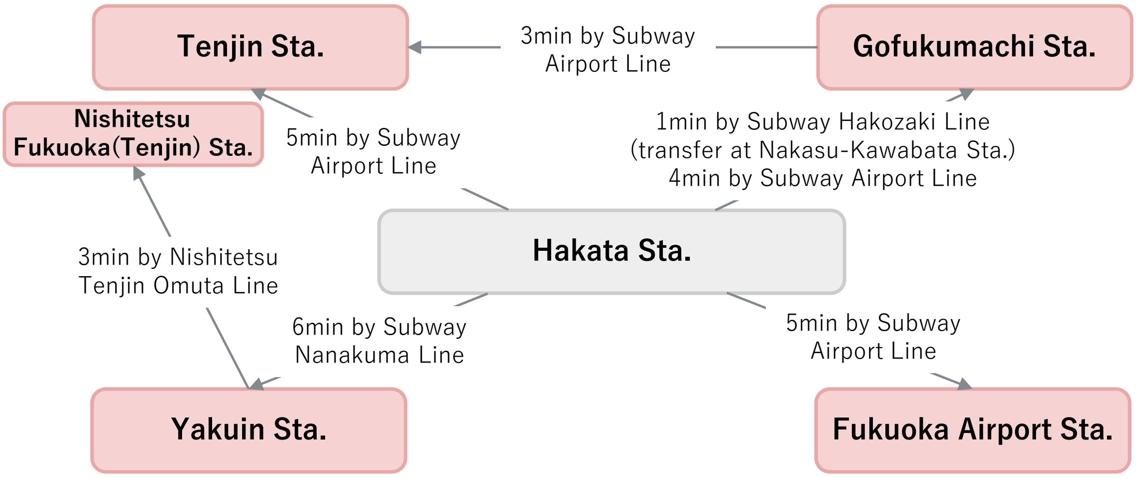
Hotel in Hakata Ward (Picture A-3)

Residential Property in Chuo Ward (Picture B)

Newer Hotel in Fukuoka City (Picture C)

Newer Hotel in Fukuoka City (Picture D)

【Major Station Access Map】



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.

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