

May 23, 2025

## **Integral Real Estate Fund I Three Residential Property Acquisitions**

Integral Real Estate Fund I ("**IREF I**"), managed by Integral Real Estate Corporation ("**IRE**"), a company in Integral group, has completed the acquisition of three residential properties located in Shibuya and Shinjuku Wards in Tokyo, and Hakata Ward, Fukuoka City, from multiple sellers.

These properties are strategically located in areas with excellent transportation access. For the properties in Shibuya and Hakata, we plan to implement value-enhancing renovations to both common spaces and individual units to address signs of aging. Through these improvements, we aim to continue to elevate the quality of life for our residents.

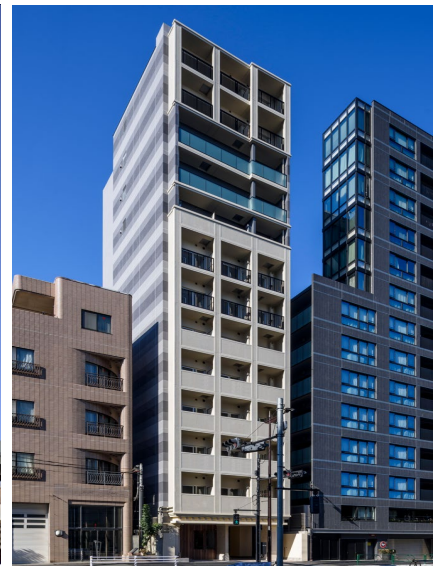
IREF I will continue to identify investment opportunities across diverse asset classes, including residences, offices, hotels, logistic facilities, retail spaces, and R&D centers, and contribute to future urban development. We will also actively pursue investment opportunities in Tokyo and other potential high-growth cities in Japan.



Shibuya, Tokyo Property



Hakata, Fukuoka Property



Shinjuku, Tokyo Property

### **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.

### **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 the Integral group'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 the Integral group, 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.

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

10F, GranTokyo South Tower 1-9-2, Marunouchi, Chiyoda-ku, Tokyo 100-6610 Japan

Integral Corporation

URL: <https://www.integralkk.com/en/>

Integral Real Estate Corporation

URL: <https://www.integral-re.com/>

Tel: +81-3-6212-6100 Fax: +81-3-6212-6099