

July 31, 2025

Integral Real Estate Fund I Acquires Office Building in Minato-ku, Tokyo for Hotel Conversion

Integral Real Estate Fund I ("**IREF I**"), managed by Integral Real Estate Corporation ("**IRE**"), a company in the Integral group, has completed the acquisition of an office building located in Minato-ku, Tokyo.

IRE plans to convert this office building into a hotel to enhance its value. The asset boasts a prime location with convenient transportation access, being a 5-minute walk from JR Shimbashi station and a 3-minute walk from Toei Oedo Line Shiodome station. Its proximity to the Ginza area makes it a significant attraction for both domestic and international travelers.

Following the conversion, the hotel is scheduled to open in March 2026 as the inaugural location for "Stand Hotel," the flagship brand of its operator, matsuri technologies Inc., a leader in IT-driven hotel management. Each floor will feature a single spacious guest room, complete with a dining space and kitchen, catering to the recent surge in demand from inbound tourists and ideal for large groups and long-term stays.

The asset is situated at the northern end of the "Italian Town" in the Shiodome Sio-Site 5th district and features a modern exterior, with brick-style lower floors and striking Italian red louvers on the upper floors. The guest rooms are designed with serene interiors and three-sided curtain walls, offering expansive views of the Tokyo skyline, including passing Japanese bullet trains and JR trains. The first floor will house a lounge space functioning as a cafe and check-in counter, featuring a large digital signage panel where guests can interactively gather local information to enhance their stay. Additionally, a guest-only fitness gym with treadmills and weight machines will be set up on the basement floor.

IREF I aims to unlock asset value through diverse approaches, such as value-add strategies that optimize assets based on area characteristics and current trends. We will continue to focus on discovering and creating investment opportunities across multiple asset types including residential, office, hotel, logistics, retail, and R&D assets, strategically expanding our investments in the Tokyo metropolitan area and other potential high-growth cities in Japan.

Rendering



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