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Integral Real Estate Fund I **Five Residential Property Acquisitions**

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 five residential properties located in Shibuya-ward in Tokyo, Chuo-ward Osaka City and Chuo-ward Fukuoka City, from multiple sellers. With these acquisitions, the total real estate acquisition value for IREF I exceeds 30 billion yen.

The newly acquired properties are all located in highly convenient areas of major cities, each possessing their own underlying potential. The property in Shibuya-ward, Tokyo, is a recently built rental residence located in a quiet, high-end residential area. The four properties in Osaka and Fukuoka are rental residences with excellent access to commercial and business districts. Following the acquisition, IRE plans to further enhance the properties' appeal through renovations of entrances, common areas, and each residential unit, aiming to carefully manage and operate the properties in light of market trends.

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】



Shibuya-ward Tokyo



Nishi-ward Osaka



Hakata-ward Fukuoka



Nishi-ward Osaka



Nishi-ward Osaka

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.

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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