

31 October, 2025

Integral Real Estate Fund I
Acquisition of Two Residential Properties in Shibuya

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 two residential properties located in Shibuya Ward, Tokyo, from separate sellers.

Both newly acquired properties are located in highly convenient areas, within a five-minute walk from the nearest station and demonstrate strong potential for future growth. The property in Yoyogi, Shibuya Ward (Photo A), is a high-quality designer property that received a Good Design Award upon completion. It is also conveniently located only a four-minute walk from JR Yoyogi Station. To revitalize the property and boost its value IRE plans to renovate parts of both the common areas and individual units.

The second property in Oyama-cho, Shibuya Ward (Photo B), is a rare building in one of Tokyo's premier high-end residential areas, notable for its primarily large units exceeding 100 square meters. Given the market shift from "buying" to "renting" strong rental demand is anticipated for this property.

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】



(A) Yoyogi, Shibuya Ward



(B) Oyama-cho, Shibuya Ward

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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