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Notice Regarding Completion of Acquisition of Real Estate for the Real Estate Fractional Ownership Investment (Premium Asset Series)

Financial Products Group Co., Ltd. (FPG) hereby announces that we have today acquired the commercial real estate in Nakasu, Hakata-ku, Fukuoka City, for arrangement of the real estate fractional ownership investment product “Premium Asset Series.” One of the strengths of FPG’s products is taking advantage of synergies within the group, and the Premium Asset Series have utilized the trust beneficiary rights of FPG Trust Co., Ltd., which is the wholly-owned subsidiary.

The real estate FPG has acquired is in Hakata-ku, Fukuoka City, where is the popular place to invest, and it is the second property in this area, following FPG links TENJIN, which was acquired and sold out in 2021. Since the strong sales of FPG links TENJIN, the second property is a large-scale project with a total sales volume more than three times that of FPG links TENJIN, however we expect to sell out early.

Nakasu of Hakata-ku, where the property is located, has a concentration of large-scale shopping facilities such as “Canal City Hakata,” “Hakata Riverain,” and “gate’s.” It is also highly popular as a gourmet spot where various mobile food and drink stands (“Yatai”) gather along the Naka River after the sunsets.

Furthermore, redevelopment projects are underway in the neighborhood. The “Hakata Connected,” a project to promote redevelopment of the Hakata Station area, is scheduled to open a new station, “Kushida Shrine,” in 2022 as one of its projects. The Haruyoshi Bridge renewal project in front of the property is scheduled to be completed by March 2022. And it has already been decided to develop the detour bridge installed during the renewal project into a new waterfront plaza, “Haruyoshi Bridge Lively Space,” to take advantage of its geographical location as crossroads between Hakata and Tenjin. So, this area is expected further developed.

The tenants of this property include a variety of attractive restaurants, as it is suitable for Nakasu, a gourmet spot. One of these is a specializing restaurant in chicken dishes that originated in Marugame City, Shikoku, expanding in the Kyushu area for the first time. Other tenants are the long-established traditional Japanese restaurant, hotpot dishes restaurant, seafood tavern, and yakiniku restaurant.

This property is also an environmentally friendly commercial property that uses electricity that is virtually CO₂-free due to non-FIT non-fossil certificates (not designated as renewable energy). We are confident that this project will contribute to implementing our key initiatives for SDGs.

Looking ahead to the "Post Pandemic," FPG will continue to aggressively acquire commercial real estate with a high ability to attract customers in a favorable location of the city center and provide new real estate investment opportunities to our customers nationwide. In addition, we will also strive to develop new products that take advantage of our group's synergy.

Summary of the property

Property Name: FPG links NAKASU (*1)

Location: 2-3-8 Nakasu, Hakata-ku, Fukuoka City, Fukuoka

Access: 5 minutes on foot from No.1 exit of “Nakasu-Kawabata” station on the Fukuoka City Subway Airport Line and Hakozaki Line

9 minutes on foot from No.16 exit of “Tenjin” station on the Fukuoka City Subway Airport Line

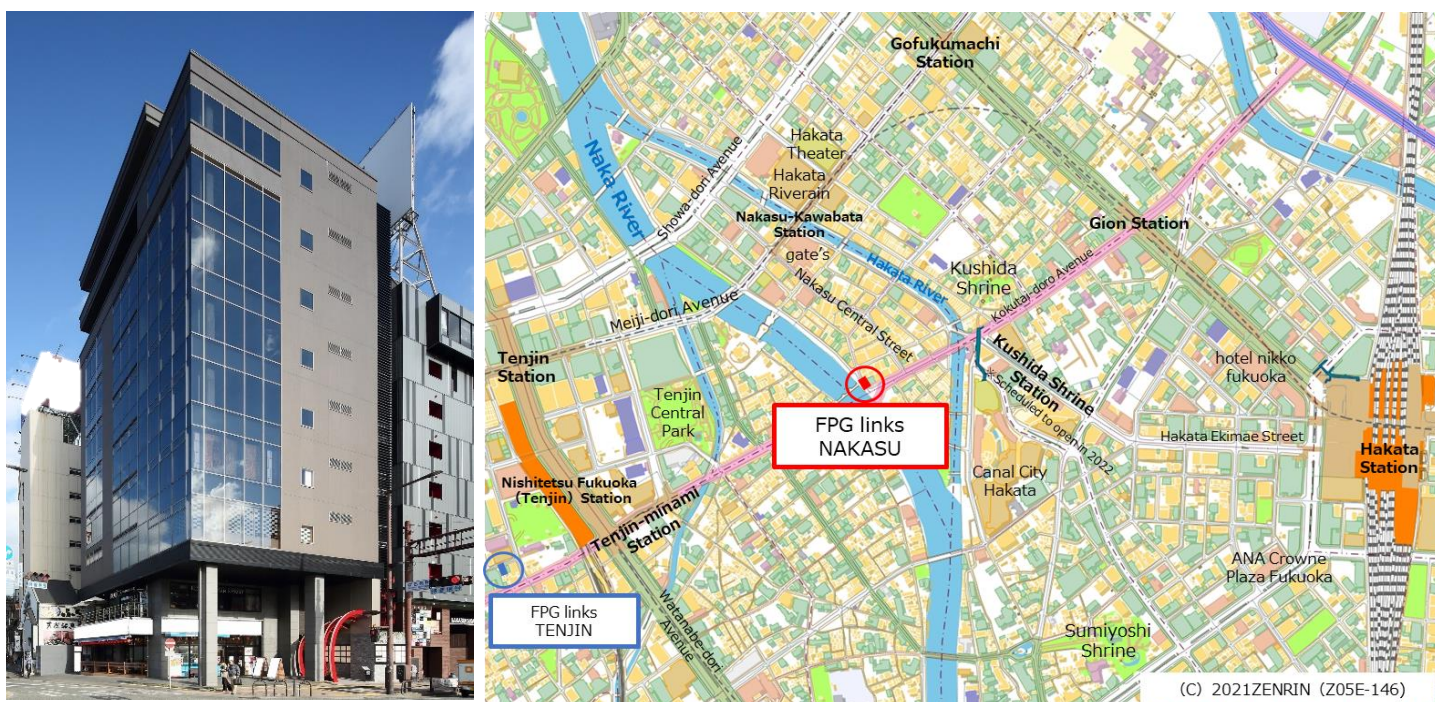
Land Area: 481.11 square meters (Registered record area)

Total Floor Area: 2,875.39 square meters (Registered record area)

Structure: Steel-framed flat roof, ten stories

Use: Stores

Year of completion: June 2015



(Reference: SDGs targets related to this matter)



*1. The property name will be changed to “ FPG links NAKASU” from the current name “G-CUBE NAKASU”.