

## Notice Regarding Acquisition of Land for a Development Project

Financial Partners Group Co., Ltd. (FPG) announces that we have completed the acquisition of land to promote the “Shirokanedai 5-Chome Project”, the first luxury rental apartment development project for FPG.

In this project, FPG will acquire the land and plan the layout and specifications of the luxury rental apartment, and the developer, Tokyo Tatemono Co. Ltd., will construct the building based on this plan, then FPG will acquire the building upon completion of construction. Construction of the new building is scheduled to start on the same day as the completion of the acquisition of the land, and to be completed in May 2025.

The land we have just acquired is a 10-minute walk from Exit 1 of Shirokanedai Station on the Tokyo Metro Namboku Line and Toei Mita Line, and is located in one of Tokyo’s most prestigious residential areas, on a hill where samurai residences of feudal lords once stood in the Edo Period, surrounded by lush green and academic cultural facilities including the Institute for Nature Study of the National Museum of Nature and Science, the Institute of Medical Science of the University of Tokyo, among others.

Gaiennishi-dori Avenue, the main street of the area, also known as Platinum Street, derived from the name of the area, *Shirokane* (Japanese word for platinum), is an elegant area with fashion and jewelry boutiques, cafes, restaurants, and interior stores along the row of ginkgo trees, attracting people with high aesthetic sensibilities.

The building to be constructed will be unprecedented premium luxury rental apartment, with all floor plans per unit being over 160 square meters, and all units will be equipped with private saunas and shower booths. In order to facilitate diverse and fulfilling lifestyles for residents, soundproof rooms, training rooms and dressing rooms will feature in some units, and a golf simulator will be installed in the common areas for the exclusive use of residents. In addition, the mechanical parking lot will be equipped with the largest and most advanced parking system available in Japan, offering EV (electric vehicle) chargers and large parking pallets capable of accommodating finest chauffeur cars in the world.

FPG aims to grow its Real Estate Fund Business further by expanding the development projects and providing more real estate investment opportunities to our customers.

### < Summary of the property >

Project Name	Shirokanedai 5-Chome Project
Location	5-256-10, etc. (parcel numbers) Shirokanedai, Minato-ku, Tokyo
Access	Ten-minute walk from exit 1 of Shirokanedai Station on the Tokyo Metro Namboku Line and Toei Mita Line
Area	Land: 1,124.55m <sup>2</sup> (Area stated on confirmation application form) Building: 2,964.47m <sup>2</sup> (Area stated on confirmation application form)
Structure	Steel reinforced concrete, flat roof, five stories with one basement floor
Use	Apartment house
Date of Completion	May 2025 (planned)

< Rendering of the completed project\* >



\* Subject to change as it is currently under planning.

< Map of the area >



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