

October 10, 2023  
Financial Partners Group Co., Ltd.

## **Notice Regarding the Acquisition of Real Estate for Arrangement of the International Real Estate Collective Investment Project**

Financial Partners Group Co., Ltd. (FPG) is pleased to announce the acquisition of a large-scale multifamily housing complex in Austin, Texas, U.S.A. (the Project), for the arrangement of a collective investment project targeting international real estate (the International Real Estate Investment Project).

As announced in the “Notice of the Conclusion of a Memorandum of Agreement regarding Business Promotion with a Major U.S. Real Estate Asset Management Company” disclosed on December 27, 2022, this Project will be the first collaborative endeavor between FPG and CIM Group, L.P., a major U.S. real estate asset management company which has a strategic partnership with Mitsui & Co., Ltd.

The international real estate we have just acquired is a large-scale multifamily housing complex consisting of 20 buildings and 390 units located in Austin, the capital city of the state of Texas.

Due to factors such as abundant human resources and an excellent business environment, Texas has attracted numerous companies, including many Japanese corporations such as Toyota Motor Corporation. Particularly in Austin, companies like Oracle and Tesla have relocated their headquarters from Silicon Valley, and major tech companies like Google, Apple, Meta Platforms (formerly known as Facebook), Amazon, and Intel, among others, have established a presence. The concentration of the IT industry has propelled rapid growth of Austin, with a population ranking 10<sup>th</sup> largest in the U.S. <sup>\*1</sup> Furthermore, Austin is one of the most livable cities, ranked No.1 in “2023’s Best State Capitals for Safety & More,” <sup>\*2</sup> and with more than 170,000 students attending the University of Texas at Austin and 25 other universities, has an average age of residents among the youngest of any major city in the U.S.

The northwest area of Austin, where the Project is located, boasts “THE DOMAIN,” known as Austin's second downtown and a new hub for IBM. Additionally, Apple's new campus is being established approximately five minutes by car from the Project. With its high level of convenience for daily life and its potential as a hub for employment, this area is poised for further development in the future.

The Project will be the third endeavor in our International Real Estate Investment Project, following the first project featuring a large residential complex in Elmsford, Westchester County, New York, and the second project featuring a large-scale resort hotel in Honolulu, Hawaii. The first project has been sold out, and since its sales launch in March 2023, the second project has received high praise from customers, marking a favorable sales performance.

FPG will continue to offer new real estate investment opportunities to clients nationwide by proactively acquiring attractive large-scale international real estate, aiming for further growth.

\*1 U.S. Census Bureau “Annual Estimates of the Resident Population for Incorporated Places of 50,000 or More, Ranked by July 1, 2022 Population”

\*2 WalletHub “2023’s Best State Capitals for Safety & More”

\*3 JETRO “Texas Business Attraction Guide: Austin (April 2022)”

< Summary of the Property >

Property Name	Onyx183
Location	Austin, Texas, U.S.A.
Number of Units	390
Year of Completion	1995
Net Rentable Area	336,094 ft <sup>2</sup> (Approximately 31,224 m <sup>2</sup> )
Land Area	936,409 ft <sup>2</sup> (Approximately 86,995 m <sup>2</sup> )
Structure	Wooden construction
Purpose	Multifamily housing

