

## Notice Regarding Completion of Acquisition of Real Estate for the Real Estate Fractional Ownership Investment Product “Premium Asset Series”

Financial Partners Group Co., Ltd. (FPG) announces that we have acquired the following commercial real estate property in Shimbashi, Minato-ku, Tokyo as of today, to further grow its “Premium Asset Series,” a real estate fractional ownership investment product utilizing trust functions.

The real estate we have just acquired is a commercial property located within a one-minute walk from Exit 5 of Shimbashi Station, which is served by JR Lines, Tokyo Metro Ginza Line, Toei Subway Asakusa Line, and Yurikamome.

Leveraging its prime location in front of the station and excellent visibility on Sotobori-dori Street, which connects from Shimbashi Ginza Exit Crossing to the Sukiyabashi Crossing in Ginza, the building on the property is designed for versatile mixed-use purposes. It accommodates a diverse range of tenants, from a clinic to various dining establishments, including a restaurant directly operated by a prominent ramen cuisine featured in the MICHELIN Guide.

Lining Ginza Corridor Street and Namiki-dori Street in the Ginza 8 district, adjacent to the area of the property, is a lively entertainment district known for its upscale stores and a plethora of dining establishments, ranging from luxurious venues to casual bars, attracting a bustling crowd of office workers and tourists every day. Furthermore, the Tokyo Expressway (a.k.a. KK Expressway), the raised highway alongside the property, is slated for transformation into a pedestrian-centric public space as part of Green Infrastructure initiatives. Upon the completion of this project, the area is expected to become an even more prominent and attention-worthy destination, serving as a new tourist hotspot in Tokyo with global appeal.

As a leading company in the real estate fractional ownership investment products business, FPG will continue to proactively acquire attractive real estate in prime locations of major city centers and provide new real estate investment opportunities to our customers nationwide, with the aim of growing the Domestic Real Estate Fund Business even further.

### < Summary of the property >

Property Name	FPG links SHIMBASHI (ex. Hulic G10 Building)
Location	1-4-5 Shimbashi, Minato-ku, Tokyo
Access	One-minute walk from Exit 5 of Shimbashi Station on the Tokyo Metro Ginza Line, Toei Subway Asakusa Line Two-minute walk from Ginza Exit of JR Shimbashi Station
Land Area	258.03 m <sup>2</sup> (inspection certificate indicated area)
Total Floor Area	2,156.12 m <sup>2</sup> (inspection certificate indicated area)
Structure	Steel reinforced concrete, flat roof, ten stories with one basement floor
Use	Stores and offices
Date of Completion	September, 2008

