

January 16, 2024
 Financial Partners Group Co., Ltd.

Notice of Sale of Proprietary Development Property (Sale of Entire Building)

Financial Partners Group Co., Ltd. (FPG) is pleased to announce that the sale of its second proprietary development project, “FPG links JIYUGAOKA,” previously notified in the “[Completion Notice of Real Estate Development Project FPG links JIYUGAOKA](#)” on August 24, 2022, has been successfully concluded today, and we are delighted to inform you as follows:

1. Reasons for the Sale

FPG has decided to sell in its entirety the commercial facility “FPG links JIYUGAOKA,” located in Jiyugaoka 1-chome, Meguro-ku, Tokyo, which was developed in-house. The property is a three-story commercial real estate located a three-minute walk from the north exit of Jiyūgaoka Station on the Tokyu Tōyoko Line and Tokyu Ōimachi Line. Situated at a highly visible and favorable corner location facing southeast, the property features a stylish and open design befitting Jiyugaoka neighborhood. With specifications and designs catering to a wide range of businesses, from dining establishments to retail stores, we successfully attracted tenants promptly, leading to the enhancement of the property’s value as an income-generating asset.

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

<Summary of the property>

Property Name	FPG links JIYUGAOKA
Location	1-14-10 Jiyugaoka, Meguro-ku, Tokyo
Access	Three-minute walk from the north exit of Jiyūgaoka Station on the Tokyu Tōyoko Line and Tokyu Ōimachi Line
Land Area	157.95 m ² (Registered record area)
Total Floor Area	333.75 m ² (Registered record area)
Structure	Steel framed with flat roof; three stories
Use	Stores
Date of Completion	July 19, 2022

The buyer and the sale price for the above-mentioned transaction will not be disclosed due to confidentiality obligations with the buyer. It should be noted that there are no capital relationships, personnel relationships, or transaction relationships that need to be disclosed regarding the buyer.

2. Future Outlook and Impact on Performance

FPG plans to record the equivalent amount of the sale price of this sale as revenue in the Domestic Real Estate Fund Business for the second quarter of the fiscal year ending September 30, 2024. However, there is no change expected in the full-year consolidated earnings forecast for the fiscal year ending September 30, 2024, due to this transaction.