

April 1, 2024

Company	Japan Investment Adviser Co., Ltd.
Representative	President & CEO Naoto Shiraiwa (TSE Prime Market, Stock Code: 7172)
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Notice of acquisition of domestic real estate

Japan Investment Adviser Co., Ltd. (hereinafter referred to as “JIA”) acquired the Japanese-style inn “Ryotei Hanzuiryō” (hereinafter referred to as “the Property”), which is located in Unzen City, Nagasaki Prefecture, as our asset on April 1, 2024, as described below. The Property will be the first one for which JIA will cooperate with Onkochishin Inc. (hereinafter referred to as “Onkochishin”), which is a partner for the capital and business alliance.

1. Purpose of Acquisition

JIA considers the development of the real estate business foundation as a priority strategy in the Three-year Business Plan for the period from 2024 to 2026, which was announced in July 2023.

JIA will invest in accommodation facilities around Japan the demand from Japanese and foreign visitors for them is expected to be strong.

For the Property, ownership and operation will be separated, and JIA will engage in the establishment of a financial scheme and the renovation and management of real estate for the Property, while Onkochishin will engage in the operation of the Property.

The synergetic effects through the cooperation of the two companies are expected to improve the added value of the Property from the aspects of facilities and operations, and contribute to regional revitalization and the increase of jobs.

2. Overview of HANZUIRYO

1. Name	HANZUIRYO
2. Address	380-1 Unzen, Obama-cho, Unzen-shi, Nagasaki-ken
3. Site area	16,774.56 m ²
4. Total floor space	7,520.49 m ²
5. Access	Approximately 85 minutes by car from Nagasaki Airport
6. Rooms	14 guest rooms (2 special rooms, 12 general rooms)
7. Official Website	https://hanzuiryō.jp/page.php?PAGE_NO=476
8. Awards	<ul style="list-style-type: none"> ✓ Featured in the "Michelin Guide Fukuoka, Saga & Nagasaki 2019 Special Edition" with the highest comfort level rating (5 Red Pavilion “5 stars+”) for accommodations and a one-star rating for cuisine ✓ Grand Prize for "JTB Corp.'s Choice of Service Excellence Ryokan" in 2017

*The purchaser and the amount of acquisition are not disclosed due to discussions with the counterparty.

3. Overview of Onkochishin

1. Name	Onkochishin Inc.	
2. Address	5-15-14 Shinjuku, Shinjuku-ku, Tokyo INBOUND LEAGUE Room 502	
3. Representative	CEO Tomoki Matsuyama	
4. Business Overview	Contract management of hotels and inns, production and consulting services	
5. Establishment	February 1, 2011	
6. URL	https://okcs.co.jp/en	
7. Awards	2018	"Setouchi Retreat Aonagi" is the first domestic hotel in Japan to receive the highest Michelin rating of 5 Red Pavilion (5 stars+).
	2019	<ul style="list-style-type: none">• "Setouchi Retreat Aonagi" won the Triple Crown of International Hotel Awards• "Iki Retreat Kairi-Murakami" awarded 5 Pavilion (5 stars) for the first time on a remote island
	2020	<ul style="list-style-type: none">• "Setouchi Retreat Aonagi" awarded "Most Prestigious Hotel in the World" by Galatian Signature Awards
	2022 2024	<ul style="list-style-type: none">• Ranked among the "Top 500 Fastest Growing Companies in Asia Pacific" by the Financial Times (U.K.)
	2023	<ul style="list-style-type: none">• Selected for Nikkei Cross Trend's "100 Companies Creating the Market of the Future [2024 Edition]".

(Reference) Notice of the capital and business alliance with Onkochishin Inc.
(issued April 28, 2023)

https://ssl4.eir-parts.net/doc/7172/ir_material4/226972/00.pdf

7. Future outlook

JIA will earn real estate-related revenues through this business.

The impact of this matter on JIA Group's business performance for the fiscal year ending December 31, 2024 is minor, at this moment.

Inquiries:

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