

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

~ A commercial property in the JR Shinjuku Station’s New South Gate area,
marking our fifth project in the Shinjuku district ~

Financial Partners Group Co., Ltd. (FPG) announces that as of today, we have acquired a commercial real estate property located in Shinjuku 4-chome, Shinjuku-ku, Tokyo, to arrange and structure the “Premium Asset Series,” a real estate fractional ownership investment product utilizing trust functions.

The real estate property we have acquired is a commercial property located just a 2-minute walk from the Miraina Tower Gate at JR Shinjuku Station.

The area surrounding JR Shinjuku Station’s New South Gate is a bustling commercial district, featuring landmark destinations such as Takashimaya Times Square. It also includes large-scale mixed-use facilities like “NEWoMan SHINJUKU” and “JR Shinjuku Miraina Tower,” which houses the Shinjuku Expressway Bus Terminal, one of the largest express bus terminals in Japan. The area is lined with street-level stores of sports equipment and apparel brands, contributing to its vibrant atmosphere.

The property is ideally located directly across the street from JR Shinjuku Miraina Tower and Takashimaya Times Square, featuring a distinctive exterior covered in expanded metal. It houses “LUSH SPA Shinjuku,” a flagship store of the natural cosmetics brand from the UK, which has locations in 50 countries and regions worldwide. This area is expected to see further development in the future due to its high volume of foot traffic, particularly as the street facing the property serves as a direct pedestrian route connecting the New South Gate area and the East Gate area of Shinjuku Station, even on weekdays.

As a leading company of real estate fractional ownership investment products, FPG is committed to continuously acquiring attractive real estate in prime urban locations. Our goal is to provide new real estate investment opportunities to our customers nationwide, thereby aiming to further grow our Domestic Real Estate Fund Business.

< Property Overview >

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| Name | FPG links SHINJUKU South II |
| Location | 4-1-8 Shinjuku, Shinjuku-ku, Tokyo |
| Access | Two-minute walk from MIRAINA TOWER Gate of Shinjuku Station on the JR Lines |
| Land Area | 381.73 m ² (as per registered records) |
| Floor Area | 1,029.60 m ² (as per registered records) |
| Structure | Steel-framed flat roof, 4 stories above ground |
| Purpose | Stores |
| Completion | September, 2008 |

