

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

Financial Partners Group Co., Ltd. (FPG) hereby announces that as of today, we have acquired a commercial real estate property in Minami-semba 3-chome, Chuo-ku, Osaka-shi, Osaka, to arrange and structure the “Premium Asset Series,” a real estate fractional ownership investment product utilizing trust functions.

The newly acquired property is located just a one-minute walk from Exit North 8 of Shinsaibashi Station on the Osaka Metro Midosuji Line and Nagahori Tsurumi-ryokuchi Line. Shinsaibashi is one of Osaka’s premier areas, boasting exceptional visitor-drawing power and a dense concentration of businesses. In particular, the Shinsaibashi-suji Shopping Arcade is a commercial district that maintains a constant bustle, with a diverse range of industries such as fashion, jewelry, and cosmetics driven by one of the highest pedestrian volumes in Japan.

The property, completed in May 2025, is a recently constructed building located on a highly visible corner lot at the intersection of the Shinsaibashi-suji Kita Shopping Arcade and Nagahori-dori. The tenant is "Swarovski," a world-renowned manufacturer and retailer of crystal products, which has opened its flagship store in the Kansai area here. The building features a brilliant and colorful exterior and an LED display, effectively embodying the brand’s prestigious image.

Adjacent to this property, "QUARTZ SHINSAIBASHI," one of the area's largest mixed-use redevelopment buildings, is scheduled to open in April 2026. This development is expected to create a new landmark where luxury brands line Nagahori-dori.

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.

<Summary of the Property>

Property Name	FPG links SHINSAIBASHI II
Location	3-12-7 Minami-semba, Chuo-ku, Osaka-shi, Osaka
Access	1-minute walk from Exit North 8 of Shinsaibashi Station on the Osaka Metro Midosuji Line and Nagahori Tsurumi-ryokuchi Line
Land Area	105.19 m <sup>2</sup> (Registered record area)
Floor Area	288.93 m <sup>2</sup> (Registered record area)
Structure	4-story steel-framed building with a flat roof
Use	Shops
Date of Completion	May 2025

