

Company	Japan Investment Adviser Co., Ltd.
Representative	President & CEO Naoto Shiraiwa (TSE Prime Market, Stock Code: 7172)
Contact	Executive Director Corporate Planning Department Futoshi Takayama
TEL.	81-3-6550-9307

Notice of the acquisition of Fujiya Ryokan (Yugawara-machi, Kanagawa Prefecture), which has a registered tangible cultural asset

Japan Investment Adviser (JIA) has acquired Fujiya Ryokan (hereinafter referred to as “this property”), which is located in Yugawara-machi, Kanagawa Prefecture, as the asset as described below.

The “old building of Fujiya Ryokan,” which is one of buildings that constitute this property, was designated as a registered tangible cultural asset in 2020 and is considered as a valuable building for understanding the history of modern Japanese-style architecture.

1. Purpose of the investment

JIA considers the establishment of the foundation for real estate business in the business portfolio as a priority strategy, and has so far invested in accommodation facilities around Japan, as the demand for them is expected to grow inside and outside Japan.

In this project, we will not only acquire real estate, but also establish a financial scheme and take full advantage of the knowledge and know-how of real estate business we have nurtured so far. Then, we will strive to improve the value of this property from tangible and intangible aspects while preserving its historical and cultural value.

We will endeavor to create a sustainable sightseeing culture while preserving valuable historical structures for future generations through this project, and hope to contribute to the vitalization of the Yugawara area and the creation of new jobs.

2. Overview of Fujiya Ryokan

(1) Company Name	Fujiya Ryokan
(2) Address	557 Miyakami, Yugawara-machi, Ashigarashimo-gun, Kanagawa
(3) Site area	4,890.10 m ²
(4) Total floor space	2,171.13 m ²
(5) Access	By Taxi/Bus: Approx. 7 minutes by taxi or 15 minutes by bus from JR Yugawara Station. By Car: Approx. 1 hour and 45 minutes from Yoga Interchange on the Tomei Expressway.

(6) Rooms	Total Rooms: 17 • Rooms with Private Hot Spring Hinoki (Cypress) Bath: 8 rooms • Rooms with Private Hinoki (Cypress) Bath: 2 rooms • Rooms with Bath Shower: 7 rooms
(7) Official Website	https://fujiyaryokan.jp/

3. Future outlook

The impact of this matter on the JIA Group's business performance is minor at this moment.

Inquiries:
PR/IR group
TEL: 81-3-6550-9307

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