July 29, 2024
Financial Partners Group Co., Ltd.

Notice Regarding Completion of Acquisition of Real Estate for the Real Estate Fractional Ownership Investment Product "Premium Asset Series"

Financial Partners Group Co., Ltd. (FPG) announces that as of today, we have acquired a commercial real estate property in Watanabedori, Chuo-ku, Fukuoka City, Fukuoka Prefecture, to arrange and structure the "Premium Asset Series," a real estate fractional ownership investment product utilizing trust functions.

The newly acquired real estate is a commercial and office property located just a one-minute walk from Exit 6 of Tenjin-minami Station on the Fukuoka City Subway Nanakuma Line.

The property, our sixth project in Fukuoka City, is situated in a prime location near the intersection of Watanabe-dori Ave. and Kokutai-dori Ave., major arterial avenues. It is a highly visible fourteen-story building featuring a glass curtain wall facade. The first floor houses a convenience store, catering to the high demand from office workers. The office floors from the second to the fourteenth floor offer a standard floor area of approximately 250 square meters with a ceiling height of 2.7 meters, providing a spacious and open work environment. The windows in the office areas are equipped with environmentally friendly Low-E double glazing*1, and wood-tone blinds that evoke a sense of natural warmth. Additionally, the building is designed to be hygiene-conscious, featuring a ventilation system that refreshes the air twice an hour (within the rental spaces) and a contactless elevator operation system. Furthermore, the building includes a tenant-exclusive rooftop terrace equipped with Wi-Fi, catering to diverse working styles. Despite being modest in size, this high-grade building is rich in functionality and convenience.

With the advancement of AI technology and the anticipated expansion of the semiconductor market, there has been an increase in corporate expansion and capital investment in the Kyushu region. The investment in semiconductor-related facilities is expected to reach approximately 1.5 trillion yen over the three years from 2022 to 2024*2. Accompanying this corporate expansion, there is a growing trend of opening offices in Fukuoka City, the central city of the Kyushu region. Notably, the area along the Nanakuma Line, where this property is located, is expected to see significant development due to the opening of the Tenjin-minami to Hakata Station route in March 2023, which had dramatically improved access to Fukuoka Airport.

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.

<Summary of the Property>

Property Name	FPG links TENJIN MINAMI
Location	5-24-32 Watanabedori, Chuo-ku, Fukuoka City, Fukuoka
Access	One-minute walk from Exit 6 of Tenjin-minami Station on the Fukuoka City Subway Nanakuma Line, Three-minute walk from South Exit of Nishitetsu Fukuoka (Tenjin) Station on the Nishitetsu Tenjin Omuta-Line, Six-minute walk from Exit 14 of Tenjin Station on the Fukuoka City Subway Airport Line
Land Area	899.80 m^2 (Registered Area)
Floor Area	4,764.13 m^2 (Registered Area)
Structure	Steel-framed, flat roof, fourteen stories
Use	Offices and stores
Date of Completion	July 2023

*1 Double glazing that uses low emissivity (Low-E) materials coated with a metal film to achieve insulation and heat-shielding effects.

*2 Source: Bank of Japan Fukuoka Branch, "Trends in the Semiconductor-Related Industry in Kyushu: The Future of Silicon Island Challenged by All of Kyushu" (March 20, 2023) *In Japanese only









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