

December 13, 2024
Financial Partners Group Co., Ltd.

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) announces that as of today, we have acquired a commercial real estate property in Kyobashi, Chuo-ku, Tokyo, to arrange and structure the “Premium Asset Series,” a real estate fractional ownership investment product utilizing trust functions.

The newly acquired real estate is the entire 12th floor of the “KYOBASHI TRUST TOWER,” located in the Kyobashi area, which boasts excellent transportation convenience. It is within a 5-minute walk from five stations and 15 train lines, including the Tokyo Metro Ginza Line “Kyobashi Station” and JR Line/Tokyo Metro Marunouchi Line “Tokyo Station,” as well as the Tokyo Metro Ginza Line and Tozai Line, Toei Asakusa Line “Nihombashi Station,” Toei Asakusa Line “Takaracho Station,” and Tokyo Metro Yurakucho Line “Ginza-itchome Station.”

The Kyobashi area, located on the Yaesu side of Tokyo Station, is a bustling business district with numerous office buildings, as well as a rich array of cultural facilities such as museums, commercial establishments, and restaurants. It is lively day and night with office workers and tourists. Together with the adjacent Yaesu district, it has been designated as part of the National Strategic Special Zones, leading to numerous redevelopment projects in the vicinity, with further development anticipated in the future, including the “Torch Tower,” which is set to be completed in 2027 and become the tallest building in Japan.

The KYOBASHI TRUST TOWER is a large-scale mixed-use building with 21 above-ground floors and 3 basement levels, prominently located along “Chuo-dori Street,” which connects commercial centers such as Shimbashi, Ginza, and Nihonbashi. The lower floors, from the 1st to the 4th, house commercial facilities including cafes, restaurants, and rental conference rooms, as well as the globally branded hotel “Courtyard by Marriott Tokyo Station.” The office floors from the 5th to the 21st, including the floor acquired by our company, have a standard floor area of approximately 1,600 square meters, featuring a well-designed, column-free workspace with a generous ceiling height of 2,900 mm. Additionally, to ensure tenants’ business continuity plans (BCP), the building is equipped with high seismic performance and emergency generators capable of supporting long-term power outages of about one week, providing top-level disaster prevention features. Coupled with its high environmental performance, having obtained the highest rank “AAA” under the Tokyo Energy Efficient Certificate System, the building maintains a sustainable competitive advantage.

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	KYOBASHI TRUST TOWER
Location	2-1-3 Kyobashi, Chuo-ku, Tokyo
Access	One-minute walk from Exit 7 of Kyobashi Station on the Tokyo Metro Ginza Line Four-minute walk from Yaesu South Exit of Tokyo Station on JR Lines and Tokyo Metro Marunouchi Line
Land Ownership Ratio	5,438/100,000, 14/100,000 *The registered area of the land, which is the subject of the land ownership, is 4,399.47 m ²
Floor Area	1,608.57 m ² for the 12 th floor, 7.80 m ² for the 12 th floor (storage) *Registered record areas
Structure	Steel-framed construction, one story
Use	Offices
Completion	February 2014

