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April 14, 2025

To all concerned parties:

Company name	: **CCReB Advisors Inc.**
(Listing/ Security Code)	(Tokyo Stock Exchange/ 276A)
Representative	: Yukihiro Miyadera, CEO
Inquiries	: Kazunobu Tamagawa, Director, Executive Officer
Telephone	: 03-6272-8642

Notice Concerning Launch of New Business to Support Effective Use of Corporate Land

CCReB Advisors Inc. hereby announces that our Board of Directors held on April 14, 2025, resolved to launch a new business as follows.

1. Purpose of Starting New Business

Our group has continued to provide a variety of Corporate Real Estate (CRE) proposals to solve corporate management issues based on various services related to CRE. Recently, many companies, both listed and unlisted, are facing the issue of "effective utilization of real estate holdings" reflecting requirements for "improvement of capital efficiency," which is a common issue among companies these days. Of the companies disclosing their medium-term management plans, approximately 40% (Note 1) have identified "improving assets and capital efficiency" as a highly-prioritized management issue.

Since our inception, we have used our real estate tech system, "CCReB CREMa", to match customers with needs for effective use of idle land, and have built up a track record such as converting idle land into profitable real estate by constructing logistics facilities.

In making proposals for the effective use of land, we have recognized that companies are concerned about whether they can find customers (tenants) at the real estate property they have newly constructed, and whether they will be able to sign long-term lease agreements with customers (tenant move-out risk). We recognize that these issues are preventing companies from enhancing effective use of their land.

In order to respond to those needs, we propose the development of hazardous materials warehouses (Note 2) on idle land owned by companies in the Tokyo Metropolitan area, Tokai and Kinki regions, and by leasing these hazardous materials warehouses from the companies ourselves as a master lease, we will eliminate the concerns of the companies and speed up their measures to improve capital efficiency. In addition to our existing project management business, we will start this master lease business to realize effective use of real estate. We have decided to launch a new business in order to increase the number of proposals in our CRE solutions business and to further expand our revenue opportunities.

Note 1: Based on our research using “CCReB AI” from the medium-term business plan disclosed from April 2023 to the end of March 2025.

Note 2: A hazardous materials warehouse is a facility that stores "hazardous materials designated by law," such as flammable substances and substances that can cause explosions, etc. The regulations for hazardous materials and the system of facilities to store them are defined in detail in the Fire Defense Law.

2. Features of New Business

Utilization of the real estate we proposed this time as a land use support is a "hazardous materials warehouse”. In recent years, storage needs for special raw materials used in the manufacturing process, including but not limited to semiconductor and EV manufacturing, have continued to increase, and further, with the rise in compliance awareness, shippers are increasingly seeking safe storage locations for their cargo. On the other hand, most of the hazardous materials warehouses are self-owned, and the supply of leased hazardous materials warehouses is limited.

Many of the properties we propose for effective land utilization are in industrial area or in similar locations. On the other hand, there are many factories and logistics facilities near-by that handle hazardous materials. In fact, there are plenty of such needs for a hazardous materials warehouse stored in CCReB CREMa. With this background, we are able to offer master lease proposals that are backed by actual demands, rather than just rent-guaranteed master leases. In addition, since the building investment is in principle made by the land owner, we believe that we can earn a solid profit (the difference between the end rent and the master lease rent) without having to make a large investment ourselves.

In light of the increasing number of similar proposals for effective utilization of warehouses for hazardous materials, we will simultaneously start preparations for the launch of a subscription service for hazardous material warehouses in the master lease business, where end customers can freely choose the storage period. Capitalizing on our strength of prop-tech system development, we also plan to develop a system that enables timely recognition of usage fees and vacant lots.

3. Overview of New Business

(1) Business

Master lease business for effective utilization of real estate properties

Development of management systems for subscription services

(2) Division in charge of New Business

Asset Management Department (Master Lease Business)

CCReB Marketing Corporation (Development business of subscription service management system)

(3) Amount and details of special expenditure for the commencement of such business

At this time, we expect the expenditure is limited.

4. Schedule

Date of resolution by the Board of Directors	: April 14, 2025
Date of commencement of business*	: September 1, 2025 (scheduled) (at the beginning of the period ending August 2026)

*A lease reservation agreement is expected to be signed on the date of commencement of the project, and the earliest possible completion of the building for the master lease is expected to be in the second half of 2027.

5. Future Outlook

Although this matter will have no impact on our business performance for the current fiscal year, we believe that this business will contribute to the expansion of profit-earning opportunities in the future. When it becomes clear that there will be a significant impact on our business performance, we will promptly announce it.

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