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October 30, 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 the Capital and Business Alliance with JINUSHI Co., Ltd.

CCReB Advisors Inc. (hereinafter referred to as "the Company") hereby announces that, at the meeting of its Board of Directors held on October 30, 2025, it resolved to enter into a capital and business alliance agreement (hereinafter referred to as "the Alliance") with JINUSHI Co., Ltd. (hereinafter referred to as "JINUSHI") for the purpose of strengthening the existing business collaboration between the two companies.

## 1. Overview of the Capital and Business Alliance

### (1) Background and Purpose of the Capital and Business Alliance

In line with the press release issued on May 27, 2025, titled "Notice Concerning Business Alliance with JINUSHI Co., Ltd.," we have entered into a business alliance agreement with JINUSHI to pursue mutual enhancement of corporate value.

Following the execution of the agreement, we have already achieved tangible results, including mutual real estate transactions. In our Medium-Term Management Plan for FY2026–FY2028 titled "A Tech-Driven Platform Strategy", announced on October 14, 2025, outlined a growth strategy that includes joint investments with partner companies and the formation of CRE funds as a strategic approach to engaging in larger-scale CRE projects that exceed the scope of our typical direct investments.

To further accelerate business growth and generate greater synergies between the two companies, we have decided to build upon the existing business alliance agreement and advance it into an expanded capital investment arrangement that strengthens the functional collaboration between both parties.

### (2) Details of the Capital and Business Alliance

#### (i) Details of the Business Collaboration

The details of the business alliance are as stated in the "Notice Concerning Business Alliance with JINUSHI Co., Ltd." released on May 27, 2025, and we will continue to deepen collaboration across the respective areas of the alliance.

**Ⅰ. Collaboration between JINUSHI BUSINESS and CRE Solution Business**

The Company and the JINUSHI will collaborate by sharing real estate investment information and leveraging our respective strengths, aiming for business expansion through joint investments and enhanced purchasing.

The Company will utilize our expertise in the CRE sector to the JINUSHI BUSINESS to support them enhance their purchasing activities. Conversely, we will leverage JINUSHI BUSINESS's off balance-sheet schemes for land to meet diverse client needs within the CRE Solution Business.

**Ⅱ. Development of AI-driven Prop-Tech Systems**

The Company and the JINUSHI will jointly develop a Prop-Tech system. We will integrate JINUSHI's expertise in the JINUSHI BUSINESS, development experience, land information and relationships with a wide variety of tenants etc. as well as JINUSHI's unique network and information through Prop-Tech systems. Furthermore, by enabling the automatic matching of land information and tenant location development needs, we will contribute to a significant increase in JINUSHI's productivity.

The development of the Prop-Tech system is planned to be carried out by CCReB Marketing Corporation, a wholly owned subsidiary of the Company.

**(ii) Details of the Capital Partnership**

JINUSHI is scheduled to acquire newly issued shares of the Company through a third-party allotment (Number of shares to be allotted: 108,400 shares, Ratio to the total number of outstanding shares (excluding treasury shares) : 2.54%). For further details regarding the issuance of these new shares, please refer to the press release titled "Notice Concerning Issuance of New Shares by way of Public Offering and Third-Party Allotment and Secondary Offering of Shares," released today.

**(3) Overview of the Alliance Partner (as of June 30, 2025)**

| | |
|---|---|
| (1) Company name | JINUSHI Co., Ltd. |
| (2) Location | Shin Marunouchi Building 13th Floor, 1-5-1 Marunouchi, Chiyoda-ku, Tokyo |
| (3) Name and job title of the representative | Hirofumi Nishira, Representative Director and President |
| (4) Business | Real Estate Investment Business<br>Real Estate Leasing Business<br>Asset Management Business |
| (5) Total capital | 6,461 million yen |
| (6) Date of establishment | April 7, 2000 |
| (7) Number of outstanding shares | 21,569,700 (including treasury shares 886,972) |
| (8) Fiscal year-end | December |
| (9) Number of employees | 115 (consolidated basis) |
| (10) Major Clients | INUSHI PRIVATE REIT, INC., SMFL MIRAI Partners Company, Limited, ML Estate Co., Ltd. |
| (11) Main Banking Partners | Sumitomo Mitsui Banking Corporation, Mizuho Bank, Ltd., MUFG Bank, Ltd. |
| (12) Major shareholder and shareholding ratio<br>*Percentage of shares held relative to the total number | Tetsuya Matsuoka 13.95%<br>The Master Trust Bank of Japan, Ltd. (Trust Account) 11.84%<br>Custody Bank of Japan, Ltd. (Trust Account) 8.26%<br>Matsuoka G.K. 4.42% |

| | | |
|---|---|---|
| of shares issued (excluding treasury shares) (%) | Hirofumi Nishira 1.91%<br>Kenji Irie 1.12%<br>Yukinori Nagaoka 0.96%<br>Nomura Securities Co., Ltd. 0.88%<br>Custody Bank of Japan, Ltd. (Trust Account 4) 0.78%<br>Nichirei Corporation 0.75% | |
| (13) Relationship with the Company | Capital Relationship | None |
| | Personnel Relationship | None |
| | Trade Relationship | The Company and JINUSHI have a trade relationship regarding real estate transactions. |
| | Related parties | None |

(14) Consolidated operating results and consolidated financial position of JINUSHI for the last three years (Unit: Million yen unless otherwise noted)

| Fiscal Year | FY2022 | FY2023 | FY2024 |
|---|---|---|---|
| Net assets | 30,960 | 31,501 | 44,800 |
| Total assets | 72,153 | 101,482 | 115,417 |
| Net assets per share | 1,690.17 yen | 1,915.86 yen | 2,181.23 yen |
| Net sales | 49,887 | 31,597 | 57,068 |
| Operating profit | 6,411 | 6,154 | 8,677 |
| Ordinary profit | 5,943 | 5,718 | 8,265 |
| Profit attributable to owners of parent | 3,641 | 4,709 | 6,087 |
| Net profit per share | 199.16 yen | 267.76 yen | 334.89 yen |
| Dividends per share (of which, Interim Dividend per share) | 55.00 yen | 55.00 yen | 85.00 yen (42.50 yen) |

## 2. Schedule

(1) Date of resolution at the meeting of the Board of Directors: October 30, 2025

(2) Date of execution of the capital and business alliance agreement: October 30, 2025

## 3. Future Outlook

By entering into the Alliance, we will fortify our financial foundation and accelerate our business growth. In close collaboration with JINUSHI, we intend to identify and pursue new joint investment opportunities. We remain committed to providing timely updates on future developments.

Although the impact of the Alliance on our consolidated financial results for the fiscal year ending August 2026 is expected to be minimal, we will promptly disclose any matters requiring disclosure should they arise in the future.

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