March 25, 2025

To whom it may concern

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Notice Concerning Acquisition of Non-Current Asset

Keihanshin Building Co., Ltd. ("the Company") hereby announces that it has recently acquired the following non-current asset.

1. Reason for acquisition

In promoting its Long-Term Business Plan, the Company's management policy is to achieve a balanced asset portfolio in terms of both asset types and locations. As part of this, the Company recently acquired a logistics warehouse located in Komaki City, Aichi Prefecture.

This property is a room temperature warehouse leased as a whole building to a single tenant with a total floor space of approximately 3,000 *tsubo* (approximately 10,000 m^2) located in a highly convenient location about 1 km from Komaki Interchange, where the Tomei Expressway, Meishin Expressway, and Nagoya Expressway Route 11 Komaki Line intersect. The area in which this property is located is home to a concentration of manufacturing and transportation industry bases, and the location allows for both long-distance transportation using expressways and short-distance transportation to consumer areas, particularly within Nagoya City.

While the logistics warehouse rental market is seeing a trend toward consolidation into larger properties, there is also strong demand for medium-sized properties leased as a whole building to a single tenant such as this one, as they offer a higher degree of management freedom. After comprehensively taking into consideration the characteristics of this property, the Company concluded that it would remain competitive in the future and therefore decided to invest.

Going forward, the Company will strive to expand its valuable assets with the aim of further enhancing corporate value.

2. Overview of acquired asset

Address	:	580 Nishinoshima, Komaki City, Aichi Prefecture
Land area	:	9,740.44 sqm (2,946.48 *tsubo*)
Buildings specs:		Warehouse building – made from steel construction, 2 floors above ground Office building – made from reinforced concrete and steel construction, 3 floors above ground
Total floor space:		10,708.41 sqm (3,239.29 *tsubo*) *Total of warehouse building and office building

3. Date of acquisition

March 25, 2025

■ Exterior appearance



■ Map

