Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

April 13, 2026

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 Business Alliance with KOKOPELLI Inc.
– Accelerating Services for Regional Financial Institutions –

CCReB Advisors Inc. (hereinafter referred to as "the Company") hereby announces that, at the meeting of its Board of Directors held on April 13, 2026, it resolved to enter into a business alliance agreement (hereinafter referred to as "the Business Alliance") with KOKOPELLI Inc. (hereinafter referred to as "KOKOPELLI"). Details are as follows.

1. Overview of the Business Alliance

Through this Business Alliance, the Company will collaborate with KOKOPELLI by leveraging KOKOPELLI's nationwide network of regional financial institutions and local companies together with the Company's strength in matching services specialized in CRE (Corporate Real Estate). The objective of this alliance is to jointly develop and expand new businesses that contribute to solving challenges faced by regional communities. By maximizing synergies between the two companies, we aim to realize a sustainable regional society.

As disclosed in our Medium-Term Management Plan FY2026–FY2028, "A Tech-Driven Platform Strategy," the Company will continue to expand its Prop-Tech business through alliances with Prop-Tech–related companies, with the aim of strengthening the functionality of its Prop-Tech systems and expanding their usage.



Key Initiatives under the Business Alliance

(1) Acceleration of Regional Expansion of CRE Matching

The Company will establish a framework to strengthen real estate matching with regional financial institutions and local companies by system integration between KOKOPELLI's business matching

management service for financial institutions, "BM Portal (Note 1)", and the Company's "CCReB Matching Box (Note 2)".

(Note 1) A platform that enables centralized online management of business matching operations for financial institutions.

(Note 2) A proprietary real estate–related information management tool that enables users to register large volumes of internally accumulated information related to sales and leasing transactions and to grasp matching status through a scoring system.

(2) Creation of a Regional Economic Circulation Model

By utilizing the networks of both companies, the alliance aims to create new business opportunities within regional areas and to build a sustainable regional economic circulation model.

2. Background of the Business Alliance

The Company's corporate philosophy is "Contribute to Japanese economy and industries by providing solutions for all types of corporate real estates." In response to a wide range of CRE needs, the Company provides one-stop solutions through the organic integration of its proprietary AI-powered Prop-Tech systems. The Company focuses on CRE such as factories and logistics facilities and promotes the digital transformation (DX) of all operational workflows from sourcing to proposal. By handling compact-sized CRE that is not actively addressed by major real estate companies or mid-sized and small real estate firms, the Company has established a unique positioning in the market.

As many of the compact-sized CRE targeted by the Company are located in regional areas, the Company has actively proposed the introduction of its CRE matching systems to regional financial institutions that hold significant real estate needs from their clients. However, in practice, challenges such as internal decision-making processes within financial institutions and system integration hurdles have resulted in considerable time being required prior to implementation.

KOKOPELLI, the partner in this Business Alliance, operates under the mission "Find the future in corporate value," and aims to build a business ecosystem by leveraging one of the largest regional financial institution networks in Japan. Centered on its SME management support platform "Big Advance," KOKOPELLI promotes DX and productivity enhancement for SMEs.

"BM Portal," which is the subject of this Business Alliance, is one of the service offerings within "Big Advance." By promoting the DX of business matching operations at financial institutions, it aims to enable more efficient and effective core business support for SMEs. As of the end of February 2026, "Big Advance," had been adopted by 76 financial institutions.

Through this Business Alliance, the Company's systems will be incorporated as part of KOKOPELLI's business matching platform, "BM Portal." This will create an environment in which a greater number of regional financial institutions can utilize the Company's systems than before, and is expected to contribute to the Company's medium- to long-term business expansion.

3. Overview of the Business Alliance Partner (As of March 31, 2025)

(1) Company name	KOKOPELLI Inc.
(2) Location	Kioicho Bldg. 11th floor, 3-12 Kioicho, Chiyoda-ku, Tokyo
(3) Name and job title of the representative	Shigeru Kondo, CEO
(4) Business	Business platform business
(5) Total capital	812 million yen (As of December 31, 2025)
(6) Date of establishment	June 11, 2007

(7) Major shareholder (shareholding ratio) *Percentage of shares held relative to the total number of shares issued (excluding treasury stock) (%)	Shigeru Kondo 31.7% Akira Morigaki 5.2% Jun Kondo 3.7% Koichiro Matsuo 3.5% Masatake Kondo 3.3% etc.	
(8) Relationship with the Company	Capital Relationship	None
	Personnel Relationship	None
	Trade Relationship	None
	Related parties	None

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

Fiscal Year	FY2023	FY2024	FY2025
Net assets	1,820	1,767	1,905
Total assets	2,204	2,219	2,431
Net assets per share	229.17 yen	228.63 yen	245.66 yen
Net sales	1,776	1,821	2,007
Operating profit	63	33	197
Ordinary profit	65	40	199
Profit attributable to owners of parent	21	33	125
Net profit per share	2.70 yen	4.28 yen	16.62 yen
Dividends per share	—	—	—

4. Schedule

(1) Date of resolution at the meeting of the Board of Directors: April 13, 2026
(2) Date of conclusion of the agreement and commencement of the alliance: April 13, 2026

5. Future Outlook

Although the impact of the Business Alliance on the Company's business results for the fiscal year ending August 2026 is expected to be limited, the Company believes that it will contribute to the enhancement of its business performance and corporate value over the medium to long term. The Company will promptly disclose any matters requiring disclosure, should such matters arise in the future.

END