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October 21, 2026

To whom it may concern,

Company name	: CCReB Advisors Inc.
(Listing/ Security Code)	(Tokyo Stock Exchange/ 276A)
Representative	: Yukihiro Miyadera, CEO
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Notice Concerning Acquisition of Real Estate for Sale

CCReB Advisors Inc. (hereinafter referred to as “the Company”) hereby announces that, at a meeting of its Board of Directors held on October 21, 2026, it resolved to acquire the following property as real estate for sale (hereinafter referred to as “the Property”).

1. Purpose of the Acquisition

The Company will acquire the Property based on a CRE proposal made to T-Gaia Corporation (hereinafter, “T-Gaia”), the seller of the Property, in response to its need to reduce its real estate holdings and secure sufficient time to identify a relocation destination.

The Company plans to enter into a short-term sale-and-leaseback arrangement with T-Gaia for the Property, under which T-Gaia will continue to use the Property for a certain period until it secures a relocation destination. The Company intends to enhance the future value of the Property by attracting successor tenants and through other initiatives that leverage the Property’s location characteristics and building specifications.

As announced in the Medium-Term Management Plan FY2026–FY2028, “A Tech-Driven Platform Strategy,” the Company will continue to capture increasing investment opportunities in the CRE market, driven by growing CRE needs such as improving capital efficiency and reorganizing business locations. This transaction represents a project that captures the CRE needs of an unlisted company. Going forward, the Company will continue to capture diverse CRE needs of both listed and unlisted companies.

2. Overview of the Property

The Property is a logistics warehouse located in Ishibeguchi, Konan City, Shiga Prefecture, approximately 5.0 km from the Ritto-Konan Interchange on the Meishin Expressway. The surrounding area has seen active development of logistics facilities as a logistics hub connecting the Kansai and Chubu regions and is an industrial cluster where factories operated by various manufacturers are also located. Compared with conventional multi-tenant logistics warehouses, the Property can be operated as a single-story facility and offers sufficient ceiling height, providing a high level of convenience for tenant companies. Accordingly, in addition to conventional warehouse use, the Property has the potential to capture demand from tenants handling specialized cargo and to be converted into a factory.

(1) Type	Real Estate for Sale
(2) Location	4-3-1 Ishibeguchi, Konan-shi, Shiga
(3) Asset Category	Land and Building
(4) Contract Date	October 29, 2026 (Scheduled)
(5) Settlement Date	October 29, 2026 (Scheduled)

3. Overview of the Seller (as of October 21, 2026) and the Acquisition Price

(1) Company Name	T-Gaia Corporation	
(2) Location	4-1-18 Ebisu, Shibuya-ku, Tokyo	
(3) Name and Job Title of the Representative	Kenji Chishiki, Representative Director, President and Executive Officer	
(4) Business	(i) Intermediation of contracts for telecommunications services such as mobile phones; agency sales of mobile phones and other devices; sale and wholesale of smartphone accessories; other retail businesses; and payment service businesses. (ii) Intermediation and provision of mobile telecommunications services and other services for corporate customers; support for the introduction of various devices and services; and operation, maintenance, and collection services.	
(5) Establishment	February 1992	
(6) Relationship with the Company	Capital Relationship	None
	Personnel Relationship	None
	Business Relationship	None
	Related Parties	None

The acquisition price has not been disclosed due to a confidentiality agreement with the Seller. The acquisition price of the Property is no more than 30% of the Company's consolidated net assets as of the end of the most recent fiscal year (fiscal year ended August 31, 2026).

4. Future Outlook

The acquisition of the Property has already been reflected in the consolidated earnings forecast for the fiscal year ending August 2027.

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