

September 30, 2026

Integral Real Estate Fund I
Acquisitions of Office Properties in Shibuya-ku, Tokyo and Sendai City, Miyagi Prefecture

Integral Real Estate Fund I (“IREF I”), managed by Integral Real Estate Corporation (“IRE”), a company in Integral group, is pleased to announce that IREF I has completed the acquisitions of an office property located in Shibuya-ku, Tokyo, and an office property located in Sendai City, Miyagi Prefecture. With these acquisitions, the cumulative acquisition value on a contract basis has exceeded 70 billion yen.

The Tokyo property in Tomigaya, Shibuya-ku, is located close to Yoyogi-Hachiman Station, offering exceptional multi-station access to major central Tokyo hubs, including Shinjuku and Shibuya. The Sendai property occupies a highly accessible, prime location just minutes from Sendai Station.

In the office markets of Shibuya-ku, Tokyo, and Sendai City, low vacancy rates are maintained backed by strong demand, and rent increase trends continue. Capitalizing on these favorable market conditions, IREF I plans to execute strategic CAPEX projects in future operations as part of its value-add initiatives, including cosmetic improvements to entrances and facades and the enhancement of common areas. Furthermore, by providing fitted office spaces in vacant units, IREF I aims to further enhance the asset value of the properties.

IREF I will continue to focus on sourcing and generating investment opportunities across diverse asset types—such as office, residential, hotel, logistics, and retail assets—and actively expand its investments in major cities nationwide that possess growth potential, centered on the Tokyo metropolitan area.

Office Property in Shibuya-ku, Tokyo



Office Property in Sendai City, Miyagi Prefecture



About Integral Real Estate Corporation

Integral Real Estate Corporation (Representative Directors: Takanori Emura, Hironori Nakai, Kensuke Nakahara, and Tomohiro Sumiya) is a real estate investment fund company founded in November 2024, aiming to embody Integral's corporate philosophy of "integral calculus – accumulation over time" in the real estate investment fund business. Leveraging Integral's characteristic as a private equity company, we possess unique strengths including providing solutions to management challenges through CRE strategy proposals to operating companies, leveraging the good characteristics of Integral, and making investment decisions through data-driven scientific approaches. As a "trusted investment fund," IRE stays close to local communities and pursues value that can be passed on to the next generation through investments that create the future of cities, aiming to realize sustainable real estate investment.

About Integral

Integral Corporation (Representative Director: Reiji Yamamoto) was founded in September 2007 as an independent Japanese private equity company investing in listed and unlisted companies in Japan. "Integral" stands for "integral calculus – accumulation over time" meaning that the company will strive to establish a relationship of highest trust with the management of invested companies, and will aim to accumulate the highest wisdom over time. Integral makes equity investments from a long-range perspective through its unique "hybrid investment" approach, utilizing both principal and fund money for investment. Subsequent to investment, the company will provide optimal support in terms of management and finance through the "i-Engine" corporate value enhancement team and will collaborate with the invested company sharing the same objectives and time horizon and seeing eye-to-eye with its management. Integral aspires to be a trusted investment fund, contributing to society through the success of invested companies.

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