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November 17, 2026

Integral Real Estate Fund I
Acquisitions of Six Multifamily Properties in Tokyo, Fukuoka, and Kumamoto

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 a total of six residential rental properties located in Tokyo, Fukuoka Prefecture, and Kumamoto Prefecture. With these acquisitions, the cumulative acquisition value on a contract basis has exceeded 80 billion yen.

Newly Acquired Properties

The newly acquired properties consist of six residential rental properties: two located in Chuo-ku and Arakawa-ku, Tokyo; two in Fukuoka City, Fukuoka Prefecture; and two in Kumamoto City, Kumamoto Prefecture. Following the acquisitions, IREF I plans to execute proactive value-add construction, such as renovations of tenant spaces and common areas, aiming to maximize property value by upgrading facilities and designs to meet modern needs.

- Multifamily Property in Chuo-ku, Tokyo (Picture A)
  Located a 5-minute walk from Suitengu-mae Station on the Tokyo Metro Hanzomon Line, this property comprises 75 units designed for singles and DINKS. Surrounded by historic shopping streets and rich natural scenery along the Sumida River, it forms a serene living environment despite being in central Tokyo, with strong rental demand expected from singles and DINKS commuting to the Nihonbashi and Marunouchi business districts.

- Multifamily Property in Arakawa-ku, Tokyo (Picture B)
  Situated just a 1-minute walk from Machiya Station on the Tokyo Metro Chiyoda Line, this property consists of 69 units with relatively spacious layouts. Machiya Station provides direct, transfer-free subway access to the "OMY" (Otemachi, Marunouchi, Yurakucho) central business district around Tokyo Station in approximately 15 minutes. It is a rare asset catering to DINKS and families that combines the comfort of a traditional old-town neighborhood with superior commuting convenience.

- Two Multifamily Properties in Hakata-ku, Fukuoka City (Picture C)
  The two adjacent properties in Fukuoka City are both located in Hakata-ku, each featuring 35 units (70 units in total) primarily centered on 1DK layouts. Boasting high transportation convenience with a 9-minute walk from Higashi-Hie Station on the Fukuoka City Subway Airport Line, they offer favorable access to Fukuoka Airport and major city business and commercial districts, meeting broad demand predominantly from young people and single workers.

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- Two Multifamily Properties in Chuo-ku, Kumamoto City (Pictures D&E)
  Both properties in Kumamoto City are situated in Chuo-ku, comprising 91 units (primarily studio/1K) and 99 units (primarily 1LDK), respectively. Located within walking distance to commercial and office hubs in the city center and providing excellent access to suburban industrial bases, the area enjoys robust demand from single workers and corporate housing. Fully equipped with ample parking spaces, the assets deliver high convenience well-adapted to Kumamoto's motorized regional characteristics.

Continuous Investments in the Kyushu Area

Major cities in Kyushu, particularly Fukuoka City, have a strong residential rental market backed by a high household growth rate and a young working population. Furthermore, due to their relative proximity to various Asian countries, they hold future potential as bases for tourism and business. Backed by strong fundamentals, the area has attracted attention from a wide range of domestic and international investors, and IREF I has continuously executed value-add investments.

Regarding Kumamoto City, which marks the first market entry for IREF I, it is recognized as a high-potential area where strong demand is anticipated for well-located, high-quality, renovated existing rental properties. This is supported by an increase in new employment and relocation of middle-to-high income earners—driven by corporate developments such as TSMC's expansion—alongside a decrease in new housing supply in the central city area.

Future Outlook

While building strong relationships of trust with our stakeholders, IRE will continue to focus on discovering and creating investment opportunities across diverse asset types, and strategically continue investing in major cities nationwide with potential growth, mainly in the Tokyo metropolitan area.

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【Pictures】

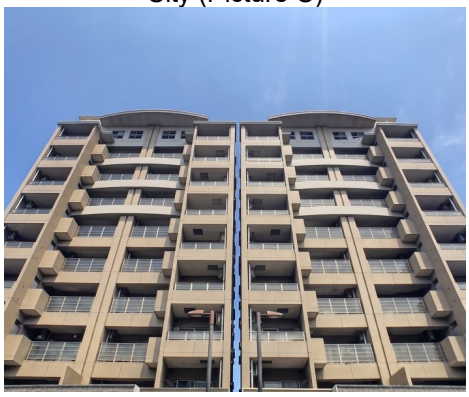
Multifamily Property in Chuo-ku, Tokyo (Picture A)



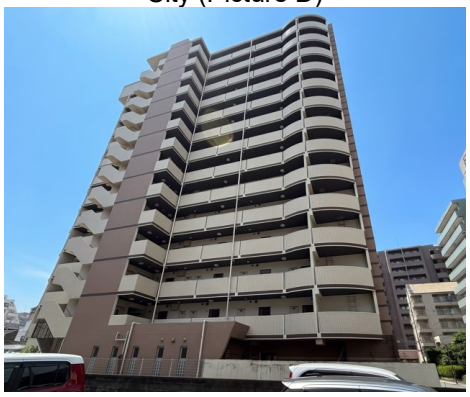
Multifamily Property in Arakawa-ku, Tokyo (Picture B)



Multifamily Properties in Hakata-ku, Fukuoka City (Picture C)



Multifamily Property in Chuo-ku, Kumamoto City (Picture D)



Multifamily Property in Chuo-ku, Kumamoto City (Picture E)



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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 group’s characteristic as a private equity company, we possess unique strengths including providing solutions to management challenges through CRE strategy proposals to operating companies, 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 Group

Integral Group Corporation (Representative Director: Reijiro Yamamoto) engages in private equity, real estate, and Global Tech growth investments to contribute to society and industry. "Integral" stands for "integral calculus – accumulation over time" meaning that the Group will strive to establish a relationship of highest trust and will aim to accumulate the highest wisdom over time to be a Trusted Investor. The Group acts as one to drive the value enhancement of the investees by combining the insights and expertise gained across diverse asset classes.

Please Contact Integral Group for Additional Information:

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