



May 15, 2023

To All Concerned Parties

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Notice of Acquisition of Real Estate in Chiyoda-ku, Tokyo

Loadstar Capital K.K. (“the Company”) announce today that it has completed the acquisition of real estate located in Chiyoda-ku, Tokyo, as scheduled, which was disclosed on April 28, 2023.

“CIRCLES Nibancho”, the property acquired today, is the largest property in the Company’s portfolios in terms of acquisition price. We will continue to acquire quality assets to strengthen the Loadstar Group's business foundation and achieve steady growth.

■Summary of the property



(Photo : CIRCLES Nibancho)

Name	CIRCLES Nibancho		
Location	12-3, Nibancho, Chiyoda-ku, Tokyo		
Access	Time	Train Station	Route
	2-min. walk	Kojimachi	Tokyo Metro Yurakucho Line
	6-min. walk	Ichigaya	JR, Tokyo Metro, and Toei Shinjuku Lines
	7-min. walk	Yotsuya	JR and Tokyo Metro Lines
	9-min. walk	Hanzomon	Tokyo Metro Hanzomon Line
Land Area	769.63 m ²		
Total Floor Area	4,997.49 m ²		
Structure	Steel-framed, flat roof, 12 floors		
Completion	December, 2021		

■About “CIRCLES Nibancho”

CIRCLES Nibancho ("the Property") is a high-quality, relatively new office building located in Nibancho, Chiyoda-ku, Tokyo, and is one of the "CIRCLES" compact office series developed by Mitsubishi Estate Co., Ltd.

The Property offers excellent access to four stations and seven train lines: a 2-minute walk from Kojimachi Station on the Tokyo Metro Yurakucho Line; a 6-minute walk from Ichigaya Station on the JR Chuo and Sobu Lines, Tokyo Metro Namboku and Yurakucho Lines, and Toei Shinjuku Line; a 7-minute walk from Yotsuya Station on the JR Chuo and Sobu Lines, Tokyo Metro Marunouchi and Namboku Lines; and a 9-minute walk from Hanzomon Station on the Tokyo Metro Hanzomon Line.

We have determined that the Property is a prime asset that will drive further growth for the Company, given its prime location in the heart of Tokyo, sophisticated exterior design, comfortable facility, and superior view as it faces Nihon TV Avenue.

■About the domestic real estate transaction market

Investment in domestic real estate has been active in Japan mainly because favorable financing environment has been maintained and real estates are relatively inexpensive compared to other major cities around the world. Although there have been some concerns about trends in the real estate investment market due to the global financial market uncertainties, investors and real estate companies in both domestic and Asia ex-Japan continue to show strong interests. Therefore, opportunities to acquire prime real estates remain limited.

In addition, some investors in Europe and the U.S., who had been selective since the end of last year, recently became more aggressive in seeking information on real estate transactions. Thus, we view that acquisition competition will become even more intense in the future.

Under these market conditions, we successfully closed the transaction with Mitsubishi Estate Co., Ltd. directly, the seller of the Property, because we could make the most of our strengths, such as our networks, credibility, business execution capabilities, and trustworthy relationships with financial institutions.

Going forward, we aim to achieve sustainable growth through acquiring highly competitive prime real estates by leveraging our strengths in information gathering, expertise, agility etc. while keenly monitoring trends in the global economy and real estate investment market participants.

■About Loadstar Capital K.K.

Loadstar Capital K.K.

【Corporate Profile】

Company Name	Loadstar Capital K.K.
Representative	Tatsushi Iwano, President
Business	Corporate Funding Business, Real Estate Brokerage and Consulting Business
Paid in Capital	1.4 billion yen (2.7 billion yen, combined with Capital Reserves.)
Foundation	March, 2012
License / Registration	Type II Financial Instruments Business No. 2660 registered by the Director-General of the Kanto Local Finance Bureau, Licensed Realtor (Real estate broker) (3) No. 94272 registered by the Governor of Tokyo