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July 14, 2026

To Whom It May Concern:

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

Frequently Asked Questions from Investors and the Company's Responses

CCReB Advisors Inc. (hereinafter referred to as "the Company") hereby announces its financial results for the third quarter of the fiscal year ending August 31, 2026, today. In connection with the earnings announcement, we would like to share our views on several topics that have frequently been raised by investors.

This disclosure is intended to promote constructive dialogue with investors and ensure fair disclosure. The views expressed herein reflect the Company's current understanding and opinions as of the date of this announcement.

■ Frequently Asked Questions and Responses

Q1： Could you explain the quarterly fluctuations in earnings and the timing differences that may occur in transactions?

A1： The CRE (Corporate Real Estate) transactions handled by the Company generally involve relatively large deal sizes. As a result, the timing of revenue and profit recognition may fluctuate from quarter to quarter depending on the timing of contract execution and transaction closings.

Accordingly, quarterly results alone should not be viewed as an indicator of changes in the Company's business environment or growth potential. Rather, we believe that progress toward our full-year earnings targets and the status of our business pipeline are more meaningful indicators of performance.

As disclosed in today's third-quarter earnings announcement for the fiscal year ending August 31, 2026, our performance through the third quarter has progressed broadly in line with plan. Based on the progress of ongoing projects, we believe we remain on track to achieve our full-year earnings forecast for FY2026.

Q2： Is there any possibility of additional equity financing to achieve the Medium-Term Management Plan?

A2： Our Medium-Term Management Plan is not based on a strategy of recurring equity financing.

We intend to achieve the plan through effective utilization of the funds raised in the public offering and third-party allotment completed in November 2025, combined with a capital recycling strategy that reinvests proceeds generated from realized investments.

At present, the achievement of our Medium-Term Management Plan does not assume any additional capital raising.

Q3： To what extent would rising interest rates affect the Company's earnings?

A3： Our business plans and earnings forecasts are prepared on the assumption of a certain level of interest rate increase.

In addition, our core CRE Solutions business maintains a relatively high profit margin, providing sufficient capacity to absorb higher borrowing costs associated with rising interest rates.

Furthermore, our business model is not primarily a stock-based model that continuously accumulates assets for rental income generation. Rather, we generate earnings through the acquisition, enhancement, and disposition of real estate assets. As borrowings are generally repaid upon asset sales, our business structure does not result in a continuous accumulation of interest-bearing debt.

For these reasons, we believe the impact of higher interest rates on our earnings would be limited at this time.

Q4： How does the Company position its Prop-Tech business as generative AI reshapes the competitive landscape for SaaS businesses?

A4： We view our Prop-Tech business not as a standalone SaaS business, but as a platform that supports and enhances our overall CRE Solutions business by facilitating business development and opportunity generation.
By efficiently identifying potential corporate real estate needs and creating opportunities for client engagement, our technology contributes directly to the growth of our CRE Solutions business.

Given this positioning, even if competition within the SaaS sector intensifies as generative AI becomes more prevalent, we believe the impact on our overall business foundation would be limited. Our technology platform also functions as an internal sales enablement tool, allowing us to maintain and strengthen business development capabilities through internal utilization even if the external SaaS market environment changes.

Moreover, the corporate real estate database accumulated by the Company consists of comprehensive and multi-layered proprietary information that we have built over many years. We believe such information cannot be readily replicated through generative AI-based information gathering and analysis alone.

We also view generative AI as a valuable tool for enhancing our own sales activities and will continue to improve the precision and speed of our proposals by integrating AI capabilities with our proprietary data assets.

Q5： As AI-powered real estate data services continue to expand, what does the Company consider to be its competitive advantages?

A5： The market's interest in corporate real estate solutions continues to grow, and we recognize the increasing number of services that utilize real estate data and artificial intelligence.

However, in our view, successful CRE solutions require more than simply identifying and analyzing target companies and properties. Equally important are the subsequent proposal process and support for corporate decision-making. Through many years of experience in CRE advisory services, we have developed extensive expertise that enables us not only to identify and analyze real estate opportunities, but also to provide integrated proposals tailored to clients' management challenges and capital efficiency objectives. We believe this represents a key point of differentiation from services that primarily focus on data provision.

In addition, our proprietary platform, CCReB AI, analyzes corporate medium-term management plans and various disclosure documents to identify the underlying drivers of potential real estate transactions and uncover latent CRE-related opportunities. As a result, its functionality differs fundamentally from services centered primarily on databases that aggregate historical real estate transaction information.

We believe our true competitive advantage lies in the way we have embedded the know-how and expertise accumulated through years of CRE advisory experience directly into our technology platform. This capability is difficult to replicate through data breadth alone or through the application of generic AI technologies.

We are currently enhancing our platform through the incorporation of generative AI functionality and will continue to deepen the integration of technology and CRE consulting capabilities to deliver greater value to our clients.

END