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September 25, 2026

To whom it may concern,


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|---|---|
| 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 |


# Notice Concerning Acquisition of Real Estate for Sale

CCReB Advisors Inc. (hereinafter referred to as “the Company”) hereby announces that, at the meeting of its Board of Directors held on September 25, 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 through a CRE proposal designed to address the capital allocation needs of the Seller, AXions Co., Ltd. (hereinafter referred to as “AXions”). As the Property serves as AXions’ headquarters and logistics center, the Seller will continue its operations at the Property through a sale-and-leaseback arrangement after the transaction.

As disclosed 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 the growing demand for CRE solutions such as capital efficiency improvements and portfolio reorganization. This transaction reflects CRE demand from a privately held company, and the Company will continue to address diverse CRE needs regardless of whether a company is publicly listed or privately held.

(Note) Capital allocation refers to management decisions regarding how cash generated by a company is allocated among maintenance investments, growth investments, M&A activities, debt repayment, shareholder returns, and other uses, including the order of priority and evaluation criteria applied.

## 2. Overview of the Property

The Property is located in the Yoshizuka area of Hakata-ku, Fukuoka-shi. It is a highly attractive asset situated approximately 2.4 kilometers in a straight line from Fukuoka Airport and offers excellent access to the central business districts of Hakata and Tenjin. Logistics facilities that benefit from both airport proximity and urban accessibility are exceptionally scarce due to zoning and development constraints in urban areas, giving the Property advantages in terms of both asset scarcity and liquidity. The principal use by end tenants is expected to be last-mile delivery operations for e-commerce companies and short-term storage facilities, supporting stable leasing demand as part of urban consumer distribution networks. In addition, the lease agreement includes provisions linked to the Consumer Price Index (CPI), reflecting the current inflationary environment.

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| (1) Type | Real Estate for Sale |
| (2) Location | 8-4-48 Yoshizuka, Hakata-ku, Fukuoka-shi, Fukuoka |
| (3) Asset Category | Beneficial Interest in a Real Estate Trust (Land and Building) |
| (4) Contract Date | September 28, 2026 |
| (5) Settlement Date | October 28, 2026 (Scheduled) |

**3. Overview of the Seller (as of September 25, 2026) and the Acquisition Price**

| | | |
|---|---|---|
| (1) Company Name | AXions Co., Ltd. | |
| (2) Location | 8-4-48 Yoshizuka, Hakata-ku, Fukuoka-shi, Fukuoka | |
| (3) Name and Job Title of the Representative | Masaaki Hatsumura, Representative Director | |
| (4) Business | Logistics business, real estate business, environmental business, food business, technology business, mobility business, and sports-related business | |
| (5) Establishment | January 18, 1960 | |
| (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 exceeds 30% of the Company’s consolidated net assets as of the most recent fiscal year (Fiscal year ended August 31, 2025).

**4. Future Outlook**

The impact of the acquisition of the Property on the Company's consolidated financial results for the fiscal year ending August 31, 2027 is currently under evaluation. The Company's consolidated earnings forecast for the fiscal year ending August 31, 2027 is scheduled to be disclosed in the financial results announcement for the fiscal year ended August 31, 2026, to be released in October 2026.

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