

January 30, 2024

To Whom It May Concern

DAIBIRU CORPORATION

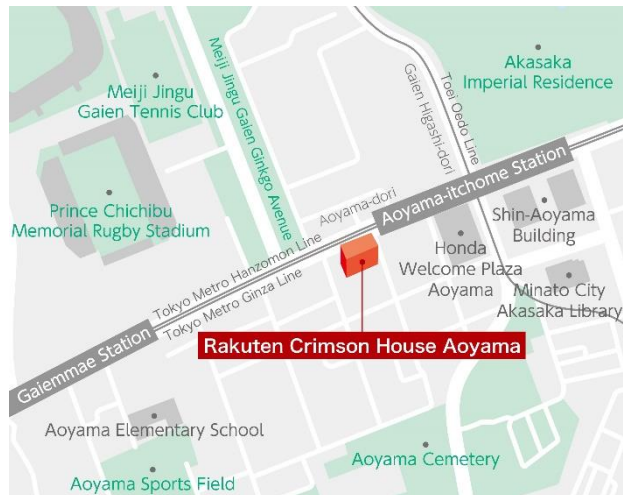
Acquisition of a Partial Equity Interest (Trust Beneficiary Rights) in Rakuten Crimson House Aoyama in Exchange for the Transfer of a Partial Equity Interest in the Shin-Daibiru Building and the Tosabori Daibiru Building

DAIBIRU CORPORATION (Head office: Kita-ku, Osaka; Representative Director, President Chief Executive Officer: Takashi Maruyama) has made the decision to acquire a partial equity interest (trust beneficiary rights) in Rakuten Crimson House Aoyama from Global One Real Estate Investment Corp. in exchange for a partial equity interest in the Shin-Daibiru Building and the Tosabori Daibiru Building. This exchange was made as part of its efforts to “acquire new properties,” part of the domestic business strategy put forth under the Daibiru Group Medium- to Long-Term Management Plan 2035 “BUILD NEXT.”

■ Acquisition of a Superior Large-Scale Asset in the Tokyo Metropolitan Area

Under “BUILD NEXT.,” we aim to accelerate growth in Daibiru’s office leasing business and expand its scale faster than ever before.

The acquired asset, Rakuten Crimson House Aoyama, is a large, highly competitive building located close to Tokyo Metro Aoyama-itchome Station in the Aoyama area, a target of multiple large-scale redevelopment plans and an area expected to increase in value in the future. In conjunction with this transaction, Daibiru will obtain preferential negotiation rights for the further acquisition of the asset, which will lead to the expansion of its asset size in the Tokyo area.



News Release

■ An Asset Exchange for Increasing Medium- to Long-Term Profitability and Building a Strong Portfolio

We will use this exchange to build a strong portfolio while increasing medium- to long-term profitability and improving the profit yields of the acquired asset by utilizing reduction entries.

■ Maintaining Asset Value through Continued High-Quality Management of Our Flagship Buildings in Osaka

This asset exchange has been framed to ensure that Daibiru maintains its status as the majority shareholder of the Shin-Daibiru Building and the Tosabori Daibiru Building post-transaction while also establishing a master lease agreement for the buildings. The Daibiru Group will continue to provide the same high-quality building management and operation services as before.

■ Overview of Acquired Property (Acquisition of Quasi Co-Ownership in Trust Beneficiary Rights)

Name		Rakuten Crimson House Aoyama
Location		2-6-21, Minami-Aoyama, Minato-ku, Tokyo
Acquired from		Global One Real Estate Investment Corp.
Stake acquired		Trust beneficiary rights in real estate (20% quasi co-ownership)
Total property area	Site area	3,039 m ² (919 tsubo)
	Gross floor area	20,959 m ² (6,340 tsubo)
Completion		May 2003
Number of floors		17 floors above ground 2 floors below ground
Usage		Office and retail, apartment housing, and parking
Scheduled acquisition date		March 2024

■ Overview of Transferred Properties (Co-Ownership)

Name		Shin-Daibiru Building	Tosabori Daibiru Building
Location		1-2-1, Dojimahama, Kita-ku, Osaka	2-2-4, Tosabori, Nishi-ku, Osaka
Acquired by		Global One Real Estate Investment Corp.	
Stake transferred		Co-ownership (5%)	Co-ownership (20%)
Total property area	Site area	8,427 m ² (2,549 tsubo)	4,173 m ² (1,262 tsubo)
	Gross floor area	77,388 m ² (23,410 tsubo)	37,497 m ² (11,343 tsubo)
Completion		March 2015	July 2009
Number of floors		31 floors above ground 2 floors below ground	17 floors above ground 1 floor below ground
Usage		Office and retail and parking	Office and retail and parking
Scheduled transfer date		March 2024	

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