

# **News Release**

**Feb 2, 2022**

## **Notice on Approval of Listing of “Shinoken REIT Investment Corporation” on the Tokyo Stock Exchange**

Shinoken Group Co., Ltd. (Tokyo Headquarters: Minato-ku, Tokyo, President: Hideaki Shinohara, TSE JASDAQ Code: 8909, hereinafter referred to as Shinoken, including the whole group) announces that investment units issued by Shinoken REIT Investment Corporation (hereinafter “Shinoken REIT”), whose assets are entrusted to be managed by Shinoken Asset Management Co., Ltd., a subsidiary of Shinoken, obtained approval from the Tokyo Stock Exchange, Inc. today to list investment units on the Tokyo Stock Exchange Real Estate Investment Trust Securities Market.



### **Providing a wide range of investors with opportunities to invest in Shinoken's rental residential real estate**

Since the announcement on August 8, 2018 regarding the start of preparations for raising and listing a REIT, Shinoken has made preparations for the listing of the REIT on the Tokyo Stock Exchange. The license of “Entrustment-Based Agency Services for Transactions, etc.” has been approved by the Minister of Land, Infrastructure and Transport (as of October 18, 2019), the registration of “Investment (Fund) Management Business” to the Kanto Local Finance Bureau has been completed (as of January 15, 2020), and a private REIT that mainly invests in rental residential properties located in the 23 wards of Tokyo was raised (as of July 31, 2020).

The listing on the Tokyo Stock Exchange will provide an opportunity for a wide range of investors to invest in Shinoken's rental residential real estate.

## The first J-REIT that specializes in rental housing located in the 23 wards of Tokyo

Based on the principle of "improving the living environment for a diverse range of people in the central urban areas," Shinoken REIT is a "housing-focused" REIT that combines "future potential" and "stability" by investing exclusively in rental housing located in the 23 wards of Tokyo, where sustainable growth is expected in the future. With the aim of capturing a wide range of the solid demand for housing in the central urban areas, Shinoken REIT plans to invest in "Mini-residences (Note 2)" that are mainly for single persons such as students and young workers, rent ranging from low to medium (Note 1), and "Residences (Note 2)" that are mainly for workers, rent ranging from medium to high (Note 1). At the time of its listing, Shinoken REIT will be the first J-REIT in history (first in Japan) to invest only in rental housing located in the 23 wards of Tokyo.



(Note 1) Based on the fact that the properties in which Shinoken REIT mainly invests are rental housing for single persons in the 23 wards of Tokyo, Shinoken REIT independently defines the low rent range as JPY 60,000 or less per month, the medium rent range as over JPY 60,000 and JPY 80,000 or less per month, and the high rent range as more than JPY 80,000 per month (rent includes monthly fees for common areas.)

(Note 2) "Mini-residences" means, in principle, rental housing with 3 or less floors and a total building floor space under 300sqm as recorded in the registry. "Residences" refers to rental housing with 4 or more floors or a total building floor space of 300sqm or more as recorded in the registry.

## Strengthening the Shinoken's business portfolio and further enhancing corporate value

Based on its vision of becoming "a company that supports the lives of all generations around the world," Shinoken has been providing comprehensive services specializing in rental housing located in urban areas in Japan and overseas. In addition to contributing to the further growth of the real estate investment market and the creation of an affluent society by providing comfortable living spaces

mainly for students and workers living in various life stages, we will also contribute to the stable management and continuous growth of Shinoken REIT.

Involvement in Shinoken REIT will strengthen the Group's business portfolio and lead to further enhancement of Shinoken's corporate value, and Shinoken will continue to support Shinoken REIT to enhance its investment value while giving due consideration to the prevention of conflicts of interest transactions including after the listing.

#### Outline of the Investment Corporation

Trade Name	Shinoken REIT Investment Corporation
Location	2-3-1 Hamamatsu-cho, Minato-ku, Tokyo, Japan
Representative	Yuji Shibata
Date of establishment	May 15, 2020
Registration	June 16, 2020 (Kanto Local Finance Bureau No. 150)

#### Outline of the Asset Management Company

Trade Name	Shinoken Asset Management Co., Ltd.
Location	2-3-1 Hamamatsu-cho, Minato-ku, Tokyo, Japan
Representative	Yuji Shibata, Representative Director
Shareholder	Shinoken Group Co., Ltd. (100%)
License /Registration /Approval	Real Estate Brokerage -Governor of Tokyo (1) No. 102324 Entrustment-Based Agency Services for Transaction -Minister of Land, Infrastructure and Transport No. 131 Investment Management Business -Kanto Local Finance Bureau No. 3167

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**Shinoken has the vision of becoming**  
**“A life Support Company for every generation across the world”**  
**that provides value throughout the lifetime of our customers.**  
**We initiate Asset development solutions for an era of 100-year life**  
**span, Construction Business, Energy Business, managing elderly care**  
**facilities, providing care for people with disabilities, Real Estate Fund**  
**Business, both domestic and overseas.**  
**Also, we will thrive to resolve various social tasks by driving REaaS.**

\* REaaS: Real Estate as a Service

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Note: This document is a press release for a public announcement regarding Shinoken REIT's listing approval of investment units and has not been prepared for the purpose of soliciting any investment. When investing, we ask that investors exercise their own judgment taking full responsibility after having read carefully the new investment unit issuance and secondary offering prospectus, or any corrections thereof, prepared by Shinoken REIT.