

Translation Purpose Only

For Immediate Release

REIT Issuer

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Notice Concerning Completion of Acquisition and Disposition of Asset

Starts Proceed Investment Corporation (“SPI”) announces that it today completed the acquisition and disposition of the following specified asset described in the press release “Notice Concerning Acquisition and Leasing, and Disposition of Trust Beneficiary Interests in Domestic Real Estate” dated October 14, 2022. The details are as follows.

1. Overview of the Acquisition

Property No.	Property name	Location	Seller	Acquisition price (thousand yen) (Note)
C-89	Alpha Grande Chizakura Tower	Chiyoda-ku, Tokyo	Starts Corporation Inc.	2,800,000

(Note) “Acquisition price” does not include miscellaneous acquisition-related expenses, fixed property taxes, city planning taxes, consumption taxes and local consumption taxes.

2. Overview of the Disposition

Property No.	Property name	Location	Buyer	Disposition price (thousand yen) (Note)
C-35	Proceed Hasune	Itabashi-ku, Tokyo	Starts Development Corporation	267,000
C-39	Proceed Shinmaruko	Kawasaki-shi, Kanagawa		605,000
C-52	Proceed Nishikawaguchi	Kawaguchi-shi, Saitama		852,000
C-56	Proceed Shinozaki2	Edogawa-ku, Tokyo		1,140,000

(Note) “Disposition price” does not include miscellaneous disposition-related expenses, fixed property taxes, city planning taxes, consumption taxes and local consumption taxes.

3. Other

For details of the acquisition and disposition of the above specified asset, please refer to the press release “Notice Concerning Acquisition and Leasing, and Disposition of Trust Beneficiary Interests in Domestic Real Estate” dated October 14, 2022.

*SPI website: <https://www.sp-inv.co.jp/en/>