

【To whom it may concern】

TOSEI CORPORATION
September 30, 2024

Notice of “TOSEI Real Estate Crowd **TREC FUNDING**” No.11 Fund Opening

TOSEI CORPORATION (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923) is pleased to announce that “TREC No. 11 Condominium Fund Chitose Funabashi, Setagaya-ku, Tokyo” (the “Fund”), whose general offering commenced on August 30, 2024, is now under management as of today. Only investors that are residents of Japan are permitted to invest in the Fund and use our services related to investing in the Fund. Investors that are non-residents of Japan are not permitted to invest in the Fund or otherwise receive our services, so we cannot accept investment requests from any investors that are non-residents of Japan.

◆ **Balanced fund targeting properties located in Setagaya-ku, which is a popular area to live**

This fund is a “balanced management type” fund that incorporates a single income-producing condominium located in Funabashi, Setagaya-ku, Tokyo, and aims to obtain both income and capital gains. As a result of the large number of investment applications received, the total amount of 257.2 million yen has been subscribed to the fund, and it has started operation today.

After acquiring the property, we will promptly conduct value-up work around the entrance and exterior to enhance the property value. In addition, we will strive to improve cash flow by revising the rent to an appropriate level at the time of contract renewal.

The property has high liquidity as an investment and will manage the Fund with the aim of maximizing capital gains when the property is sold through the leverage effect of loans from financial institutions.

In order to meet the expectations of more investors, we will continue to conduct solid fund management, provide attractive investment opportunities, and improve our services.

◆ **Fund Overview**

Fund Name:	TREC No. 11 Condominium Fund Chitose Funabashi
Property Type:	One building profitable condominium
Total Amount of Fund:	555.4 million yen
Total Amount of Investment:	257.2 million yen
Expected Distribution Rate (Annual):	6.5%
Scheduled Management Period:	2 years (September 30, 2024 - September 29, 2026)
Minimum Investment Amount:	10,000 yen (10,000 yen per unit x 1 unit)
URL for Details:	https://trec-funding.jp/investment/fund_detail/11/

< TOSEI CORPORATION Corporate Data >

Company Name: TOSEI CORPORATION
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 President and CEO: Seiichiro Yamaguchi
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 Business Fields: Revitalization; Development; Rental; Funds and Consulting; Property Management; Hotels

Contact

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*The Japanese version of this website shall be the original, and this English version has been prepared for reference purposes only. In the event of any discrepancy or inconsistency between these two versions, the Japanese version shall prevail (provided, however, that this shall not apply to any discrepancy or inconsistency for any matter relating to the scope of investors or the scope of provision of our services first written above).