

November 22, 2021

Company Name: GMO Internet, Inc.  
(TSE First Section, Code: 9449)  
Address: 26-1 Sakuragaoka-cho Shibuya-ku Tokyo JAPAN  
Representative: Masatoshi Kumagai, Founder, Chairman and Group CEO  
Contact: Masashi Yasuda, Executive Vice President and CFO, Head of  
Group Management Division  
Telephone: +81 3 5456 2555  
URL: <https://www.gmo.jp/en>

## **Notice Regarding Acquisition of Ownership of Land and Building Containing Setagaya Business Square and Cerulean Tower**

GMO Internet, Inc. (the "Company") hereby announces that it has agreed today to acquire trust beneficiary rights (fixed assets) set for Setagaya Business Square ("SBS") and Cerulean Tower rented by the Company. Regarding the trust beneficiary rights (fixed assets) set for SBS and Cerulean Tower, 55% and 5% will be acquired for approximately JPY 28.3 billion from TOKYU REIT, Inc. and CT Realty Limited (a group company of Tokyu Corporation), respectively.

### **1. Reason for the acquisition**

Because of the pandemic, the GMO Group has been quickly adapting to business style in the era of post corona and with-corona, such as beginning to work from home in January 2020 and declaring in April 2020 that the Group will discourage the use of seal impression. We have recognized the importance of a function as a symbol of corporate brands or a place promoting real communication our capital (e.g. office) has during the pandemic.

SBS is a high-rise composite facility that is based in Setagaya City, which is close to Shibuya City, and that leads directly to Yoga station on the Tokyu Den-en-toshi Line. The Company has been renting Cerulean Tower, a high-rise composite building, as a Group Headquarter since 2001. The Company has determined that acquisition of these buildings will likely generate revenue stably in the long-term and will enhance GMO Internet Group's brand value, and decided to acquire trust beneficiary rights (fixed assets) set for these buildings.

Regarding SBS, the secondary name of the facility will be GMO TOWER due to obtaining trust beneficiary rights (fixed assets). We will achieve the increase in awareness of GMO Internet Group, top two (26th and 27th) floors will be equipped with the cutting-edge studio to produce and distribute videos, and we will use the building as a research site of cutting-edge technology for Air Transportation Revolution. Office function will remain consolidated in GMO Internet Group's first headquarter (Cerulean Tower) and GMO Internet Group's second headquarter (Shibuya FUKURAS), and GMO will not relocate to SBS.

## 2. Details of assets to be acquired (trust beneficiary rights)

(1) Name	Setagaya Business Square	Cerulean Tower
(2) Location	Yoga, Setagaya City, Tokyo	Sakuragaoka-cho, Shibuya City, Tokyo
(3) Transportation	Leads directly to Yoga station on the Tokyu Den-en-toshi Line	Five-minute walk from Shibuya station on Tokyu Toyoko Line, Tokyu Den-en-toshi Line, Keio Inokashira Line, JR Yamanote Line, JR Saikyō Line, Tokyo Metro Ginza Line, Tokyo Metro Hanzōmon Line, and Tokyo Metro Fukutoshin Line
(4) Total floor area	94,373 m <sup>2</sup>	105,949 m <sup>2</sup>
(5) Application	Office, store	Office, hotel, store
(6) Acquired from	TOKYU REIT, Inc.	CT Realty Limited
(7) Share acquired	55%	5%
(8) Amount of acquisition	JPY 23.4 billion	JPY 4.9 billion
(9) Funds for the acquisition	Cash on hand and borrowings from financial institutions	

\* The costs of acquisition are approximate values calculated by adding the miscellaneous expenses relating to the acquisition. Amounts less than ¥100 million have been ignored.

\* The Company has solicited appraisal and examined validity in the amount of acquisition upon the acquisition.

## 3. Overview of seller

### (1) TOKYU REIT, Inc.

(1) Name	TOKYU REIT, Inc.	
(2) Location	1-chōme-12-1 Dōgenzaka, Shibuya City, Tokyo	
(3) Name & Title of Representative	Kazuyoshi Kashiwazaki, Executive Director	
(4) Business Description	Investing assets mainly in real property, etc. and asset backed securities, etc. that principally invest in real property, etc.	
(5) Total Amount of Investment	JPY 110,479 million (as of July 31, 2021)	
(6) Establishment	June 20, 2003	
(7) Majority Investors and Ratio of Investment Units	Custody Bank of Japan, Ltd. (Custodial Account) 25.41% The Master Trust Bank of Japan, Ltd. (Custodial Account) 16.40% Tokyu Corporation 5.01%	
(8) Relationship with GMO Internet	Capital relations	Not applicable
	Human relations	Not applicable
	Business relations	Not applicable

## (2) CT Realty Limited

(1)	Name	CT Realty Limited	
(2)	Location	Nihonbashi 1-chōme Building, 1-chōme-4-1 Nihonbashi, Chuo City, Tokyo	
(3)	Name & Title of Representative	Yasuhiro Nishikawa, Director	
(4)	Business Description	① Acquire, hold and dispose of trust beneficiary rights based on the trust agreement on property management and disposition ② Sale and purchase, lease, and management of real property ③ Services incidental to the preceding paragraphs	
(5)	Capital	JPY 3 million (as of February 28, 2021)	
(6)	Establishment	February 13, 2004	
(7)	Major Shareholders and Ownership Ratio	CT Asset Funding Association 100%	
(8)	Relationship with GMO Internet	Capital relations	Not applicable
		Human relations	Not applicable
		Business relations	Not applicable

## 4. Acquisition schedule

(1)	Date of Resolution by the Board of Directors	November 22, 2021
(2)	Contract Execution	November 22, 2021
(3)	Closed Date of Acquisition	December 1, 2021 (planned)

## 5. Future outlook

Regarding the consolidated results of the Company in the fiscal year ending December 2021, although the acquisition of trust beneficiary rights causes the Company to incur expenditure, the Company considers that this has limited impact on the profit and loss. The Company shall also immediately disclose any further important information which has come to light.