

【To whom it may concern】

TOSEI CORPORATION  
February 27, 2026

**Notice Regarding the Commencement of Operation  
for TOSEI Real Estate Crowd **TREC FUNDING** Fund No.13**

TOSEI CORPORATION (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923) is pleased to announce that, as of today, we have commenced operations for “TREC No. 13 Kunitachi Apartment Fund” (the “Fund”) , which began its fundraising on January 19, 2026.

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.

◆ **Income gain-oriented fund targeting a property located in Kunitachi City, an excellent living environment**

The fund is an "income gain-oriented" fund that invests in a single income-generating apartment building located in Kunitachi, Tokyo, and aims to ensure stable income. As a result of the large number of investment applications received, the total amount of 192 million yen has been subscribed to the fund, and it has begun operations today.

We will conduct leasing activities for the vacant units, aiming to achieve full occupancy at the earliest possible date. We will strive to improve cash flow by revising rents to appropriate levels at the time of contract renewal. Through these initiatives, we seek to improve the property value, maximize rental income and gains on sales during the investment period, and manage the fund more profitably for investors.

To meet the expectations of more investors, we will continue to conduct appropriate fund management, provide attractive investment opportunities, and enhance our services.

◆ **Fund Overview**

<b>Fund Name</b>	TREC No. 13 Kunitachi Apartment Fund
<b>Property Type</b>	Income-generating apartment
<b>Total Amount of Fund</b>	431.3 million yen
<b>Total Amount of Investment *</b>	216.3 million yen
<b>Expected Distribution Rate</b>	6.0% (annual rate)
<b>Scheduled Investment Period</b>	2 years (February 27, 2026 - February 26, 2028)
<b>Minimum Investment Amount</b>	10,000 yen (10,000 yen per unit x 1 unit)
<b>URL for Details</b>	<a href="https://trec-funding.jp/investment/fund_detail/13/">https://trec-funding.jp/investment/fund_detail/13/</a>

\* Sum of preferred investment and subordinate investment

< **TOSEI CORPORATION Corporate Data** >

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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).