

Meiji Yasuda Seimei Building 21F, 2-1-1 Marunouchi, Chiyoda-ku, Tokyo, Japan 100-0005
+81 3 5288 9288 www.cbre.co.jp

For further information:

CBRE

Marketing & Communications

+81-3-5288-9283

CBRE Strengthens Asset Management Services with Real Estate Specified Joint Enterprise License

TOKYO, November 17, 2025 - CBRE K.K. (Head Office: Chiyoda-ku, Tokyo; President & COO: Takashi Tsuji; hereinafter “CBRE”) announced that it has obtained approval for Type 3 and Type 4 businesses under the Real Estate Specified Joint Enterprise Act (hereinafter “Joint Enterprise License”) on November 12, 2025. This approval will enable CBRE to further enhance its real estate asset management services for corporate clients.

CBRE's Asset Management Division has historically provided Discretionary Investment and Investment Advisory business to institutional investors, both domestic and overseas, across a diverse range of asset types, including offices, retail, logistics facilities, factories, research & development (R&D) centers, data centers, and hotels. By obtaining this Joint Enterprise License, CBRE can now offer asset management services utilizing more streamlined and cost-effective structures for real estate investments.

To this day, CBRE primarily utilizes Special Purpose Companies (TMKs) for the securitization of development projects. However, the cost and complexity of this structure have been our concern. By leveraging the newly obtained Joint Enterprise License, CBRE can overcome these issues, facilitating a faster yet more efficient fund formation through its collaboration with the Investment Banking arm. This will enable the company to pursue new asset classes, including small-scale value-add projects, in addition to development projects, thereby expanding investment opportunities for our clients, including but not limited to overseas investors, real estate funds, insurance companies, and banks.

Akira Nozu, Head of the Asset Management Department, Property Management, CBRE K.K. commented: "Joint Enterprise License allows CBRE to leverage its experience, network, and enhanced capabilities to provide the optimal real estate solutions tailored to our clients' needs, thereby increasing the value of their real estate investments."

Noboru Hirabayashi, Head of Investment Banking, CBRE Capital Markets, added: "The acquisition of the Joint Enterprise License marks a significant milestone, expanding the financial solutions CBRE offers in the Japanese market. This new license, combined with the conventional TMK scheme, will provide domestic and foreign investors with more efficient and cost-effective investment opportunities in real estate. By combining our global network with expertise in the Japanese market, CBRE will contribute to improved capital liquidity and transparency in the commercial real estate market."

For inquiries regarding CBRE's Asset Management Services:

Akira Nozu

Head of Asset Management Department, Property Management, CBRE K.K.

akira.nozu@cbre.com

Phone: +81-80-7091-3023

Akihisa Ueda

Associate Director, Asset Management Operations, Property Management, CBRE K.K.

akihisa.ueda@cbre.com

Phone: +81-90-6481-5425

For inquiries regarding CBRE's Investment Banking Services:

Noboru Hirabayashi

Head of Investment Banking, Capital Markets, CBRE K.K.

noboru.hirabayashi@cbre.com

Phone: +81-90-9157-4912

[About CBRE Asset Management](#)

CBRE Asset Management serves as a global resource supporting a broad range of owners – including institutions and individuals with commercial real estate assets by providing unique expertise in every aspect of commercial real estate management. We provide services for all three stages of an investment: Acquisition, Holding and Disposition.

[About CBRE Investment Banking](#)

Investment Banking is the financial services arm of CBRE. The business advises on and structures real estate transactions, via equity and debt, and leverages insights for our clients.

[About CBRE Group, Inc.](#)

CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, is the world's largest commercial real estate services and investment firm (based on 2024 revenue). The company has more than 140,000 employees (including Turner & Townsend employees) serving clients in more than 100 countries. CBRE serves clients through four business segments: Advisory (leasing, sales, debt origination, mortgage servicing, valuations); Building Operations & Experience (facilities management, property management, flex space & experience, digital infrastructure services); Project Management (program management, project management, cost consulting); Real Estate Investments (investment management, development). Please visit our website at www.cbre.com.