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JINUSHI Expands in U.S. with Triple-Net Real Estate Deal

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JINUSHI Co., Ltd. (TSE: JP:3252), a Tokyo-based real estate investment firm, is continuing to strengthen its foothold in the United States. Through its wholly owned American subsidiary, JINUSHI USA INC., the company recently announced a new investment in a U.S. limited liability company, CJ IL Schaumburg, LLC, as part of its ongoing real estate expansion strategy.

The deal involves the acquisition of two properties located in the greater Chicago area, Illinois. These properties will be held through a sale-and-leaseback arrangement using a

triple-net lease structure, also known as an NNN lease, which is one of the hallmarks of JINUSHI's investment model. This type of lease transfers nearly all responsibilities for property expenses, including taxes, insurance, and maintenance, to the tenant, helping reduce the investor's operational burden and financial risks.

This latest move continues the series of U.S. real estate investments made by JINUSHI USA INC. since its establishment in 2018, reflecting its steady international growth. The company's steady pace of acquisitions reflects a clear and disciplined approach to international growth, focusing on long-term stability and risk mitigation.

While the financial impact of this particular investment is expected to be minimal in the short term, the strategic value is more significant. By continuing to expand its presence in key U.S. markets, JINUSHI is positioning itself for sustainable growth while staying true to its core business model.

JINUSHI's approach stands out in the real estate sector due to its focus on leased land and its consistent use of triple-net lease structures. These leases offer a more predictable income stream and allow the company to maintain a lean operational profile. The U.S. market, with its scale and maturity, presents attractive opportunities for this type of low-risk, stable investment.

The newly acquired properties in Chicago fit seamlessly into this strategy. Chicago is one of the largest and most economically diverse cities in the U.S., offering strong fundamentals for long-term real estate investments. By tapping into this market through carefully structured transactions, JINUSHI reinforces its commitment to prudent international expansion.

Investors keeping an eye on JP:3252 may view this as a sign of continued confidence in the company's overseas ambitions. With a strong "Buy" sentiment from technical signals and steady momentum in the U.S., JINUSHI Co., Ltd. remains a notable player to watch in the global real estate space.

As JINUSHI continues to make thoughtful moves abroad, its strategy shows that slow, steady, and risk-aware investments can still yield promising opportunities, especially when grounded in a clear vision and proven model.

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