ASA GROUP

NewsLetter

~Latest Trends in Alternative Investments: 5-Minute Overview~

Vol. 57 2026.7.31

Chairman's Column

Grid-Scale BESS: The Next-Generation Investment Asset

June in Tokyo was relatively cool, and it seemed that it would continue to be a comfortable summer. However, as soon as July began, the weather suddenly turned hot and humid. Now, at the time I am writing this article, the FIFA Club World Cup has now reached the semifinal stage, with the four strongest teams advancing as expected, allowing us to enjoy the tournament a little longer. On the economic front, Mitsubishi UFJ Financial Group became the largest Japanese company by market capitalization. The financial sector, once regarded as a structurally declining industry, is showing signs of revival, supported by rising interest rates.

The renewable energy sector is also reaching a turning point. Since the introduction of Japan's Feed-in Tariff (FIT) in 2012, assets under management (AUM) related to renewable energy—primarily solar power—have expanded steadily. According to Japan's Ministry of Economy, Trade and Industry (METI), the country's installed renewable energy generation capacity reached approximately 77 million kW as of 2023. We have also seen a growing number of such projects in our own business. Recently, however, concerns over environmental impact, landscape preservation, and conflicts with local communities have become more apparent, making project development less straightforward than before.

Against this backdrop, grid-scale Battery Energy Storage Systems (BESS) have emerged as the next investment theme attracting attention. These large-scale facilities are connected directly to the power grid and are used to absorb surplus electricity, to balance electricity supply and demand, and are traded in the electricity market. They play an indispensable role in leveling the fluctuation of renewable energy. According to estimates by Japan's Ministry of Economy, Trade and Industry (METI), the domestic market is expected to expand to approximately JPY 2 trillion by 2030. From a securitization perspective, they are also considered to offer considerable room for designing long-term contracts and stable cash flows.

On the other hand, the associated risks should not be overlooked. Lithium-ion batteries, which are currently the dominant technology used in grid-scale BESS, have a high energy density and may catch fire when exposed to excessive heat or physical impact. In the event of a fire, there are concerns about the release of toxic gases and soil contamination. In fact, these are the very same batteries that airlines have recently been warning passengers about because of the risk of fire. When I happened to pass through Chiba over the weekend, I noticed signs reading "Oppose Battery Storage Facilities" which reminded me of the significant anxiety of local residents.

Even so, grid-scale BESS is becoming increasingly important from the perspective of sustainability and disaster preparedness. They enhance regional resilience by serving as backup power source when there are large-scale power outages and are becoming an essential part of social infrastructure. We have also begun receiving occasional initial inquiries related to BESS. As professionals, we hope to fulfill our role as a foundation to support the sustainable energy society.

by Kazuhiro Matsuzawa, Chairman

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Monthly Topic

Our Support Service for Renewable Energy Power Generation Projects by Certified Administrative Procedure Legal Specialist

Thank you very much for your continued support and patronage.

As a result of the amendment to the Certified Administrative Procedure Legal Specialist Act, which came[y1.1] into effect on January 1, 2026, the role and responsibility of the system for certified administrative procedure legal specialist have been clarified further with respect to the preparation of documents submitted to government agencies.

In particular, as the purpose of Article 19 (the provision for monopolization of business) of the Certified Administrative Procedure Legal Specialist Act has been clarified, the importance of handling the preparation of documents submitted to government agencies under a lawful framework has increased when such services are provided as a business for compensation.

(Restriction on Business)
Article 19
A person who is not a Certified Administrative Procedures Legal Specialist or a Certified Administrative Procedures Legal Specialist Corporation may not engage in the business stipulated in Article 1-3, for any reason whatsoever upon the request of another person for compensation.
This shall not apply, however, when otherwise provided for in other Acts, or when electromagnetic records are to be prepared by a person specified by Ordinance of the Ministry of Internal Affairs and Communications as one who has considerable experience or capability concerning the procedures prescribed to perform them conventionally and easily by Ordinance of the Ministry of Internal Affairs and Communications.

With regard to various reporting duties related to renewable energy power generation projects (such as solar power, wind power, biomass power generation, and grid-scale Battery Energy Storage Systems (BESS), there are now cases in which confirmation and certification by a Certified Administrative Procedures Legal Specialist are required.

For power generation operators that have obtained certification for the Feed-in Tariff (FIT) and Feed-in Premium (FIP), appropriate handling of periodic reports, annual reports, and other submissions to the Ministry of Economy, Trade and Industry (METI) has become more important than ever. In recent years, related systems, including the Act on Special Measures Concerning Procurement of Electricity from Renewable Energy Sources by Electricity Utilities, have been continuously reviewed, and reporting obligations and compliance requirements concerning the operation and management after obtaining FIT/FIP certification have tended to become stricter.

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【Key support areas】

- Various reports relating to business plans
- Support for preparation and submission of periodic and annual reports
- Review of submission materials and legal compliance checks
- Support for responding to inquiries from administrative authorities
- Support for preparation and applications of approval of changes and various notifications

Do you have any of the following concerns?

- You have concerns about owning multiple solar power plants.
- You have concerns about the management system after obtaining FIT/FIP certification.
- You would like to outsource reporting work to external specialists.
- You would like to verify the legality and contents of submitted documents.
- You are considering a future business sale or business succession.

Our support services and strengths

Leveraging our expertise as a Certified Administrative Procedures Legal Specialist, ASA GLOBAL Administrative Scrivener Corporation[y3.1] provides "one-stop" support ranging from the preparation and review of various reports to the submission assistance.

■ Strengths of ASA GROUP

Our group is actively engaged in SPC administration services for renewable energy projects and has extensive experience in this field. We have a deep understanding of the operational practices and management structures of power generation operators. Our strength lies in providing practical support based not only on response to the systems but also on the perspective of actual business operations.

We hope that the information provided in this article will be of some assistance in your future considerations. We will continue to provide practical and easy-to-understand information based on the trend in the systems.

by Jun Murata, Secretary General of ASA GLOBAL Administrative Scrivener Corporation

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J-REIT

J-REIT Trends in June

【Listed REIT Information】

(Covered Period) June 1, 2026 – June 30, 2026

<REITs Announcing Financial Results During the Period>

8 REITs announced financial results in June 2026 (all for the fiscal period ending April 2026)

<Property Transactions During the Covered Period>

Number of REITs Acquiring Properties	**Total Acquisition Amount**	**Number of Properties Acquired**
12 REITs	68.8 billion yen	17 properties
Number of REITs Disposing of Properties	**Total Disposition Amount**	**Number of Properties Disposed**
5 REITs	54.6 billion yen	11 properties

<Property Transactions by Asset Type>

		Office	Residential	Retail	Hotel	Logistics	Other Real Estate	Equity Interests, etc.	Total
Acquisitions	Amount (JPY)	17.7 billion	9.3 billion	9.9 billion	20.1 billion	4.5 billion	6 billion	0.8 billion	68.8 billion
	Composition (%)	26%	14%	14%	29%	7%	9%	1%	100%
	Number of Properties	2	4	2	5	1	3	–	17
	Composition (%)	12%	24%	12%	29%	6%	18%	0%	100%
Dispositions	Amount (JPY)	20.2 billion	0.9 billion	–	–	–	33.4 billion	–	54.6 billion
	Composition (%)	37%	2%	0%	0%	0%	61%	0%	100%
	Number of Properties	5	1	–	–	–	5	–	11
	Composition (%)	45%	9%	0%	0%	0%	45%	0%	100%

<REITs Announcing Earnings This Month>

8 REITs will announce financial results in July 2026

<Scheduled Earnings Announcements for Next Month>

Aug 17(Mon)	8955	Japan Prime Realty Investment Corporation
	8694	Mitsui Fudosan Retail Fund Investment Corporation
Aug 18(Tue)	3487	CRE Logistics REIT, Inc.
Aug 19(Wed)	3470	Marimo Regional Revitalization REIT, Inc.
Aug 20(Thu)	3296	NIPPON REIT Investment Corporation
Aug 21(Fri)	8987	Japan Excellent, Inc.
Aug 25(Tue)	8963	Invincible Investment Corporation
Aug 26(Wed)	8985	Japan Hotel REIT Investment Corporation

<Last Day with Rights> 8/27 (Thu)

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J-REIT

<Monthly Topic>

ASA REIT Partners Celebrates its Second Anniversary

ASA REIT Partners K.K. has celebrated its second anniversary. It has been three years since we began operations as a department of Aoyama Sogo Accounting Firm Co., Ltd. (now ASA Accounting K.K.). Over the past three years, we have entered into contracts with 26 REIT-related entities and have contacted with more than 110 companies. We are also fulfilling the role we set out to achieve of becoming "a hub for the REIT industry."

Since the start of our operations, we have worked under the slogan of "avoidance of personnel-related risks." However, labor shortages in the REIT industry have become even more severe. As outsourcing to our company on a B-to-B basis enables clients to maintain stable business operations, we have been receiving an increasing number of inquiries regarding entrusted business on a spot basis and outsourcing services. Furthermore, with the larger goal of creating a platform for the REIT industry, we continue to enhance the skills of our team members and improve operational efficiency.

Our achievements over the past three years, in terms of the number of entities served by each service line, are as follows. We provide comprehensive services to REIT-related entities. (The figures below represent the aggregate number of entities, including service providers engaging in overlapping categories.)

•Accounting / Middle-back office services: 18 entities
•Compliance-related services: 8 entities
•Other REIT-related services: 5 entities

We will continue to serve as a partner to REIT-related entities, just as our company name suggests. We hope you will keep us in mind, and if you face challenges in restructuring your operations or encounter unexpected situations, we would be pleased to hear from you.

by Nguyen Thi Hong, ASA REIT Partners