

Public Notice

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May 1, 2026

The following procurement is submitted for proposal competition.

1. Procurement Details

- (1) Procurement Title: Procurement of real estate research service for foreign real estate market
- (2) Specifications of the procurement: As specified in detail on the Instructions for Proposal Competition and Specification Document provided separately
- (3) Performance period: From July 1, 2026 through March 31, 2030 (however, if the contract is concluded on or after July 1, 2026, the date of conclusion of the contract shall be the commencement date)
- (4) Place of performance: Place designated by the Government Pension Investment Fund.

2. Qualifications required for participants in the proposal competition

- (1) Those who do not fall under the items described in Article 70 or 71 of the Cabinet Order on Budgets, the Settlement of Accounts, and Accounting.
- (2) (i) Those who are registered in the list of the names of eligible persons or corporations (*Yushikakusha-Meibo*) for provision of services (*Ekimu-no-Teikyo-tou*) of Uniform Qualification for All Ministries and Agencies (*Zenshocho-Toitsu-Shikaku*) (*Kanto-Koshinetsu Chiiki*) for the fiscal years 2025, 2026, or 2027 and have Grade A, B, C or D for such provision of services, or (ii) those who have sufficient knowledge and knowhow to provide to provide the service, and in principle, the applicant needs to have more than 5 years of track record to provide the service or similar business.
- (3) Other qualifications are as per the Instructions for Proposal Competition.

3. Submission of Proposals, etc.

- (1) Location for submission of proposals, display of contract terms, distribution of the Instructions for Proposal Competition, and inquiries related to the announcement
1-23-1 Toranomon, Minato-ku, Tokyo 105-6377
Procurement Division, Accounting Department, Government Pension Investment Fund
Phone: +81-3-3502-2485
- (2) Method of distribution of the Instructions for Proposal Competition

From the date of this announcement until 5:00 PM on May 26, 2026 (Japan Standard Time, hereafter "JST"), the "Instruction for Proposal Competition" will be exchanged via email upon request by any candidate who wishes to participate in the Proposal Competition.

To receive the distribution, provide the name of the corporation and the name, department, and contact information (address, phone number, and e-mail address; the same below) of the person in charge of the project are required and the applicant must send an e-mail to the address below, clearly stating that the applicant wishes to receive the briefing form for the above-mentioned procurement subject.

Recipient: Government Pension Investment Fund, Accounting Department,
Procurement Division

Mail: chotatsu_r475@gpif.go.jp

Note that the materials will be sent by e-mail as a ZIP file with encryption, so if you cannot receive or decrypt the file, please let us know. We will respond separately.

(3) Date, time, and location of the briefing session

The briefing session will be held twice on the following dates and languages:

First session: May 12, 2026, at 13:00 JST(Language: Japanese)

Second session: May 12, 2026, at 17:00 JST(Language: English)

Invitations to the briefing session will only be sent to those who have received the Instructions for Proposal Competition.

The briefing will be conducted via a web conferencing system. If you wish to attend the briefing session, send your name, corporate name, department name, contact information, and a statement of intent to attend the briefing session related to the procurement title by 3:00 PM on May 11, 2026 (JST), to the address mentioned in (2) above. If there will be additional attendees, also include their names, department names, and contact information. We will contact you with details on how to access the web conferencing system.

(4) Proposal submission deadline

May 27, 2026, at 5:00 PM JST

4. Other

(1) Language and currency to be used in contract procedures

Language: Japanese or English

Currency: Japanese Yen, United States Dollar, or other currencies accepted by the Government Pension Investment Fund

(2) Contract Deposit

Fully exempted

(3) Necessity of creating a contract document:

Required

(4) Invalidity of proposals

Proposals submitted by those who do not have the qualifications to participate in the proposal competition as indicated in this announcement, those who have not fulfilled

the obligations required of participants, or those that violate other conditions will be deemed invalid.

(5) Selection of contract candidates

After evaluating the content of the proposals submitted by the participants in the proposal competition, the candidate with the highest evaluation will be selected as the primary contract candidate.

(6) Notes on sending and receiving emails

The Government Pension Investment Fund does not support the sending and receiving of emails using cloud services that can be used by agreeing to uniform terms and conditions such as free email services. Therefore, when sending and receiving emails, use an address associated with the participant's domain.

(7) Details are provided in the Instructions for Proposal Competition.