

【To whom it may concern】

TOSEI CORPORATION
August 30, 2024

**Notice of Completed Acquisition of Real Estate in Nakano-ku, Tokyo
Through the Support for Business Succession
-TOSEI's diversified procurement strategy**

TOSEI CORPORATION (Head Office: Minato-ku, Tokyo; President and CEO: Seiichiro Yamaguchi; Securities Code: 8923) (the "TOSEI") announced today that it has completed the acquisition of two properties owned by an operating company in Nakano-ku, Tokyo, as part of its support for the succession of the company's real estate holdings.

◇ Acquisition of two properties located in Nakano-ku, Tokyo, with an estimated sales value of approximately 3.6 billion yen

The TOSEI Group has provide support to an asset holding company for business succession and sale of their assets, due to lack of successors, etc. As part of the support, we have obtained priority rights for negotiation in the sale of real estates and acquired the properties as of today.

The two properties acquired today are a residential complex with retail space and a parking lot in Nakano-ku, Tokyo, and have an estimated sales value of approximately 3.6 billion yen. The acquired properties are conveniently located a two-minute walk from Nakano Station, which is accessible by the JR Chuo Line, JR Sobu Line and Tokyo Metro Tozai Line, providing easy access to everywhere from the city center to the suburbs. The Nakano area is also home to a variety of convenient facilities such as shopping streets and supermarkets. In addition, a redevelopment project is currently underway in the area surrounding the station, where commercial facilities and high-rise buildings will be constructed, giving the area a new look and making it even more vibrant in the future. After we acquire this property, we will redevelop it as a condominium complex with commercial store on the lower floors and residences on the middle and upper floors, creating a new place to live and bustle.

With this property, we will strive to contribute to the local community to make Nakano-ku an even more vibrant place to live.

◇ Strengthen procurement through diversification of property procurement methods, including real estate M&A

Our group is promoting the acquisition of prime real estate properties to expand the scale of our business. We recognize that purchasing properties at competitive prices is one of the most important issues in these days of high material and construction costs, and we are strengthening our purchasing strategy by diversifying our purchasing channels and methods, such as real estate M&A. As cases such as this one, where we acquire real estate through the support for business succession or M&A of an asset holding company, lead to the acquisition of opportunities to acquire prime real estates that are not on the market, our M&A and Group Strategy Department is working to expand our network and enhance our expertise in order to handle difficult deals. We also considering and planning further purchases during this fiscal year.

To date, the Group has conducted M&As and supports for business succession for the purpose of real estate acquisition in a total of 17 deals including the recent acquiring a cumulative total of 88 properties. We will continue to promote procurement activities that contribute to further growth.

< TOSEI CORPORATION Corporate Data >

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Our Group's track record of M&As and supports for business succession for the purpose of real estate acquisition

	Time of acquisition	Number of acquired properties	Type of properties
1	February 2001	3 properties	Income-generating office, etc.
2	December 2006	1 property	Detached house site
3	September 2007	3 properties	Income-generating office, etc.
4	June 2014	1 property	Commercial facility
5	March 2016	7 properties	Complex building, apartment house, hotel, etc.
6	July 2016	6 properties	Income-generating office, income-generating apartment, etc.
7	March 2017	7 properties	Income-generating office, etc.
8	April 2017	1 property	Complex building (support for business succession)
9	December 2017	9 properties	Income-generating apartment, condominium development site, etc.
10	March 2018	4 properties	Income-generating office, condominium unit, etc.
11	March 2022	5 properties	Income-generating apartment, condominium development site, etc.
12	March 2022	2 properties	Income-generating apartment, commercial facility
13	January 2023	12 properties	Income-generating apartment, detached house, condominium unit, etc.
14	March 2023	1 property	Income-generating apartment
15	March 2023	1 property	Income-generating office
16	May 2024	23 properties	Income-generating office, income-generating apartment, commercial facility, warehouse, etc. (support for business succession)
17	August 2024	2 properties	Condominium complex, parking lot (support for business succession)
Total		88 properties	

*The above is an extract from our track record of M&As and supports for business succession and closure procedures for the purpose of real estate acquisition. In addition to real estate M&As, we also conduct M&As for the purpose of business expansion of our group.