



June 27, 2024

To All Concerned Parties

Company : Loadstar Capital K.K.
Representative : Tatsushi Iwano, President
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Notice of Property Acquisition and Borrowing of Funds

As described in the "Notice of Property Acquisition and New Subsidiary Consolidation" released on March 27, 2024, Loadstar Capital K.K. (the "Company") plans to invest in LD1 Godo Kaisha (the "SPC") via tokumei kumiai ("TK") investments and make it as a consolidated subsidiary. The SPC was established to acquire six hotels (the "Properties") that are currently operated by Hiramatsu, Inc. In accordance with this, the Company hereby announces that the SPC will borrow funds for the acquisition of the Properties. The Purchase and Sales Agreement for the Properties has been already concluded.

I. Reason for Borrowings

For acquisition of the Properties.

II. Summary of Borrowings

Lender	The Shizuoka Bank, Ltd.	Tokyo Century Corporation	The Nomura Trust and Banking Co., Ltd.
Use of Funds	For acquisition of the Properties		
Loan amount	13,052 million yen	2,000 million yen	2,000 million yen
Date of Contract	June 27, 2024		
Date of Borrowing	July 1, 2024		

(The total amount of loan is equivalent to or more than 30% of the Company's consolidated net assets of 19,293 million yen for the fiscal year ended December 31, 2023).

III. Future Outlook

The impact of the above borrowings on the Company's business performance for the fiscal year ending December 31, 2024 will be minor.