



July 25, 2024

To All Concerned Parties

Company: Loadstar Capital K.K.  
Representative: Tatsushi Iwano, President  
(Code: 3482 Tokyo Stock Exchange Prime Market)  
Inquiries: Takuya Kawabata, CFO  
(TEL. +81-3-6630-6690)

## Notice of Sale of Real Estate

Loadstar Capital K.K. (the “Company”) hereby announces that its Board of Directors resolved today on the sale of real estate as described below.

### I. Summary of Property

- Property type: Office, retail store, parking lot, and warehouse
- Location: Chiyoda-ku, Tokyo
- Structure: Steel-framed reinforced concrete with a flat roof, 9 floors with 2 basements

### II. Overview of Buyer and Transaction

Due to the duty of confidentiality under the real estate purchase and sales agreement with the buyer (the corporation), we will not disclose the name of the buyer and the sales price (the sales price is more than 10% of the Company's consolidated net sales of 28,726 million yen for the fiscal year ended December 31, 2023, and the total profit is more than 30% of operating profit of 8,249 million yen, ordinary profit of 7,456 million yen, and consolidated net profit attributable to owners of the parent of 4,883 million yen for the same fiscal year). We do not have any matter to specify regarding capital relationship, personnel relationship, business relationship, and related parties between the Company and the buyer.

### III. Schedule of Sale

1. Date of Contract: July 26, 2024
2. Date of Settlement: August 30, 2024 (Scheduled)

### IV. Future Outlook

We have taken into account the impact of the sale of this property on our business performance etc. in our consolidated earnings forecast for the fiscal year ending December 31, 2024.