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July 28, 2025

Company name: DAICHIKOSHO CO., LTD.
 Representative: Tadahiro Hoshi, President
 (Securities code: 7458, Tokyo Stock Exchange Prime Market)
 Contact: Hiroshi Kunitsu, Director and Senior
 Managing Corporate Officer, General
 Manager of Management Headquarters
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Notice Regarding Transfer of Non-current Assets of Consolidated Subsidiary and Recording of Extraordinary Income

DAIICHIKOSHO CO., LTD. (the “Company”) announces that, at a meeting of the Board of Directors held today, it resolved to transfer (dispose of) the non-current assets owned by D.K. FINANCE, Ltd., which is one of the Company’s consolidated subsidiaries, whereupon a purchase and sales agreement with the said consolidated subsidiary was concluded, dated today. The details are as below. Further, the Company also notifies that, in line with the aforementioned transfer, it has made a recording of extraordinary income.

1. Outline of consolidated subsidiary

Name	D.K. FINANCE, Ltd.
Address	6-5-27 Kitashinagawa, Shinagawa-ku, Tokyo
Business description	Real estate rental and management, non-life insurance business, money lending, etc.
Name and title of representative	Hiroshi Kunitsu, President & CEO
Capital	60 million yen
Shareholding ratio by the Company	100%

2. Reason for transfer

Working on the assumption that the Company’s head office functions are relocated, which is scheduled to take place during the current fiscal year, the Company will transfer the following non-current assets owned by D.K. FINANCE, Ltd., in order to improve the efficiency of its assets through more efficient use of its management resources.

3. Description of assets to be transferred

Address	5-5-26 Kitashinagawa, Shinagawa-ku, Tokyo
Overview of assets	Land area: 1,190.39 m ² Total floor area: 4,174.13 m ²
Current situation	DAIICHIKOSHO CO., LTD. Head office
Disposition price	5,054 million yen
Book value	998 million yen (as of June 30, 2025)
Capital gain on transfer	4,055 million yen

Note: Capital gain on transfer is an approximate value calculated by subtracting the book value and other

estimated costs pertaining to the transfer from the disposition price.

4. Outline of purchaser of assets to be transferred

Name	MITSUBISHI ESTATE CO., LTD.
Address	Otemachi Park Building, 1-1, Otemachi 1-chome, Chiyoda-ku, Tokyo
Title and name of representative	Representative Corporate Executive Officer, President & Chief Executive Officer, Atsushi Nakajima
Description of business	Development and leasing of office buildings, retail, hotels, logistics, and other facilities, and other activities
Capital	142,414 million yen
Date of establishment	May 7, 1937
Total consolidated assets	7,996,591 million yen (as of March 31, 2025)
Net consolidated assets	2,740,873 million yen (as of March 31, 2025)
Major shareholders and shareholding ratio	The Master Trust Bank of Japan, Ltd. (Trust account) 16.00% Custody Bank of Japan, Ltd. (Trust account) 5.79% Meiji Yasuda Life Insurance Company 3.38% STATE STREET BANK AND TRUST COMPANY 505001 2.99% STATE STREET BANK WEST CLIENT - TREATY 505234 1.84% JP MORGAN CHASE BANK 385781 1.51% GOVERNMENT OF NORWAY 1.49% Takenaka Corporation 1.45% JP MORGAN CHASE BANK 385632 1.33% Shimizu Corporation 1.18% (as of March 31, 2025)

Note: There are no capital relationships, personal relationships, business relationships, or any other matters pertaining to related parties between MITSUBISHI ESTATE CO., LTD. and D.K. FINANCE, Ltd., that require special mention.

5. Schedule of transfer

Date of resolution of Board of Directors	July 28, 2025
Date of conclusion of contract	July 28, 2025
Date of delivery of property	March 31, 2026 (scheduled)

6. Future outlook

In line with the said transfer (disposal) of non-current assets, the Company plans to record 4,055 million yen in gain on sale of non-current assets under extraordinary income in the fourth quarter of the fiscal year ending March 31, 2026.

The forecast of consolidated performance for the six months ending September 30, 2025 and the full-year ending March 31, 2026 are currently being reviewed, and the actual results for the three months ended June 30, 2025 shall be factored into this revision. If any revisions are required, the Company shall promptly disclose them.